COUNCIL REGULAR MEETING AGENDA

****REVISED****
Monday, August 17, 2026
7:00 PM

Council Chambers ◆ Second Floor ◆ 112 West Cass Street ◆ Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/85935646872

PLEASE TURN OFF CELL PHONES DURING MEETING

I. CALL TO ORDER

II. MOMENT OF SILENCE TO BE OBSERVED

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. APPROVAL OF AGENDA
(Includes any proposed additions, deletions, or changes to the agenda)

VI. PRESENTATIONS AND RECOGNITIONS

A. Flock Camera System-Chief Aaron Phipps
Flock Presentation.pdf
Flock Camera.pdf
City Manager Memo - Flock Camera.pdf

B. Recreation Graduation Program
Graduation Program.pdf

VII. PUBLIC HEARING

VIII. PUBLIC COMMENTS
(Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)

IX. CONSENT CALENDAR (VV) ITEMS
(Items on Consent Calendar are voted on as one unit)

A.
- Approve August 3, 2026 Regular Session Minutes
- Approve Amplified Sound Permit for NAACP Civic Engagement at Holland Park on August 29th, 2026 from 1-4p

8-3-26 Council Minutes.pdf
Holland Park NAACP.pdf

X. ITEMS FOR INDIVIDUAL DISCUSSION

A. Approve Boards & Commissions Appointment:

Stacey Levin, Initial Appointment, Recreation Advisory Commission, Term to Expire 2-20-2029

Levin Rec Commission_Redacted.pdf

B. Approve AEDC's Economic Development Fund Deficit Elimination Plan
EDC Fund Deficit Elimination Plan FINAL as of 08.03.2026.pdf

C. Approve Updated City Manager Goals
City Manager Goals.pdf
City Manager Goals Summary- Sheryl Theriot.pdf

D. Approve Maintenance Agreement with the Landbank for the Collaboration Corner property
Service Agreement.pdf

E. Approve Alcohol in Public Places Permit for Albion Malleable at 420 S. Superior St. for:

- September 18th, 2026 5-10pm Festival of the Forks Kickoff
- October 10, 2026 12-10p Oktoberfest Event

Alcohol in Public Places Albion Malleable.pdf

F. Discussion/Approve 1st Reading Ordinance # 2026-05, An Ordinance to Amend Chapter 58, Article VII, To Amend Section 58-227 (a)
Ordinance 2026-05.docx

G. Approve Council Member Designee as a Voting Delegate and an Alternate for the MML Annual Meeting in October.

MML Designee.pdf

XI. FUTURE AGENDA ITEMS

XII. PUBLIC COMMENTS
(Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)

XIII. CLOSED SESSION

XIV. ADDITIONAL ACTION ITEMS

XV. CITY MANAGER REPORT

A. Department Head Reports
City Manager Report 2026.08.17.pdf
July 2026 Dept Head Packet.pdf

XVI. FINANCIALS

A. Financial Reports
Cash Summary All Funds 6-30-2026.pdf
June 2026 Revenue & Expenditure Report.pdf
EDC Controlled Funds June 2026 Revenue & Expenditure Report.pdf

XVII. MAYOR AND COUNCIL MEMBER COMMENTS

XVIII. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S)

XIX. ROLL CALL

XX. ADJOURN

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject: Flock Camera System-Chief Aaron Phipps

Meeting: CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026

ATTACHMENTS:

Flock Presentation.pdf
Flock Camera.pdf
City Manager Memo - Flock Camera.pdf

Flock Safety Operating System (FlockOS) Presentation

Chief Aaron Phipps
Albion Department of Public Safety
Monday, August 17, 2026

Albion Department of Public Safety (ADPS) currently has twenty (20) Flock Safety Falcon license plate reader (LPR) cameras, which is an infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint technology to capture vehicle characteristics. These cameras are located along every gateway route to the City of Albion. Two cameras are located at each route to capture incoming and outgoing vehicle traffic.

Flock Safety license plate readers (LPRs) are an investigative tool used by Law Enforcement that captures license plates and vehicle characteristics to help identify vehicles associated with criminal activity, locate missing or endangered children, seniors or vulnerable adults and improve officer safety. They do not identify drivers / passengers or are used to issue speeding tickets or monitor people's daily activities.

They make a significant difference when it comes to generating investigative leads. They can produce leads within minutes that once took investigators days or even weeks to develop.

Technology is an everyday part of life. Cell phones, cell phone apps, navigation apps, security cameras, banking transactions, and countless other technologies collect information to provide services people rely on every day. Law Enforcement uses LPR technology to help solve crimes, find missing or endangered people, recover victims' stolen property and keep our community safe by deterring crime.

During this presentation, I will discuss security compliance, detail what is required for a investigative search, the results of a investigative summary, statistics associated with our Flock Safety Operating System and proposed Michigan bipartisan legislation that relates to Flock Safety cameras.

Flock

Securing Public Trust in LPR



Why Flock Safety is the privacy-protecting license plate recognition (LPR) choice for cities – legally, technically, and reputationally.

As communities demand both safety and accountability, city leaders must **ensure that any LPR program is designed to protect civil liberties and remain in compliance** with local laws and policies. The Flock LPR system is built with Privacy by Design: we collect only what is visible from public roadways, enforce strict retention, and hard-code safeguards that limit inappropriate access.

The Flock Standard: Four Ways Communities Can Improve Public Trust Around LPR

Flock's LPR ensures community safety doesn't come at the expense of community values.

Federal Sharing Safeguards

Flock does not contract with ICE.

No Data Resale

Flock does not sell or share LPR data and is not a data broker.

Breach and Security Risk

Flock uses CJIS-aligned controls (including encryption at rest and in transit) and our cloud has never been compromised.

Built In Transparency

Flock offers permanent audit trails, automatic data deletion, and transparency portals

What Flock LPRs Collect (and What We Don't)

Collected:

License Plate Text, Date/Time, Camera Location, and Basic Vehicle Attributes (Make/Model/Color) - All Observable From Public Roadways.

Not Collected:

Names, Addresses, Phone Numbers, Driver Identity, Biometric Identifiers, or Other Confidential Personal Information.

Bottom line: Flock's LPR is **not connected** to DMV records and does not build a database of people, only vehicle attributes already visible in public

Flock

Safeguards That Limit Federal Access

No national or statewide lookups for federal agencies: federal agencies are excluded from the nationwide and statewide network search capabilities.

Compliance with state-level restrictions: in states such as California and Virginia, legal restrictions that govern federal or out-of-state access to LPR data are coded directly in the platform to help customers with compliance.

Council FAQ

Q: How do we know this won't be used for unauthorized immigration enforcement?

A: There is no backdoor access into Flock. Flock does not contract with ICE, and federal agencies are excluded from national and statewide network search capabilities. In states such as California and Virginia, legal restrictions that may limit federal or out-of-state access to publicly funded LPR data are supported within the platform to help agencies comply.

Q: Does LPR capture confidential personal information?

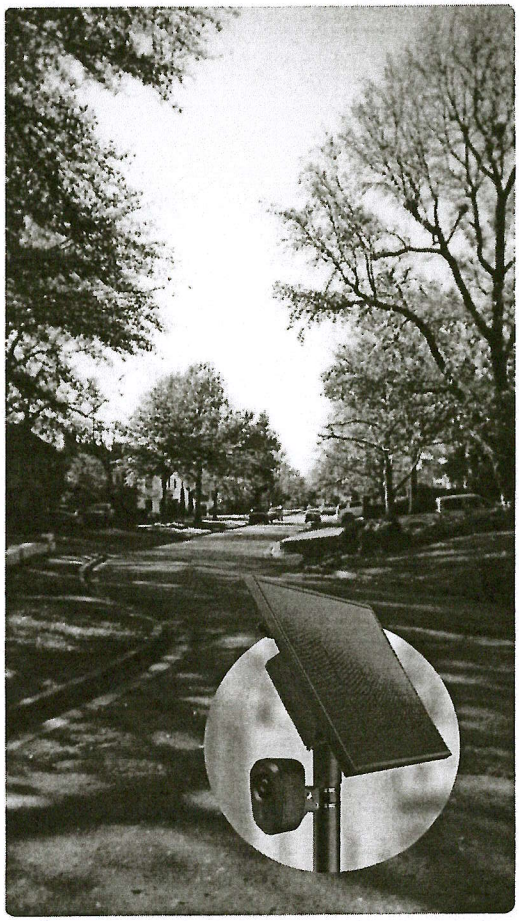
A: No. Flock captures plates and vehicle characteristics that are visible from public roadways. It does not capture names, addresses, phone numbers, or driver identity.

Q: What happens to the data after 30 days?

A: By default, it is permanently deleted via a 30-day hard delete, supporting investigations while limiting long-term surveillance risk.

Q: If a citizen complains about misuse, can we audit access?

A: Yes. Every search requires a justification, and agencies can access a comprehensive audit trail for their organization showing who searched, when, and why.



The Executive Takeaway

If your city is considering LPR, the critical question is not whether LPR works, it's whether your vendor minimizes legal, security, and reputational risk. Flock's Privacy-by-Design model, hard-coded safeguards limiting federal access, strict default retention, and CJIS-aligned security controls make it the **lowest-risk LPR option to defend in public.**

I am accessing a restricted information system for an authorized use, in compliance with the FBI CJIS Security Policy. I agree to use the system in accordance with the laws of my jurisdiction and will not access data from CA, CO, CT, IL, NJ, NM, OR, VT, WA for immigration enforcement or from CA, CO, CT, HI, IL, MA, MD, ME, NJ, NM, NV, NY, OR, RI, VA, VT, WA, D.C. for reproductive care. I consent to be monitored, recorded, and audited. Unauthorized/improper use may lead to disciplinary action and criminal and/or civil legal penalties. My agency is responsible for the security of my devices and privacy of any data.

Accept and Continue

Flock Search for Investigative Purpose:

Offense Type / Case Number

Reason

Vehicle Details

License Plate / Plate State

Vehicle Signature (Body, Make, Color, etc)

Location / Time

15 minutes to 30 days

Investigative Summary:

License plate

Body, make, color

Local date/time captured

Organization name (Albion MI DPS)

Search reason

Case number

Device name (Address)

Device type LPR

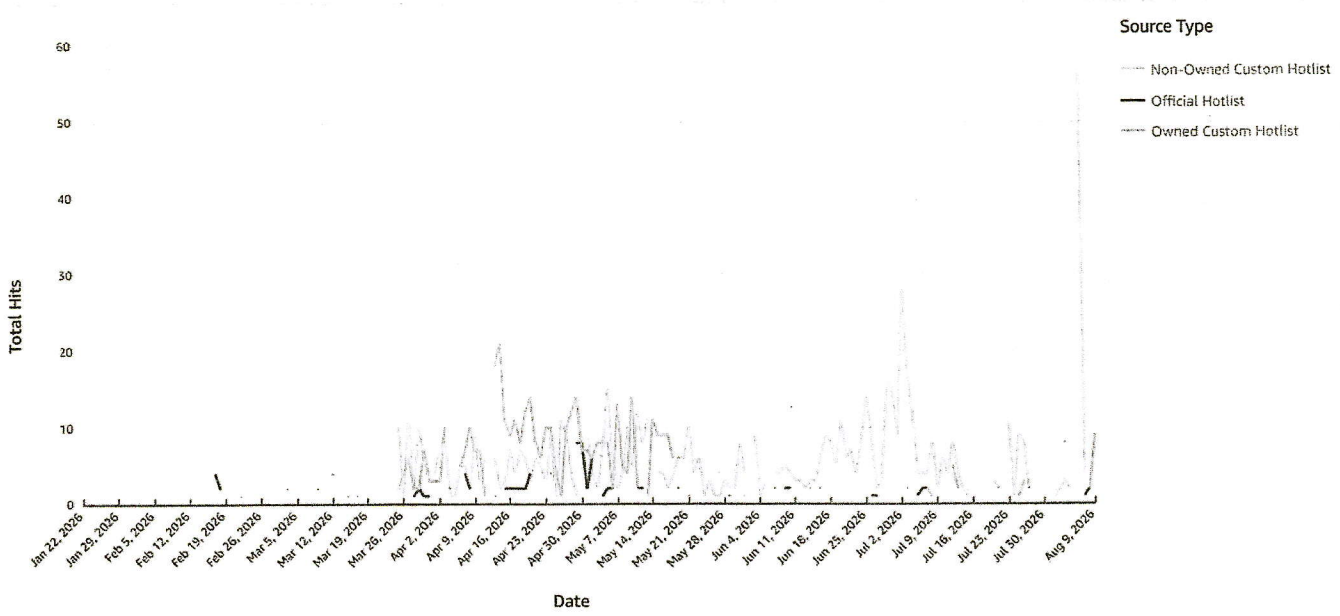
Device location

Nearest address

Device network Albion MI DPS

Rank	Offense Type	Number of Searches	Percentage of Searches
1	Assault/Battery Offenses	183	13.10%
2	Motor Vehicle Theft/Stolen	122	8.70%
3	Stolen Property Offenses	108	7.70%
4	Welfare Check	92	6.60%
5	Larceny/Theft Offenses	87	6.20%
6	Hit and Run/Car Accident	81	5.80%
7	Wanted Person (Arrest Warrant/Fugitive)	76	5.40%
8	Illegal Dumping/Littering	70	5.00%
9	Weapons Offense (Guns/Shots Fired)	66	4.70%
10	Obstructing the Police (Fleeing/Eluding)	64	4.60%
11	Homicide/Death Investigation	60	4.30%
12	Traffic Infraction	57	4.10%
13	Trespass	57	4.10%
14	Drugs/Narcotics	44	3.10%
15	Destruction/Damage/Vandalism of Property	41	2.90%
16	Missing/Endangered Person/Runaway	38	2.70%
17	Assault/Battery Offenses (Domestic)	30	2.10%
18	Robbery	25	1.80%
19	Burglary/Breaking & Entering	22	1.60%
20	Disorderly Conduct/Disturbance	15	1.10%
21	Financial Crime (Embezzlement/Fraud)	15	1.10%
22	Animal Offenses (cruelty/neglect)	13	0.90%
23	Obstructing Justice	12	0.90%
24	City Planning/Traffic Analysis	6	0.40%
25	Criminal Motor Vehicle Offense (incl. Road Rage/Reckless)	5	0.40%
26	Juvenile Delinquency	4	0.30%
27	Alcohol Offenses (Non-DUI)	3	0.20%
28	Threats/Harassment	1	0.10%
29	Sex Offenses	1	0.10%

Total Hotlist Alerts	Official Hotlist Alerts	Your Custom Hotlist Alerts	Other Custom Hotlist Alerts on Your Networks
1,409	No data	418	734



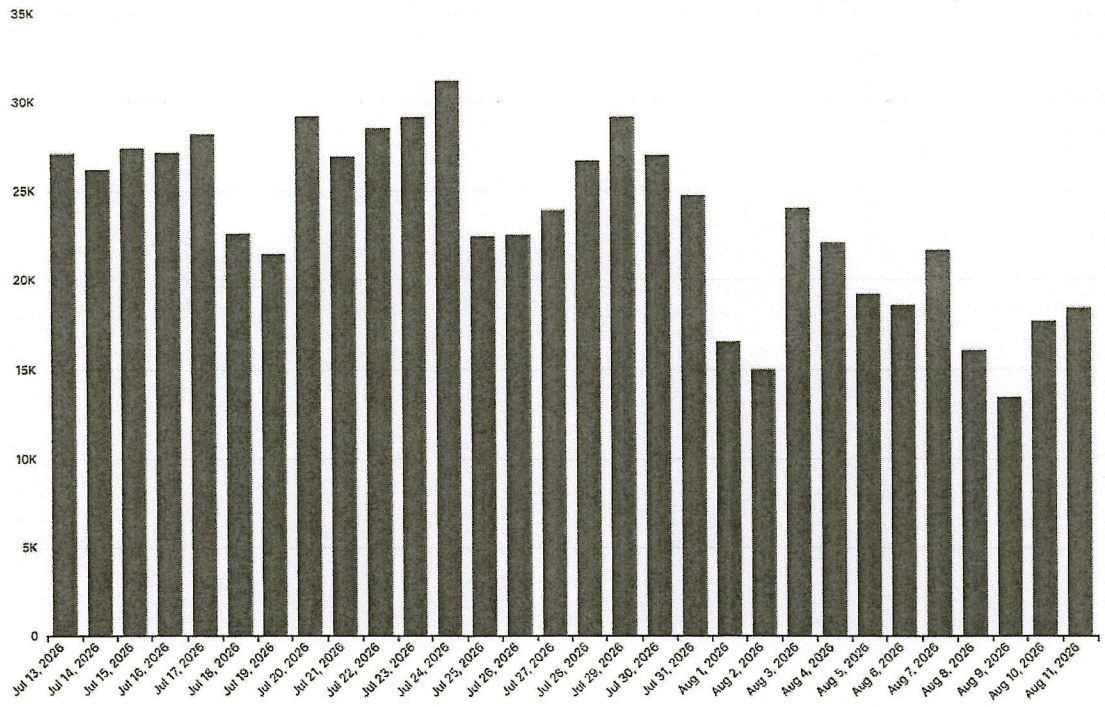
Total Alerts by Topic

Topic	Alerts
Non Owned Custom Hotlist Alert	734
Custom Hotlist Alert	418
NCIC - Sex Offender	94
NCIC - Stolen Plate	42
MI - Wanted Person	32
MI - Stolen Vehicle	30
MI - Stolen Plate	29
NCIC - Stolen Vehicle	20
NCIC - Wanted Person	5
MI - Missing Person	2
NCIC - Missing Person	2
NCIC - Gang or Suspected Terrorist	1

To export data, hover over chart and click the three dots. Data will export with selected date range and Show Hits By.
For bar charts, displaying either 30 days of daily data or weekly/monthly aggregation is recommended.
Cameras and networks that are yet to receive a hotlist hit are excluded from analysis.

Total Vehicle Volume	Year To Date Vehicle Volume
732,493	4,810,587

Total Vehicle Volume



Total Vehicle Volume

Date	Total Vehicle Volume
Jul 13, 2026	27,113
Jul 14, 2026	26,192
Jul 15, 2026	27,404
Jul 16, 2026	27,149
Jul 17, 2026	28,206
Jul 18, 2026	22,611
Jul 19, 2026	21,481
Jul 20, 2026	29,201
Jul 21, 2026	26,921
Jul 22, 2026	28,514
Jul 23, 2026	29,145
Jul 24, 2026	31,183
Jul 25, 2026	22,441
Jul 26, 2026	22,539
Jul 27, 2026	23,916
Jul 28, 2026	26,668
Jul 29, 2026	29,120
Jul 30, 2026	26,968
Jul 31, 2026	24,714
Aug 1, 2026	16,567
Aug 2, 2026	14,986
Aug 3, 2026	23,997
Aug 4, 2026	22,063
Aug 5, 2026	19,195

To export data, hover over chart and click the three dots. Data will export based on the selection configured in the chart.

ADPS Crime Statistics (2022–2026 YTD)

Non-Aggravated Assault

- 2022: 153
- 2023: 171
- 2024: 148
- 2025: 185
- 2026 (through 8/10): 100

Aggravated / Felonious Assault

- 2022: 62
- 2023: 71
- 2024: 59
- 2025: 68
- 2026 (through 8/10): 46

Motor Vehicle Theft

- 2022: 15
- 2023: 27
- 2024: 22
- 2025: 6
- 2026 (through 8/10): 6

Motor Vehicle as Stolen Property

- 2022: 11
- 2023: 4
- 2024: 7
- 2025: 7
- 2026 (through 8/10): 2

Retail Fraud

- 2022: 46
- 2023: 38
- 2024: 44
- 2025: 39
- 2026 (through 8/10): 15

Non-Aggravated + Aggravated Assault Totals & Monthly Averages

- 2022: Total 215, Avg per month 17.9
- 2023: Total 242, Avg 20.1
- 2024: Total 207, Avg 17.2
- 2025: Total 253, Avg 21

Michigan lawmakers are actively advancing bipartisan legislation, most notably **Senate Bill 1131** and **House Bills 5492 and 5493**, to impose strict statewide regulations, mandatory **14-day data deletion limits**, and **warrant requirements** on the use of **Flock Safety automated license plate reader (ALPR) cameras**.

Key Restrictions in the Proposed Legislation

- **Warrant Requirements:** Police would be strictly required to obtain a signed warrant before accessing historical Flock database records. Explicit exemptions remain for immediate emergencies, active missing-person cases, and tracking stolen vehicles.
- **Strict Data Deletion:** All collected license plate data must be automatically deleted after **14 days** if it is not actively being used in a permitted investigation. Currently, Flock camera systems default to retaining snapshots for 30 days.
- **Criminal Penalties for Misuse:** The legislation introduces severe penalties for unauthorized access to data by non-law enforcement and criminalizes the distribution of surveillance data for non-policing purposes.
- **Corporate Sale Prohibitions:** The bills establish clear boundaries to prevent commercial vendors from selling, sharing, or misusing driver tracking information.

Drivers of the Legislative Push

- **Police Misuse Scandals:** Lawmakers are pushing for separate training reforms following a rising number of reports involving police officers nationwide allegedly abusing Flock tools to stalk ex-partners or coworkers.

Current Status of the Bills

The two House bills have remained under review in the House Judiciary Committee since February. The newly introduced **Senate Bill 1131**, sponsored by State Senator Jim Runestad (R-White Lake), has been referred to the Senate Committee on Civil Rights, Judiciary, and Public Safety. Organizations like the Michigan Association of Chiefs of Police have expressed an openness to regulatory guidelines, provided the guardrails do not entirely compromise law enforcement efficiency.

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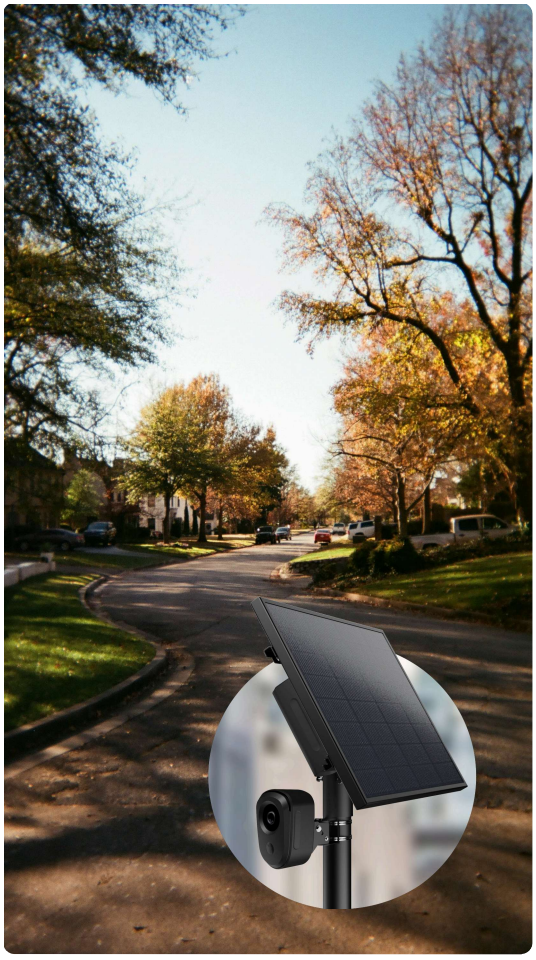
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CITY OF ALBION
Office of The City Manager
Dr. Sheryl L. Theriot

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517.629.7172 ♦ stheriot@cityofalbionmi.gov
www.cityofalbionmi.gov

MEMO

TO: Mayor Snyder and Albion City Council Members
RE: Flock Camera
DA: August 17, 2026

This communication is relative to inquiries about the City of Albion's use of Flock Cameras. Chief Phipps will provide specific details relative to the use of the cameras at the Council meeting.

The contract was executed in December 2023. The initial billing was $73,000, with annual billing of $60,000. The initial term was for 24 months. The renewal term is for 24 months, with up to four (4) renewals. The contract may be terminated by giving thirty (30) days prior written notice.

Flock Safety Policy Changes

Flock Safety, the Atlanta-based provider of automated license plate reader (ALPR) cameras, has announced major changes to its data retention, privacy, and oversight policies following widespread public and political scrutiny over misuse of its technology.

Key changes include:

- **Shorter default data retention:** The recommended default period for ALPR data will drop from **30 days to 7 days**, meaning most collected information will be deleted from the system within a week unless preserved in "Evidence Mode" for active investigations. Existing customers can keep their current, democratically approved retention periods.
- **Offense filtering for sharing:** Cities can now choose which types of offenses allow other agencies to search their cameras. For example, a city could permit searches for stolen vehicles or missing persons but block immigration enforcement-related queries.
- **Mandatory misuse detection:** All law enforcement customers must implement Flock's **Audit Assistance** system, which flags unusual or potentially abusive search activity and automatically locks out flagged users pending review .

CITY OF ALBION
Office of The City Manager
Dr. Sheryl L. Theriot

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- **Case code requirement:** Searches must now be tied to a specific case number from the agency's records management system; a measure civil liberties groups have long advocated for.
- **Proactive lockouts:** The system will suspend users whose search patterns are deemed abnormal, even if they are law enforcement.
- **Strengthened security:** Flock is adding mandatory multi-factor authentication, an independent security review by Bishop Fox, and a new coordinated vulnerability disclosure program.
- **Evidence Mode:** Allows preservation of specific ALPR data for longer periods when tied to an active case, consistent with existing laws.

Why the changes?
The updates follow a series of high-profile cases where officers were accused of using Flock's cameras for personal searches, stalking, or harassment, as well as broader concerns about mass surveillance and data sharing. Over 50 communities have canceled or deactivated Flock cameras since 2026.

Flock CEO Garrett Langley frames the changes as part of a long-term effort to balance public safety with privacy, but acknowledges the work is ongoing.
Flock has stated:

- The will not sell ALPR data to third parties
- They will not add facial recognition to their devices
- They will not weaponize their drones

Additional resources:

Flock Updates Privacy, Accountability, Security, and Transparency Safeguards
YouTube Video
Flock Safety
AP News**+1**
MIT Technology Review**+1**.
Yahoo**+2**.
stateline.org
NEWS10 ABC**+1**

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Recreation Graduation Program
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	City Manager's Department

ATTACHMENTS:

Graduation Program.pdf

Program
"Growing Forward "

Welcome and Recognitions	*Dr. Sheryl L. Theriot* *City Manager*
Land Prayer and Invocation,	*Covan Sims*
Introduction of KJ's Lemon Lab	*KJ* *Youth Entrepreneur*

~Lunch~

About Us – The 2026 Summer Enrichment Program Camp

Introduction of Summer Enrichment Program & Staff	*Dr. Sheryl L. Theriot*
Our Campers – Growing Forward	Samiya Lymon and Zechariah Brewer
Artistic Expressions Dancers	*TikToks and Stepping*
2026 Awards and Recognitions	*Cherryl R. Thames*
Remarks ***The Future of Albion Children***	*Dr. Harry Bonner, Sr.*
Reimagine a Junior Optimist International (JOI) Club	*Cherryl R. Thames*
Summer Reading Road Trip Participations	*Leadership Team*
Closing Remarks	

SPECIAL THANKS
TO OUR SPONSORS & COMMUNITY PARTNERS

SUMMER ENRICHMENT PROGRAM CAMP PARTICIPANTS

Aeidyn Kirklin
Akiila Harris
AKiya Byrd
Aliviah Brewer
Amani McCall
Angela Byrd
Brielle McCarney Gills
Corwin Anderson
Covan Sims
Damoney Lafayette
Dekareya Witten
Demarta Brown
Elijah Rudd
Giovanni Harper
Harmony Anderson
Imani Green
Jaytayvion Lowe
Jernique Hopson Bigham
Jordyn Giles
Kamdin Hopson
Legacy Spratley
Lennox Mendolia
Lorenzo Lowe
Malachi Miller
Maloni Miller
Marquan Lafayette
Marquis Lafayette
Monica Haynes
Noah Burnan
Nova Lymon
NyMaria Love Moore
Robert Lewis
Robyn Giles
Roslynn Atchison
Samayah Whitt
Samiya Lymon
SaMya Whitt
Sebastian Tillmon
Serenity Jackson
ShaTori Jones
Skyler Tillmon
Tyasia Myles
Zaya Moss
Zechariah Brewer
Zyahnan McClendon

Pop-Up Stations and Breakout Session

- SMART Sneakers
- Joyful Readers Road Trip
- Jump Into Food and Fitness
- About Junior Optimist International

ALBION RECREATION

SUMMER ENRICHMENT PROGRAM CAMP

2026 GRADUATION CELEBRATION PROGRAM AND LUNCHEON

"GROWING FORWARD"

FRIDAY, AUGUST 14TH – 2026
1:00 PM – 4:00 PM
100 N. ALBION ST., ALBION, MI 49224

MINUTES
CITY COUNCIL REGULAR SESSION

Monday, August 3, 2026 @ 7:00 PM

Council Chambers ◆ Second Floor ◆ 112 West Cass Street ◆ Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/85935646872

I CALL TO ORDER

Mayor Snyder called the regular meeting to order at 7:00 p.m.

II MOMENT OF SILENCE TO BE OBSERVED

A Moment of Silence was observed

III PLEDGE OF ALLEGIANCE

Mayor Snyder led the Pledge of Allegiance

IV ROLL CALL

Present: Victoria Snyder, Donivan Williams, Lenn Reid, Vivian Davis, Andrew French, James Stuart, C.J. Frost
Administration: Sheryl Theriot, City Manager; Cullen Harkness, City Attorney; Jill Domingo, City Clerk; Jason Kern, Director of Public Services; Aaron Phipps, Chief of Public Safety and David Clark, Finance Director

V APPROVAL OF AGENDA
(Includes any proposed additions, deletions, or changes to the agenda)

French motioned, Davis seconded to Approve agenda as presented
All members voted yes. MOTION PASSED

VI PRESENTATIONS AND RECOGNITIONS

A. Ride Calhoun-Mary Fortney
Mary Fortney presented the attached Ride Calhoun presentation

Ride Calhoun

Comments were received from Council Members Williams and Stuart; Mayor Snyder and City Manager Theriot

B. Annual Community Day-Lindsey Knowlden

Students from Albion College Center for Sustainability and the Environment is hosting their annual One Albion Community Day, and they are looking for community volunteers! Join Albion College students tackle community projects like painting, cleaning, gardening, and more in this one-day event.

Comments were received from Council Members French and Davis

C. Welcome French Students-Diane Guenin-Lelle

Diane Guenin-Lelle and Mary Slater, Members of the Sister City Committee introduced the French students visiting here from France.

Mayor Snyder provided each student a welcome certificate

VII PUBLIC HEARING

No public hearing

VIII PUBLIC COMMENTS
(Persons addressing the City Council shall limit their comments to agenda items only and to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Mary Slater, 803 S. Superior St.

IX CONSENT CALENDAR (VV) ITEMS
(Items on Consent Calendar are voted on as one unit)

A.
- Approve July 20, 2026 Regular Session Minutes
- Approve Assembly & Amplified Sound Permit for Salem United Church of Christ for Lloyd Park on October 24, 2026 from 9a-8p

French motioned, Williams seconded to Approve Consent Calendar as presented.
All members voted yes. MOTION PASSED

X ITEMS FOR INDIVIDUAL DISCUSSION

A. Approve Boards & Commission Appointments:
- Cheryl Zick, Zoning Board of Appeals, Initial Appointment, Term to Expire 12-31-2027
- Tamela Lebron, Zoning Board of Appeals, Initial Appointment, Term to Expire 12-31-2027

***Per the City Attorney, Cheryl Zick was not qualified as she does not live in the City as required by the zoning ordinance

Comments were received from Council Members Stuart, French and Davis and Mayor Snyder

French motioned, Davis seconded to Approve Boards & Commission Appointments:

- Tamela Lebron, Zoning Board of Appeals, Initial Appointment, Term to Expire 12-31-2027

.
All members voted yes. MOTION PASSED

B. Approve Resolution 2026-41, A Resolution Supporting Commitment to Promoting Economic

Development Within the City and Creation of an Intergovernmental Advisory Committee

Comments were received from Council Member Williams and City Manager Theriot

French motioned, Williams seconded to Approve Resolution 2026-41, A Resolution Supporting Commitment to Promoting Economic Development Within the City and Creation of an Intergovernmental Advisory Committee.
All members voted yes. MOTION PASSED

C. Approve Appointments of 3 Members to 425 Interlocal Advisory Committee:

- _____, Initial Appointment, Term to Expire 07-31-2028
- _____, Initial Appointment, Term to Expire 07-31-2028
- _____, Initial Appointment, Term to Expire 07-31-2028

Snyder motioned, French seconded to Approve Appointments of 3 Members to 425 Interlocal Advisory Committee:
Mayor Snyder, Initial Appointment, Term to Expire 07-31-2028
Thom Wilch, Initial Appointment, Term to Expire 07-31-2028
George Strander, Initial Appointment, Term to Expire 07-31-2028
.
All members voted yes. MOTION PASSED

D. Approve Easement for the Water Tower (1917 E. Michigan Avenue)

Comments were received from City Manager Theriot

French motioned, Frost seconded to Approve Easement for the Water Tower (1917 E. Michigan Avenue).
All members voted yes. MOTION PASSED

E. Approve Resolution # 2026-40, A Resolution to Approve Continued Engineering and Consulting Services with Verdantas for the Albion-Sheridan Township Landfill for Activities Requested for Year 2026 (Monitoring Year 27)

Comments were received from Council Members French and Stuart; Mayor Snyder and Director of Public Services Kern

French motioned, Williams seconded to Approve Resolution # 2026-40, A Resolution to Approve Continued Engineering and Consulting Services with Verdantas for the Albion-Sheridan Township Landfill for Activities Requested for Year 2026 (Monitoring Year 27).
All members voted yes. MOTION PASSED

F. Approve Distribution of Sale Proceeds Agreement

Comments were received from Council Member French; City Manager Theriot and Finance Director Clark

Williams motioned, Frost seconded to Approve Distribution of Sale Proceeds Agreement.
All members voted yes. MOTION PASSED

G. Approve Replacement of the Roof at the Wastewater Treatment Plant

Comments were received from Council Members French and Stuart; Mayor Snyder and Director of Public Services Kern

Williams motioned, French seconded to Approve Replacement of the Roof at the Wastewater Treatment Plant.
All members voted yes. MOTION PASSED

H. Approve Council Members to Attend 2026 MML Annual Convention-October 7-9, 2026 in Traverse City

Comments were received from Finance Director Clark

French motioned, Williams seconded to Approve Council Members Davis and Stuart and Mayor Snyder to Attend 2026 MML Annual Convention-October 7-9, 2026 in Traverse City.
All members voted yes. MOTION PASSED

I. Approve Resolution #2026-42, City of Albion Multiple Year Deficit Elimination Plan

Comments were received from Council Members French and Davis; Finance Director Clark and President & CEO of Albion Economic Development Corporation Debbie Kelly

French motioned, Davis seconded to Approve Resolution #2026-42, City of Albion Multiple Year Deficit Elimination Plan.
All members voted yes. MOTION PASSED

J. Approval of Letter of Understanding with TPOAM regarding License Incentives

Comments were received from Council Members Davis and Williams; Mayor Snyder; Director of Public Services Kern and City Manager Theriot

Williams motioned, French seconded to Approval of Letter of Understanding with TPOAM regarding License Incentives.
All members voted yes. MOTION PASSED

XI FUTURE AGENDA ITEMS

No future agenda items were requested

XII PUBLIC COMMENTS

(Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Director of Public Services Kern, Mayor Snyder; Council Members Williams, Reid, Stuart and Davis and Chief Phipps

XIII CLOSED SESSION

No Closed Session

XIV ADDITIONAL ACTION ITEMS

No Additional Action Items

XV CITY MANAGER REPORT

A. -City Manager Report
City Manager Theriot provided the attached City Manager report

City Manager Report

Comments were received from Council Member French, Mayor Snyder and Director of Public Services Kern

XVI FINANCIALS

Information Only*

XVII MAYOR AND COUNCIL MEMBER COMMENTS

No Mayor or Council Member comments

XVIII MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S)

No action necessary as all members were present

XIX ROLL CALL

Present: Victoria Snyder, Donivan Williams, Lenn Reid, Vivian Davis, Andrew French, James Stuart, C.J. Frost
Administration: Sheryl Theriot, City Manager; Cullen Harkness, City Attorney; Jill Domingo, City Clerk; Jason Kern, Director of Public Services; Aaron Phipps, Chief of Public Safety and David Clark, Finance Director

XX ADJOURN

French motioned, Williams seconded to Adjourn regular session
All members voted yes. MOTION PASSED

_____

Clerk's Office

CITY OF ALBION
Date Entered 08/13/2026 3:32:34 PM
Posting Date: 08/13/2026
Code: 1405
Ref PARK RENTAL
Receipt 0040263340
Amount $75.00
Tender Type: CREDIT CARD
CC #: XXXXX9549

City of Albion

William L. Rieger Municipal Building
112 West Cass Street • Albion, Michigan 49224 (517) 629-5535 • Fax (517) 629-4168

PARKS RESERVATION APPLICATION

I, NAACP Albion Branch request permission from the
(Responsible Party/Organization)

City of Albion to use the following park facilities:

Holland Park - Bonner Pavilion
(Park and Park area requested)

	Date(s)		Beginning time(s)		Ending time(s)
On	August 29th	from	1:00 P.M	to	4:00 PM
On		from		to	
On		from		to	

Description of events or functions: NAACP Albion Branch Civic Engagement Kickoff - Voters' information, speakers, free food and music

Number of people expected to attend? 50-75

Non-profit organization? Yes ☒ No ☐

Will amplified sound be used? Yes ☒ No ☐

Has your organization conducted this event in the requested area before?

Yes ☐ No ☒ If yes, when: _____

Number of tables needed (allow 8 persons per table)? _____

Are public safety or transportation support services requested? Yes ☐ No ☒
If Yes, please provide detail:

_____

_____

Responsible Party Information:

Name: Robert Dunklin	Phone: 517-795-8887
Address: 707 Huntington Blvd., Albion, MI 49224	

I HAVE READ AND UNDERSTAND THE RULES, GUIDELINES AND CONDITIONS OF RESERVING A PARK FACILITY AND UNDERSTAND THAT ACCEPTANCE OF THEM IS A CONDITION OF APPROVAL.

Robert Dunklin 08-13-2026
(signature) (date)

Note:
- A copy of the park rules and regulations is attached for your information.
- A fee will be assessed if the grounds are not cleaned of any litter or any major damage occurs during the use of City facilities.
- Council approval is **REQUIRED** for the following:
  - **If more than 100 people will be in attendance, you must get an Assembly Permit**
  - **If amplified sound will be used, you must get an Amplified Sound Permit**

Approval is hereby granted for the purpose specified above and is contingent upon acceptance of all conditions and rules stated herein.

Clerk's Office

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Approve Boards & Commissions Appointment: Stacey Levin, Initial Appointment, Recreation Advisory Commission, Term to Expire 2-20-2029
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	Mayor Victoria Snyder

ATTACHMENTS:

Levin Rec Commission_Redacted.pdf

Application Form

Profile

Stacey
First Name

S.
Middle Initial

Levin
Last Name

412 Darrow St
Home Address

Suite or Apt

Albion
City

MI
State

49224
Postal Code

levins@starr.org
Email Address

Home: (646) 895-3574
Primary Phone

Alternate Phone

Question applies to multiple boards
Are you a U.S. Citizen?

◉ Yes ○ No

Question applies to multiple boards
City of Albion Resident

◉ Yes ○ No

Question applies to multiple boards
Length of Residency

18 years

Question applies to multiple boards
If you do not reside in the City Limits, do you own real estate within the City Limits?

◉ Yes ○ No

Question applies to multiple boards
If you live, work or own a business in the City of Albion, have you filed your most recent year's City Income Tax Return and have you paid all balances due?

◉ Yes ○ No

What precinct do you live in?

☑ Precinct 6

Which Boards would you like to apply for?

Recreation Advisory Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

My interest in serving on the Recreation Advisory Commission is rooted in a lifelong commitment to public service, community investment, and leadership that drives meaningful change. As a proud City of Albion resident for nearly 20 years and a seasoned executive leader with over 25 years of experience across education and public administration, I bring both deep community ties and the strategic expertise needed to contribute at the highest level of governance and decision-making to ensure our residents have access to quality recreation programming. I am motivated by the opportunity to bring my unique combination of skills to this work, including executive leadership, data-driven decision-making, grant development, research, and a deep commitment to equity and belonging. I believe that the most effective boards are those that welcome diverse perspectives, ask hard questions, and lead with both accountability and compassion. That is the kind of board member I am committed to being and it is why serving in this capacity is not just an interest, but a calling.

CV_Dr.StaceyLevin_Aug2026_abbrv.pdf

Upload a Resume

Question applies to multiple boards

Educational Background

Ph.D. - Arizona State University, Tempe, AZ; Curriculum and Instruction; M.S. - Hofstra University, Hempstead, NY; Secondary Education; B.F.A. - New York University, New York, NY; Tisch School of the Arts

Relevant Experience:

A proud City of Albion resident for nearly 20 years, I bring a deep personal investment in the community I serve alongside a distinguished career in executive leadership. I lead with over 25 years of professional experience spanning education and public sector administration — including service as Assistant City Manager for the City of Albion from 2016 to 2018 and currently Vice President of Operations and Impact at Starr Commonwealth. I have a proven track record of securing resources for community impact, having led grant-writing efforts that have generated over $1 million in funding for youth programming and transportation. I am also a certified K-12 educator, grounding my leadership in a deep understanding of the children, families, and systems at the heart of this work.

Community Involvement:

I have demonstrated a longstanding and multifaceted commitment to public service in the Albion community, lending my leadership and expertise across a broad range of civic and volunteer roles. I have served on the Board of the Mary Sheldon Ismon House, have been an active member of the Albion Sister City Committee, the Albion-Homer Substance Abuse Prevention Services Task Force, and the Calhoun County Lead Poisoning Prevention Task Force, as well as a volunteer for the Albion Walk the Beat Music Festival, Albion French Market, and Bohm Theatre — each reflecting my deep investment in the health, safety, and vitality of our community.

Question applies to multiple boards

Have you served on this board, commission, or committee in the past and if so, how many terms did you serve?

No.

Question applies to multiple boards

Business Relationship: Do you, your spouse, or any close family member currently have a business relationship with the City? If yes, please explain

No.

Question applies to multiple boards

Convictions: Have you ever been convicted of any criminal violation? Have you ever been convicted of a felony while holding public office or public employment? If yes, please explain

No.

References

Question applies to multiple boards

Reference #1

Name: Dr. Katey Price Relationship: Colleague Phone #: 616-540-0697

Question applies to multiple boards

Reference #2

Name: Derek Allen Relationship: Colleague Phone #: 517-630-2434

It is the policy of the City of Albion to exercise its police power in order to ensure public safety, public health, and a person's general welfare. It is the intent of the City of Albion that no individual be denied equal protection of the laws, nor shall an individual be denied the enjoyment of his or her civil rights or be discriminated against because of actual or perceived age, color, disability, education, familial status, gender expression, gender identity, height, marital status, national origin, race, religion, sex, sexual orientation or weight.

Question applies to multiple boards

I certify that I can and will, upon request, substantiate all statements made by me on this application; that such statements are true, complete and correct to the best of my knowledge. I understand that a false statement, dishonest answer, misrepresentation or omission to any question will be sufficient for rejection of my application, removal of my name from the eligible list or my immediate removal should such falsifications or misrepresentation be discovered after I am sworn into any Board or Commission.

Release Information

Question applies to multiple boards

Printed Name

Stacey S. Levin

Question applies to multiple boards

Date of Birth

[redacted]

Question applies to multiple boards

Race

Other

Gender

Female

Question applies to multiple boards

Street Address/City/State/Zip

412 Darrow Street; Albion, MI, 49224

Question applies to multiple boards

Telephone #

646-895-3574

Question applies to multiple boards

Driver License #

[redacted]

Question applies to multiple boards

State of Issue

Michigan

Question applies to multiple boards

Date

08-07-26

Signature

Question applies to multiple boards

Signature

Stacey S. Levin, Ph.D.

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Approve AEDC's Economic Development Fund Deficit Elimination Plan
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	City Manager's Department

ATTACHMENTS:

EDC Fund Deficit Elimination Plan FINAL as of 08.03.2026.pdf

City of Albion Legislative Body Resolution and Multiple Year Deficit Elimination Plan

WHEREAS the City of Albion's **Economic Development Fund** has a $64,021 deficit fund balance on December 31, 2025; and

WHEREAS, 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury;

NOW THEREFORE, IT IS RESOLVED that the City of Albion's legislative body adopts the following as the City of Albion Economic Development Fund Deficit Elimination Plan:

	2026	2027	2028
Unrestricted Net Position (Deficit) Jan. 1	**($64,021)**	**($21,927)**	**$81,635**
Operating Revenues			
Intergovernmental	$562,840	$401,110	
Other	$111,468	$110,250	$115,763
Total Operating Revenues	**$674,308**	**$511,360**	**$115,763**
Operating Expenses			
Community & Economic Development	$877,214	$717,798	$337,779
Total Operating Expenses	**$877,214**	**$717,798**	**$337,779**
Operating Income (Loss)	**($202,906)**	**($206,438)**	**($222,016)**
Nonoperating Revenues (Expenses)			
Interest Earned	$10,000	$10,000	$7,500
Gain on Sale of Property	$35,000	$100,000	$100,000
Total Nonoperating Revenues (Expenses)	**$45,000**	**$110,000**	**$107,500**
Income (Loss) Before Transfers	**($157,906)**	**($96,438)**	**($114,516)**
Transfers			
Transfers In	$200,000	$200,000	$100,000
Transfers Out	$0	$0	$0
Total Net Transfers	**$200,000**	**$200,000**	**$100,000**
Unrestricted Net Position (Deficit) Dec. 31	**($21,927)**	**$81,635**	**$67,119**

	2026	2027	2028
CA-CL (Deficit) Jan. 1	$ (64,021)	$ (21,927)	$ 81,635
Revenues	$ 674,308	$ 511,360	$ 115,763
Expenditures	$ (877,214)	$ (717,798)	$ (337,779)
Nonoperating Revenues(Expenses)	$ 45,000	$ 110,000	$ 107,500
Net Transfers In(Out)	$ 200,000	$ 200,000	$ 100,000
CA-CL (Deficit) Dec. 31	**$ (21,927)**	**$ 81,635**	**$ 67,119**

EXPLANATION

1) Operating Revenues - Intergovernmental: For 2026 and 2027 includes grant revenue. No grants as of now for 2028.

2) Operating Revenues - Other: For 2026-2028 for Admin. fees. One grant closes in September 2026; and for other funds associated with EDC Fund. Retroactive to Jan. 1, 2026, AEDC Administration Service Contract in place for each year for TIFA, BRA and RLF Funds to support programs staffed and served by the AEDC. Each year an increase of 5% will be added.

3) Operating Expenses - Community & Econ. Development: For EDC Overhead and expenses AND for Overhead associated with grants.

4) Non operating Revenues: Consists of investment interest earned and AEDC property sales - specifically when the East Industrial Park comes online on our about spring of 2027, with continued sales into 2028 and beyond.

BE IT FURTHER RESOLVED that the City of Albion's Finance Director/Treasurer submits the Deficit Elimination Plan to the Michigan Department of Treasury for Certification.

City Treasurer's Certification:
David Clark, City of Albion Treasurer

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Approve Updated City Manager Goals
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	City Manager's Department

ATTACHMENTS:

City Manager Goals.pdf
City Manager Goals Summary- Sheryl Theriot.pdf

7. Strategic Plans

Goal 7.1 – Parks & Recreation, Comprehensive Plan, Sidewalks, Housing

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Update 5-year Parks & Recreation Plan	☐	☐ Work with Recreation Commission on updating the Parks & Recreation Plan	☐
Develop long-term plan to expand recreation programming for youth, adults and seniors	☐ Establish Recreation Programming plan for the next year	☐	☐
Complete Comprehensive Plan & Housing Assessment process	☐	☐ Complete Comprehensive Plan & Housing Assessment process for recommendation by Planning Commission and adoption by City Council in June 2027	☐
Research & Develop Sidewalk Replacement Plan	☐	☐	☐ Research & Develop Sidewalk Replacement Plan ☐ Complete GIS mapping of sidewalk conditions

Additional comments:

6. Housing, Downtown & Neighborhood Development

Goal 6.1 – Stabilize & Rehabilitate Neighborhood Housing

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Identify target blocks for rehabilitation.	☐	☐ Include in Comprehensive Plan & Housing Assessment Update	☐
Engage Land Bank on priority vacant properties.	☐	☐ Include in Comprehensive Plan & Housing Assessment Update	☐
Support and develop plans for in-fill and redevelopment efforts.	☐	☐	☐ Include in Comprehensive Plan & Housing Assessment Update

5. Strategic Partnerships & Community Development

Goal 5.1 – Strengthen Partnerships with Key Institutions

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Coordinate regular meetings with major institutions.	☐ Biannual meetings with Albion College Leadership ☐ Joint meeting with Albion EDC regarding industrial park & major projects	☐	☐
Identify shared goals and partnership opportunities.		☐ Develop Junior Optimist in partnership with Youth Advisory Council and/or Mayor's Youth Council ☐ Business visits to connect employers with workforce resources and Michigan Works	☐
Develop plan for 100 S. Superior St, in partnership with AEDC	☐	☐ Work with Albion EDC/Brownfield Redevelopment Authority for plans and funding for stabilization and rehabilitation of building for future use	☐

4. Community Engagement & Transparency

Goal 4.1 – Implement City-Wide Communication Plan

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Develop city-wide communication calendar.	☐ Post regular articles and updates in "Connected" magazine ☐ Use website calendar for posting deadline notices, meetings & events	☐	☐
Ensure consistent messaging across departments.	☐ Require department heads to submit (non-emergency) public messaging for review by City Manager	☐	☐

Goal 4.2 – Increase Direct Public Engagement Opportunities

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Host regular town halls or neighborhood meetings.	☐ Schedule at least six (6) meetings a year	☐	☐
Expand use of digital engagement tools.	☐	☐	☐ Use digital tools (Survey Monkey) to expand citizen feedback and engagement ☐ Explore text messaging services
Provide / update citizen guide for city services.	☐	☐ Update Citizens Guide	☐

3. Financial Management & Capacity Building

Goal 3.1 – Strengthen Long-Term Financial Position

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Update multi-year financial forecasts.	☐ Update financial priorities, forecasts, funding options	☐	☐
Maintain disciplined budgeting practices.	☐ Audit follow-ups ☐ FY 26/27 Budget planning	☐	☐
Identify revenue opportunities and efficiencies.	☐ Establish aggressive plan for income tax collection	☐	☐

Goal 3.2 – Expand Grant Capacity for Major Projects

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Create cross-department grant development team.	☐ quarterly meetings of internal / external grant writers	☐	☐
Pursue federal, state, and foundation grant opportunities.	☐	☐	☐

		to “violation-based prioritization” ☐ Targeting issues like overgrown lawns, junk cars, and structural hazards. ☐ Serious health and safety concerns (e.g., sewage in basements, unsafe structures) are prioritized over cosmetic issues like house paint.	
Align enforcement with long-term housing stability goals.	☐	☐	☐ Explore options for a city-wide cleanup (Granger) ☐ Balance enforcement with support for vulnerable populations
Coordinate actions with ADPS and Planning.	☐	☐	☐ Ticketing for repeat violators; court enforcement
Develop Strategic Plan for Code Enforcement	☐ Improved coordination with SafeBuilt, the legal office, and law enforcement ☐ Issue RFP for planning, building, zoning services		

Secure additional replacement funding.	☐	☐	☐ Apply for additional state & federal funding for water line replacement / improvements
Improve communication and outreach to residents.	☐ Schedule regular community outreach session (precinct meetings, town halls, coffees, etc.)	☐	☐

2. Efficient & Effective Municipal Operations

Goal 2.1 – Modernize Technology & Create Citizen Service Portal

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Implement real-time dashboards.	☐ online dashboard (snap shot) to reflect city health metrics (budget, staffing, performance)	☐	☐
Develop online citizen request portal.	☐ Launch online citizen request portal (with AI tools) ☐ 48 business-hour response time commitment	☐	☐
Digitize internal workflows such as permitting.	☐	☐ Establish online system for work orders, permitting	☐

Goal 2.2 – Strengthen Code Enforcement & Community Clean-Up Strategy

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Develop targeted enforcement plan	☐	☐ Code enforcement shift from geographic	☐

City Manager – Goal Setting Priorities Plan

1. Infrastructure & Asset Management

Goal 1.1 – Develop & Implement a Comprehensive Infrastructure Strategy

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Evaluate sidewalk pavement conditions and funding gaps.	☐ Assess the funding gaps ☐ Organize needs by neighborhoods and corridors, to identify efficiencies	☐	☐
Identify priority corridors and neighborhood improvements	☐	☐ Review comprehensive plan for corridor improvements ☐ identify if there are changes in the priorities for corridors needing improvement	☐
Update multi-year capital improvement schedule.	☐	☐	☐ Update multi-year capital improvement plan by June 2027
Coordinate planning with DPW and Finance.	☐	☐	☐ Establish multi-year budget for capital improvements

Goal 1.2 – Advance Lead & Copper Line Replacement & Water Improvements

Strategic Step	Short-term (0–6 mo)	Mid-term (6–12 mo)	Long-term (1+ yr)
Finalize inventory of remaining lead lines.	☐ Finalizing inventory of remaining lead lines	☐	☐
Coordinate with State regulatory agencies.	☐	☐	☐ Coordinating with state regulations for full compliance by 2040

CITY OF ALBION
Office of The City Manager
Dr. Sheryl L. Theriot

112 West Cass Street ♦ Albion, MI 49224
517.629.7172 ♦ stheriot@cityofalbionmi.gov
www.cityofalbionmi.gov

Executive Summary – 2026 City Manager Priorities
City of Albion, Michigan

The 2026 Goal Setting Priorities Plan outlines a focused set of strategic initiatives designed to strengthen infrastructure, modernize operations, improve financial stability, enhance community engagement, and support long-term neighborhood and economic vitality.

The plan organizes work into three clear time horizons
—Short-Term (0–6 months)
—Mid-Term (6–12 months)
—Long-Term (1+ years)

Short-Term Priorities (0–6 Months)

Infrastructure & Asset Management
• Assess sidewalk funding gaps and organize condition needs by neighborhood/corridor.
• Finalize remaining lead service line inventory.
• Begin resident outreach on water improvements.
Municipal Operations
• Launch real-time city performance dashboard.
• Launch online citizen request portal with AI tools and 48-hour response commitment.
Code Enforcement
• Strengthen coordination with SafeBuilt, legal office, and law enforcement; issue RFP for planning/building/zoning services.
Financial Management
• Update multi-year forecasts and funding options; begin FY 26/27 budget planning and audit follow-ups.
• Initiate aggressive income tax collection strategy.
• Hold quarterly meetings of cross-department grant team.
Community Engagement
• Publish regular *Connected* magazine updates; use website calendar for events and notices.
• Require department review of public messaging; schedule at least six town halls or neighborhood meetings annually.
Strategic Partnerships
• Hold biannual meetings with Albion College; coordinate with EDC on industrial park initiatives.
Recreation Planning
• Establish short-term recreation programming plan.

Mid-Term Priorities (6–12 Months)

Infrastructure & Asset Management
• Review and update priority corridors within the Comprehensive Plan.
Municipal Operations
• Establish online permitting and work order systems.
Code Enforcement
• Shift enforcement model to “violation-based” prioritization; focus on health and safety hazards (sewage, unsafe structures, etc.).
Community Engagement
• Update Citizens Guide to city services.
Partnerships & Development
• Advance Junior Optimist program; increase employer visits with Michigan Works.
• Develop stabilization/rehabilitation plan for 100 S. Superior St with EDC/Brownfield Authority.
Housing & Neighborhoods
• Integrate target rehab blocks, vacant property strategy, and infill efforts into Comprehensive Plan & Housing Assessment.
Strategic Plans
• Update Parks & Recreation Plan with Recreation Commission.
• Complete Comprehensive Plan & Housing Assessment for Planning Commission recommendation and Council adoption (June 2027).

Long-Term Priorities (1+ Years)

Infrastructure & Asset Management
• Update and adopt multi-year Capital Improvement Plan by June 2027; establish multi-year CIP budget.
• Achieve full compliance with state lead & copper regulations (2040 deadline).
• Pursue additional state/federal infrastructure funding.
Code Enforcement
• Implement city-wide clean-up options (e.g., Granger).
• Increase enforcement for repeat violators through ticketing and court action; maintain support for vulnerable residents.
Community Engagement
• Expand digital engagement via SurveyMonkey and text messaging platforms.
Strategic Partnerships & Housing
• Continue long-term redevelopment planning, including 100 S. Superior St and targeted neighborhood rehabilitation.
Strategic Planning
• Develop long-term recreation program expansion.
• Complete GIS mapping and long-term Sidewalk Replacement Plan.

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Approve Maintenance Agreement with the Landbank for the Collaboration Corner property
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	City Manager's Department

ATTACHMENTS:

Service Agreement.pdf

_____ Dated:
Victoria Garcia Snyder, Mayor
City of Albion

_____ Dated:
Jill Domingo, Clerk
City of Albion

_____ Dated:
Krysta Trout-Edwards,
Executive Director
CCLBA

As to Form Only:

_____ Dated:
Cullen Harkness, City Attorney
City of Albion

provide the CCLBA with written confirmation of the addition from the insurance carrier upon receipt.

VIII. *Termination. Either party may terminate this Agreement by giving ninety (90) days written notice to the other party. Should the City terminate this Agreement, it will have ninety (90) days from the date of notice of termination to remove the installed water spigot and all items planted, unless otherwise agreed to by the parties in writing.*

IX. *Severability.* If any part of this Agreement is determined to be invalid, the rest of the agreement remains in full effect.

X. *No Oral Modification*. This Agreement may not be modified orally. This Agreement may only be modified through a written agreement signed by both parties.

XI. Notices. Any notice required under this Agreement, including termination, must be in writing and shall be deemed sufficiently given when mailed by certified mail, return receipt requested, or delivered in person to the respective parties at the addresses listed below:

i. For the City: 112 West Cass St., Albion, MI 49224;

ii. For the CCLBA: 315 W Green St, Marshall, MI 49068.

XII. *Applicable Law*. Any and all disputes regarding the terms of this Agreement shall be determined under Michigan law.

XIII. *Entire Agreement*. This Agreement constitutes the entire agreement and understandings between the parties and supersedes all other agreements and understandings, both written and oral, of the parties relating to the subject matter of this Agreement.

Signatures of following page

SERVICE AGREEMENT

This Service Agreement (Agreement) is made on ___ of ___, 2026 by and between the CITY OF ALBION ("City") whose address is 112 West Cass St., Albion, MI 49224, and Calhoun County Land Bank Authority, ("CCLBA"), whose address is 315 W Green St, Marshall, MI 49068, collectively referred to as the "Parties". For valid consideration given and received, the parties agree as follows:

I. *Term*. This agreement shall commence on the ___ of ____, 2026 and shall have no specified termination date.

II. *Property*. The property located at 219 Michigan Ave. E,3 Albion, MI 49224, shall be the subject property ("Property") of this agreement. (Parcel: 51-000-426-00).

III. *Consideration*. The parties agree that the City shall provide the services listed below. In exchange, and as good and valuable consideration, the City shall receive the aesthetic and civic benefits of the front-facing property.

IV. *Services.* The parties agree that the City shall:
   a. Provide routine landscaping maintenance services, and herbicide application services to the property.
   b. Provide limited snow removal services to the small parking area due east of the park. Snow removal shall not include any sidewalks.
   c. Install a single working water spigot to the property in the most financially reasonable method, and area.
   d. Replace any damaged or diseased plants to ensure long-term civic benefits.
   e. Manage the relationship with adjacent property owners, including complaints and property damage concerns.

V. *Right of Entry***.** The CCLBA hereby grants the City, its employees, contractors, and agents a right of entry and license to enter upon the Property during reasonable hours for the sole purpose of performing the services outlined in Section IV.

VI. *Indemnification and Liability.* To the fullest extent permitted by law, the Cit agrees to hold CCLBA, its officers, employees, and agents harmless from any claims, damages, or liabilities arising out of or related to the services provided under this Agreement, except in cases of gross negligence or willful misconduct by CCLBA, its officers, employees or agents..

VII. *Insurance.* The City shall amend the existing insurance Policy or Specific Insurance Rider, effective as of ___ of _____, 2026, to formally designate the CCLBA as an official named beneficiary under said policy. The City shall

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject: Approve Alcohol in Public Places Permit for Albion Malleable at 420 S. Superior St. for:

- September 18th, 2026 5-10pm Festival of the Forks Kickoff
- October 10, 2026 12-10p Oktoberfest Event

Meeting: CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026

ATTACHMENTS:

Alcohol in Public Places Albion Malleable.pdf

CITY OF ALBION
Date Entered 08/10/2026 11:37:53 AM
Posting Date: 08/10/2026
Code: 1703
Ref PERMIT- ALCOHOL IN PUBLIC PL
Receipt 0040262917
Amount $100.00
Tender Type: CHECK
Check #: 12052

The City of ALBION

City Clerk's Office
112 W. Cass Street
Albion, MI 49224
(517) 629-7864
Email: jadomingo@cityofalbionmi.gov

Consumption of Alcoholic Beverages in Public Places Permit Application

Albion Code of Ordinance # 2019-06 **Fee $ 50.00**

a. "Alcoholic liquor" means any spirituous, vinous, malt, or fermented liquor, powder, liquids, and compounds, whether or not medicated, proprietary, patented, and by whatever name called, containing 1/2 of 1% or more of alcohol by volume that are fit for use for food purposes or beverage purposes as defined and classified by the Michigan Liquor Control Commission according to alcoholic content as belonging to 1 of the varieties defined in the Michigan Liquor Control Code.

b. "Beer" means any beverage obtained by alcoholic fermentation of an infusion or decoction of barley, malt, hops, or other cereal in potable water.

c. "Wine" means the product made by the normal alcoholic fermentation of the juice of sound, ripe grapes, or any other fruit with the usual cellar treatment, and containing not more than 21% of alcohol by volume, including cider made from apples or pears, or both, which contains at least 1/2 of 1% of alcohol by volume, or mead or honey wine made from honey, fermented fruit juices other than grapes, and mixed wine drinks.

Application Instructions: Complete all applicable sections of this form. Type or use black ink. No application will be considered submitted or processed by the Clerk's Office until a complete application and all required documents are received.

Owner Information:

Name: Benjamin Wade	Phone: 517-945-3735
Email Address: ben@albionmalleable.com	
Street Address: 118 Bushon Dr	City, State, Zip: Albion, MI 49224

The City of ALBION

EVENT LOCATION: 420 S. Superior St (on Ash between Superior and the first driveway)	TYPE OF EVENT: Music and outdoor food service
DATES/TIMES OF EVENT: Sept 18, 5pm – 10pm and Oct 10, 12pm – 10pm	
PURPOSE OF EVENT: Festival of the Forks kickoff event and Oktoberfest event, respectively	

Required Documents:

- Location Diagram
- Detailed Description of Security Measures
- General Liability Insurance-Minimum $300,000 for injury or death to one person or more than one person and $100,000 in property damage with the City of Albion listed as additional insured
- Copy of special licenses for such events from the Michigan Liquor Control Commission

Declaration and Certification:

I hereby certify that I the owner of the property:

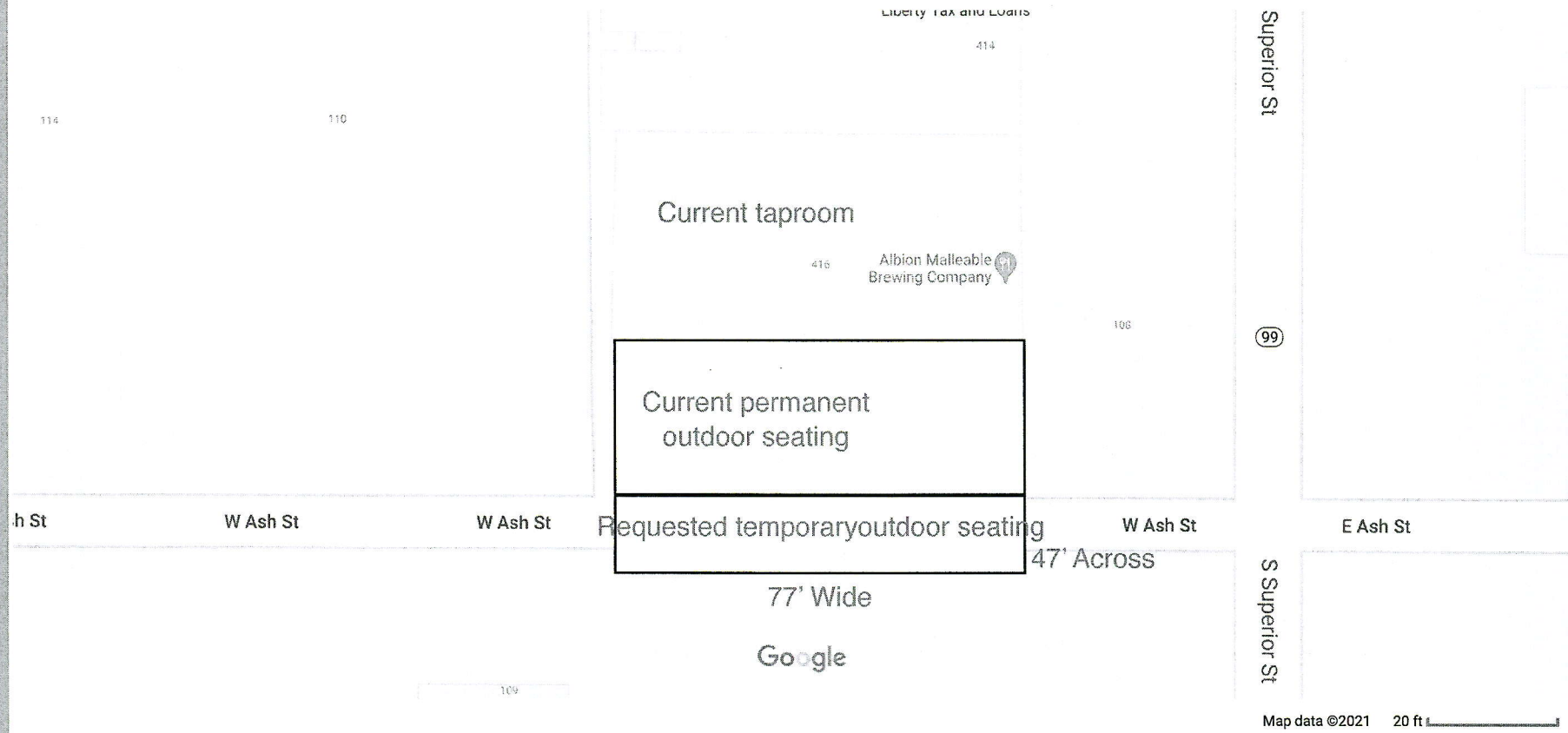
Signature of Applicant	Phone: 517-945-3735
Street Address: 118 Bishop D	City, State, Zip: Albion, MI 49224

CITY OF ALBION DEPARTMENT USE ONLY:

Date Paid:	Amount Paid:

Department Approval and Review:

Public Safety Department Signature:	Date: 8-11-26
Public Works Department Signature:	Date: 8-11-26
Finance Department Signature:	Date: 8-11-26
CITY COUNCIL APPROVAL:	DATE:


Google Maps
Liberty Tax and Loans
414
114
110
Superior St
Current taproom
416
Albion Malleable Brewing Company
106
99
Current permanent outdoor seating
h St
W Ash St
W Ash St
Requested temporaryoutdoor seating
W Ash St
E Ash St
47' Across
77' Wide
S Superior St
Google
109
Map data ©2021
20 ft

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ALBION INSURANCE AGENCY 609 South Superior Street Albion, MI 49224	CONTACT NAME: Kelly Rice PHONE (A/C, No, Ext): (517)629-3104 FAX (A/C, No): (517)629-3623 E-MAIL ADDRESS: kelly@albioninsurance.com
INSURED Albion Malleable Brewing Company LLC 420 S Superior St Albion MI 49224	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Fremont Insurance Co INSURER B: Auto Owners Insurance Co INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			CPP 0126459	1/22/2026	1/22/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			A106-660-800	3/13/2026	3/13/2027	[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Albion
112 W Cass St
Albion, MI 49224

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Discussion/Approve 1st Reading Ordinance # 2026-05, An Ordinance to Amend Chapter 58, Article VII, To Amend Section 58-227 (a)
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	Public Safety Department

ATTACHMENTS:

Ordinance 2026-05.docx

CITY OF ALBION
ORDINANCE #2026-05

AN ORDINANCE TO AMEND CHAPTER 58, ARTICLE VIII, TO AMEND SECTION 58-227(a).

Purpose and Finding:

The City has had, in some form, a curfew ordinance in place since the early 1980's. The existing ordinance requires that the Director of Public Safety signal curfew hours for a period of five seconds, five minutes before the start of curfew (10:00pm). This had historically been done via the City's storm siren. This practice has not been done for decades, due in part to the disruptive nature of the signal at that hour of the night. Given the increasing enforcement of this ordinance, the removal of this provision is necessary. Approval is recommended.

THE CITY OF ALBION ORDAINS:

Section 1. Chapter 58, Article VIII, Section 58-227(a) of the Codified Ordinances of the City of Albion, are hereby amended as follows:

58-227: Curfew.

a. Nighttime curfew:

1. No minor under the age of 16 years shall loiter, idle or congregate in or on any public street, highway, alley or park between the hours of 10:00 p.m. and 6:00 a.m., unless the minor is accompanied by a parent or guardian or some other adult delegated by the parent or guardian to accompany the child.

2. It shall be unlawful for any person of the age of 16 years or over to assist, aid, abet, allow, permit or encourage any minor under the age of 16 years to violate subsections (a) and (b) of this section.

Section 2. Severability. This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

This Ordinance shall take effect on October 8, 2026 after publication.

First Reading:

August 17, 2026

Ayes _____
Nays _____
Absent_____

_____
Jill Domingo,
Clerk

Second Reading & Adoption:

September 8, 2026

Ayes _____
Nays _____
Absent_____

_____
Victoria Garcia-Snyder,
Mayor

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject:	Approve Council Member Designee as a Voting Delegate and an Alternate for the MML Annual Meeting in October.
Meeting:	CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026
Department:	City Manager's Department

ATTACHMENTS:

MML Designee.pdf

michigan municipal league

1675 Green Road
Ann Arbor, MI 48105-2530

T 734.662.3246
800.653.2483
F 734.662.8083
mml.org

July 30, 2026

Michigan Municipal League Annual Meeting Notice

(Please present at the next Council, Commission or Board Meeting)

Dear Official:

The Michigan Municipal League Annual Convention will be held in Traverse City, October 7-9, 2026. The League's **"Annual Meeting"** is scheduled for 4:30 pm on Wednesday, October 7 in Governors' A at the Grand Traverse Resort. The meeting will be held for the following purposes:

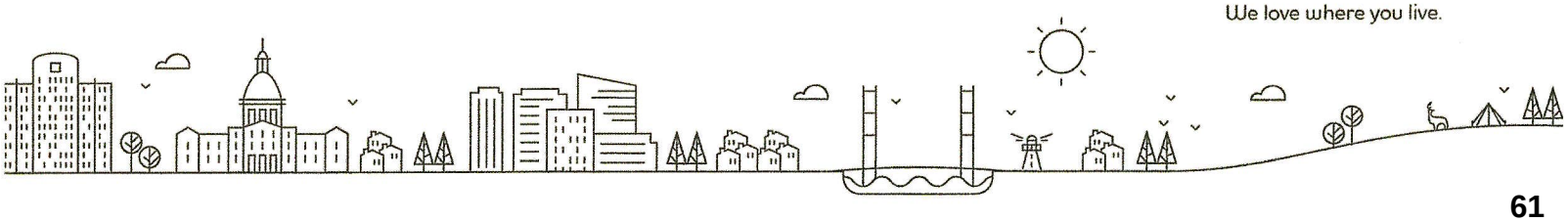
1. Election of Trustees. To elect five members of the Board of Trustees for terms of four years each (see #1 on page 2).
2. Policy. A) **To vote on the Core Legislative Principles document.**

   In regard to the proposed League Core Legislative Principles, the document is available on the League website at https://mml.org/resources-research/delegate/. If you would like to receive a copy of the proposed principles by fax, please call Monica Drukis at the League at 800-653-2483.

   B) **If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on.** (See #2 on page 2.)
   In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **September 7, 2026.**
3. Other Business. To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting https://mml.org/resources-research/delegate/ **no later than September 7, 2026.**



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

> "Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary Members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative."

1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, five members of the Board of Trustees will be elected at the annual meeting for a term of four years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and "no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting." Thus, the deadline this year for the League to receive resolutions is **September 7, 2026**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.**

Further, "Every proposed resolution submitted to the Board of Trustees by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or a modification thereof.

3. Posting of Proposed Resolutions and Core Legislative Principles

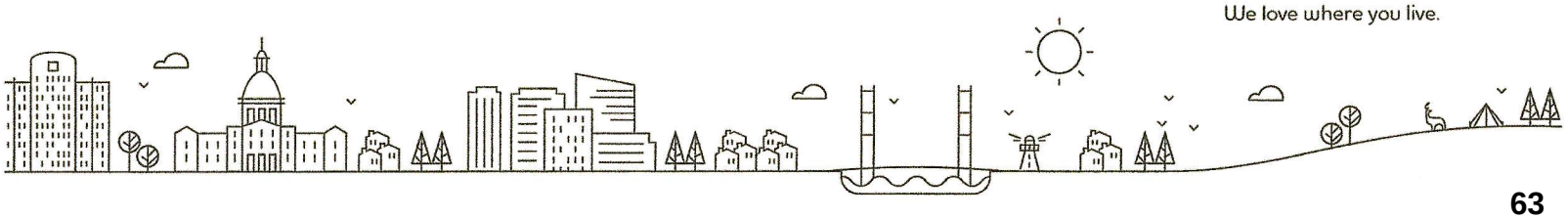
The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, October 6, 2026, at Grand Traverse Resort for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,

Joshua Atwood
President
Commissioner, City of Lapeer

Daniel P. Gilmartin
Executive Director & CEO



CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject: Department Head Reports

Meeting: CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026

ATTACHMENTS:

City Manager Report 2026.08.17.pdf
July 2026 Dept Head Packet.pdf

Dr. Sheryl L. Theriot
CITY OF ALBION
CITY MANAGER REPORT
112 West Cass Street ♦ Albion, MI 49224
stheriot@cityofalbionmi.gov | 517.629.7172

City Manager Report – August 17, 2026

- **City Hall Hours** – reached agreement with ACA Union to extend the time frame to evaluate the trial of the 4-day, 10 hour work week. Decision is to be made by Sept. 21. The trial period currently ends October 31, 2026. A survey of citizens and vendors is underway to obtain feedback on the impact and preferences. Please help circulate to get responses by Sept. 15. SURVEY LINK

- **Comprehensive Plan & Housing Assessment Update** – the consultant group McKenna held the kickoff meeting on July 27. Next steps:
  - Draft website & survey are being reviewed and updated

- **Recreation** –. Summer Enrichment Camp ended Aug. 14 with a graduation program. There will be a follow up report on outcomes and future planning. Aug. 7 was a celebration of former Recreation Director Larry Williams, co-hosted by the Albion Alumni Association and the Substance Abuse Prevention Services.

MEETINGS:

- Medical Insurance - Tom Timkew to discuss upcoming BC/BS renewal rates and options with Union Reps on Monday Aug. 17 at 8am and all employees on Wednesday, Aug 17 at 8am. Council to consider approving the new contract with Blue Cross at a special meeting scheduled for Monday, Aug 24 at 7pm.
- Albion College –
  - Community Day – initial planning meeting; seeking volunteer projects
    A collaborative service initiative between Albion College's Center for Sustainability and the Environment (CSE) and the City of Albion, scheduled for **Saturday, August 29th, from 9:00 AM to noon** focusing on short-duration, accessible beautification and utility projects across city precincts.
    Link to submit ideas

BOARDS AND COMMITTEES:

- **425 Agreement** – meeting was held on August 11 for the 425 Advisory Committee with representative from the City of Albion, Sheridan Township and EDC. This is related to the future development of the East Industrial Park. Representatives from Albion are Mayor Vicky Snyder, George Strander, and Tom Wilch.

Dr. Sheryl L. Theriot
CITY OF ALBION
CITY MANAGER REPORT
112 West Cass Street ♦ Albion, MI 49224
stheriot@cityofalbionmi.gov | 517.629.7172

- **Economic Development Corporation** – Met Aug. 6. Approved:
  - Deficit Elimination Plan that will be City Council Aug. 17 agenda.
  - Administrative Services Agreements for the TIF and Brownfield Funds to reimburse the EDC fund for administrative services.
  - Road repair in the West Industrial Park
  - Appointed Bruce Nelson as representative to the 425 Work Group
  - Looking at changing the meeting date/time for the board meetings

- **Downtown Development Authority** – met. Aug. 12. Discussed:
  - Façade Grant guidelines
  - Historic Guidelines update
  - Downtown benches and tables – establishing a map, criteria, policy and process – in partnership with the City
  - Update on Collaboration Corner

- **100 Superior Street**
  - Work group of Emily Verbeke (DDA), Debbie Kelly (EDC), Shane Williamson (ACF) and Sheryl Theriot (Albion)
  - Pursuing Michigan State Historic Preservation Office (SHPO) has reviewed your organization's Rural Heritage Partnership Grant application
  - Reviewing proposal from WJE for $17,500 for developing temporary stabilization methods.
  - Working with MEDC on stabilization planning funding

UPCOMING MEETINGS & EVENTS:

- Planning Commission – Aug. 18 at 7pm
- ARC (Shaheen Development) – Aug. 19
- Albion O Welcome BBQ – Aug. 19 at 6pm
- American Legion – Catfish & Wings Dinner 4pm-7pm
- Fridays – Music in the Park at Holland Park, 6pm-9pm
- Albion Comprehensive Plan – Check in with work group, Aug. 25 @2:30pm
- Calhoun County Land Bank Authority Board Meeting - Aug 27 at 3:30pm
- Saturday, August 29th, from 9:00 AM to noon – Community Day Volunteer Projects
- Kids N Stuff Auction – Sept 12
- Oct. 24 – Albion NAACP Freedom Fund Dinner, theme: "We The People"

Dr. Sheryl L. Theriot
CITY OF ALBION
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112 West Cass Street ♦ Albion, MI 49224
stheriot@cityofalbionmi.gov | 517.629.7172

ADPS Crime Statistics (2022–2026 YTD)



Dr. Sheryl L. Theriot
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stheriot@cityofalbionmi.gov | 517.629.7172

ADPS Crime Statistics (2022–2026 YTD)

Non-Aggravated Assault
- **2022: 153**
- **2023: 171**
- **2024: 148**
- **2025: 185**
- **2026 (thru 8/10): 100**

Aggravated / Felonious Assault
- **2022: 62**
- **2023: 71**
- **2024: 59**
- **2025: 68**
- **2026 (thru 8/10): 46**

Motor Vehicle Theft
- **2022: 15**
- **2023: 27**
- **2024: 22**
- **2025: 6**
- **2026 (thru 8/10): 6**

Motor Vehicle as Stolen Property
- **2022: 11**
- **2023: 4**
- **2024: 7**
- **2025: 7**
- **2026 (thru 8/10): 2**

Retail Fraud
- **2022: 46**
- **2023: 38**
- **2024: 44**
- **2025: 39**
- **2026 (thru 8/10): 15**

Non-Aggravated + Aggravated Assault Totals & Monthly Averages
- **2022: Total 215, Avg per month 17.9**
- **2023: Total 242, Avg 20.1**
- **2024: Total 207, Avg 17.2**
- **2025: Total 253, Avg 21**

The City of ALBION

Monthly Department Reports: July 2026

Department of Public Works

Public Services/Streets/Parks/Water & Sewer

Clerks Office

FOIA's - Election

Grants

Code Enforcement & Zoning

Assessor Report

Sales and Status Report

Albion Public Safety

AEDC President Report

WORK ORDERS SUMMARY

July 2026 - City of Albion - Department of Public Works



Water Work Orders | 95 Total

Check Leaks, Check Meter, Install Meter, Read, Turn on Water, Curb Box

91 Completed | 2 In-Progress | 2 Cancelled



Sewer Work Orders | 5 Total

5 Completed



Pothole / Street Check / Misc | 7 Total

5 Completed | 2 In-Progress



Tree & Brush Removal | 32 Total

Tree Removal, Limb Down, Fill Dirt, Brush Removal

17 Completed | **15** Pending



Parking Lot / Sidewalk Repair / ROW | 5 Total

2 Completed | **3** Pending



Signs | 0 Total

The City of ALBION

July 2026

Grants

Grants In Progress:

-FEMA BRIC FY 25

-Fire Equipment Grant - Dept of Treasury

Potential Grant Applications:

-Homeland Security - IT/Security Upgrades

-DNR 26-27 DTE Foundation Tree Planting Grant Program

Clerks Office

FOIAS:

10 Received, Processed, and Returned

Elections:

-Final Preparation for August 4th election; open Saturday 8/1 for registration/AV ballot issuing

Code / Zoning Dept

July 2026

14 Zoning permit applications received:

5 for fences

1 for a new deck

2 re-zoning requests

2 for sheds

1 room addition

2 variance requests

1 sign permit

1 Rental unit registered

6 Citations issued

3 for fences without a permit

2 for a shed without a permit

1 temp. storage unit over the time limit

44 Abatements notices issued

29 for grass/vegetation

10 for trash

2 fence in dis-repair

1 temp. storage notice

2 sheds without a permit

18 were owner abated

18 were sent to the contractor

3 extensions given

5 are into the August calander

3 Chicken permits issued

City of Albion

Assessing Department
112 West Cass Street
Albion, Michigan 49224

Phone: (517) 629-7192 Fax: (517) 629-7452 Email: Assessor@cityofalbionmi.gov

MEMO

To: Dr. Sheryl Theriot, City Manager

From: Daniel Currie, Assessor

Date: July 29, 2026

Re: July 2026 Status Report

Dear Dr. Theriot,

A summary of July is as follows:

- Recording of 10 total property transfers for July (see attached sales report)
    - 5 Arm's Length sales
    - 5 Reference sales – (name change, land contract, life estate, partial assessment, death certificate)
- All Property Transfer Affidavits and Principal Residence Exemptions entered and current
- Current with all taxpayer inquiries
- Permit Field reviews
- Continue preliminary residential sale study (L-4015) for 2027 values of residential class
- Held and processed July Board of Review

If you have any questions, please don't hesitate to contact me at (517) 629-7192 or at assessor@cityofalbionmi.gov.

Respectfully,

Daniel Currie, MMAO
Assessor | City of Albion

City of Albion July Sales Report

07/01/2026 - 07/28/2026

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Grantor	Grantee
51-000-120-00	612 N CLINTON ST	7/2/2026	$0	21-NOT USED/OTHER	FOSTER MARJORIE	BROWN, MARJORIE IRENE
51-002-022-00	402 N HURON ST	7/13/2026	$125,000	04-BUYERS INTEREST IN A LC	BAMADALAM PROPERTIES LLC	WOODWORTH, ERIC L-BRITTANY N
51-005-744-01	1105 N EATON ST	7/5/2026	$0	07-DEATH CERTIFICATE	HACKWORTH SYBLE	RODABAUGH, VICKY LEE
51-006-538-00	114 IRWIN AVE	7/7/2026	$157,500	03-ARM'S LENGTH	BRYANT, SHAWN-MERIAH	BAMADALAM PROPERTIES LLC
51-006-813-00	109 CRANDALL ST	7/6/2026	$132,000	03-ARM'S LENGTH	FITZGERALD, MICHAEL F-DOHN, NANCY	KIESSLING, ANDREW
51-007-738-00	1404 DEAN DR	7/17/2026	$135,000	03-ARM'S LENGTH	LAMB, TIMOTHY-AMBER	HOWARD, TRAIVEN L-CORNISH, BETHANY
51-008-220-00	312 FITCH ST	7/13/2026	$215,000	24-PARTIAL ASSESSMENT	CITY OF ALBION	HICKS, SYDNEY D-SLONE, KATHLEEN D
51-008-229-00	600 FITCH ST	7/7/2026	$120,000	03-ARM'S LENGTH	HAMMOND ALBERT	BAMADALAM PROPERTIES LLC
51-013-610-00	1102 E MICHIGAN AVE	7/8/2026	$0	18-LIFE ESTATE	LANOUE MARGARET	LANOUE, MARGARET B
51-015-094-00	609 W CENTER ST	7/14/2026	$61,800	03-ARM'S LENGTH	MARSH TYMOTHY	SLAYTON, DAVID
		10 Totals:	$946,300			

ALBION
DEPARTMENT OF
PUBLIC SAFETY

SERVING. PROTECTING. OUR COMMUNITY.

A COMMITMENT TO
SERVICE & SAFETY

RECENT ACTIVITY SNAPSHOT

415
FIELD CONTACTS

121
POLICE REPORTS

121
TRAFFIC STOPS

★ ALBION, MICHIGAN ★

WORKING TOGETHER FOR A SAFER TOMORROW

AEDC President & CEO Report
AEDC/City BRA/TIFA Board Meeting for August 6, 2026

Office Space Update:
The move to the Ludington Center is complete. The last of the old furniture will be donated and picked up this week. We still have some minor fixes, but we are up and running and enjoying the new space with our partner organizations and already seeing the benefits of our collaboration for our area businesses.

Albion College Intern Assistance:
The summer went quickly for our interns. Since mid-May, Noufil Asif and Vanessa Fuentes have been with us and enjoyed their AEDC experience. I expect to have another intern or two for the fall.

AEDC Finance Update:
Due to the 2025 Audit finding regarding a deficit found in the EDC Fund, I worked with Dr. Theriot, City Manager and David Clark, City Treasurer, to jointly find the most appropriate solution to satisfy the Department of Treasury, the city, and the AEDC. The EDC Fund Deficit Elimination Plan is on the agenda for August 6th, with anticipation for final approval at City Council on August 17th.

The Finance Committee met on July 21st and we discussed how best to move forward with the Deficit Plan and the committee concurred that an immediate transfer into the EDC fund was necessary, and that I should discuss the situation with Dr. Theriot to find a solution. As a result, I have decided to put into place an Administrative Service Contract retroactive to January 1, 2026, which is also on the agenda for the August 6th meeting.

AEDC Funding Activities/Revenue Sources:
EDA/PWEAA Grant: On the radar for later this year. Once the 425 Agreement is in place, I anticipate potential MEDC funding to further assist us with the East Industrial Park, through their MI Site Program.

CDS Proposal: I am meeting with the Albion Community Foundation's lobbyist, Jayne Jones, August 10th to discuss 2027 funding opportunities for the AEDC.

MSHDA Mi Neighborhood 3.0 CDBG: The City BRA owned property is being considered at 405 E. Pine Street for at least eight (8) new single-family housing development. City Staff and I met on July 15th to discuss how to proceed. We are waiting for the next round to open to submit our letter of intent. The next step is to ensure it is properly zoned and the property is transferred to the City.

The **Match on Main** grant award was awarded to the Friends of the Bohm Theatre for a $25,000 grant. AEDC Staff are awaiting receipt of the grant agreement and documentation from the MEDC. The Bohm Theatre can start the project now, effective April 20, 2026, the date their grant was submitted. Once their project is complete, the AEDC will request the funds and then reimburse the Bohm Theatre for the grant amount.

Revolving Loan Fund:
The revised loan agreement amendment for Build Wealth, LLC to revamp repayment schedule was signed by Justin Harper and he is currently ahead of his payment schedule. He will be assessed a $100 late fee if his payment is not received by the 10th of each month.

After RLF program documentation has been reviewed by the AEDC Attorney (he is working on this now) and approved by the RLF Committee, the AEDC will begin aggressively marketing the RLF

program. We are mailing out monthly invoices to the three active loan recipients and have an organized system to manage the RLF program going forward.

I am in the process of reviewing the RLF Plan on behalf of the city and the AEDC. I will be bringing a revised document to you soon for consideration of approval.

Grants: Housing Projects:
The CHILL Grant will wrap up by the end of September, and we expect to receive $6,468 for the remaining administration fees as a result. We are waiting for the Calhoun County Land Bank Authority to open the application process for the MSHDA CDBG Grant program for homeowner rehabilitation projects for single family homes in the City of Albion and the Village of Homer. Our current wait list has been shared with the CCLBA so our current homeowners will have an opportunity to apply for funding up to $25,000.

Workforce and Training:
Region 8 was awarded the Small Business Support Hub 2.0 Grant on July 28th in the amount of $930,000. The AEDC partnered on the grant application submittal, and I do expect the Albion EDC to receive funding to continue the small business and entrepreneurial outreach and marketing efforts we currently do with our local and state partners.

The Greater Albion Job Fair held on Thursday, July 16th was successful. We had 14 companies participate, with about 30 job seekers. Several companies reported they had interviews scheduled, and two of the companies hired on-the-spot! We will be holding this event quarterly, and the next one is being planned for October 29, 2026, here at the Ludington Center.

The Michigan Small Business Development Center has an Albion presence twice each month for small business coaching. They joined us on July 22nd and met with a local food truck vendor looking to expand and find a brick-and-mortar location in downtown Albion. I also connected a small business owner, working out of his home doing IT services, to the SBDC. He is also looking for a brick-and-mortar location downtown.

Marketing/Planning:
AEDC, ACF, and Chamber branding will soon be on the Ludington Center windows and interior doors/walls. AEDC Staff has new business cards, note cards, and letter envelopes as well as a Post Office box (#32) since mail is not delivered to the Ludington Center.

In mid-July, Dr. Theriot and I met with our Consumers Energy and Michigan Economic Development Corporation (MEDC) representatives who continue to assist us with community visioning, strategic planning to ensure we are well versed in available programs since Albion is a Certified Redevelopment Ready Community (CRRC). The MEDC is implementing a new marketing strategy that will include drone footage, and Brick Street Marketing has graciously sent them the files to the water tower hoisting event to showcase as well.

The city is receiving grant funding from the MEDC for their Comprehensive Plan process with McKenna. The kick-off meeting was held last week to discuss next steps. Watch for surveys, pop-up and other community engagement events to make sure everyone has a voice as the plan is created - Please widely share this survey! The AEDC will have a contributing role for the plan as economic development is a key component.

On October 20, 2026, the Greater Albion Chamber of Commerce is hosting the Economic Club Luncheon, sponsored by the KCC-EAC and the AEDC. The speaker for the event is Mike Horrigan, W.E. Upjohn Institute President. I will make a brief presentation noting the work during my first year

(almost) and noting the great progress we have made as a community. Stay tuned for more details – coming soon.

Attraction Efforts
On behalf of the City of Albion, Dr. Theriot and I drafted a letter of recommendation advocating for the two census tracts in the City of Albion to continue as an Opportunity Zone within Region 8. The State of Michigan is reassigning Opportunity Zones around the entire state, and I will submit our letter onto the MEDC portal prior to August 19th.

EAST INDUSTRIAL PARK (EIP) Due Diligence & MI Site Program Updates:
With the assistance of our AEDC Attorney, we have three more option agreements expiring in September. We will be going into Closed Session on August 6th to address those renewals. We now have a spreadsheet that includes all data for each Option Agreement.

SME continues to work with MDOT to conduct a traffic study so we can begin to plan for road infrastructure and other utilities into the EIP, including rail. We will be revisiting the rail situation soon with Norfolk Southern. A map for all parcels that need to be considered within the 425 Agreement is being created by SME as well.

For the August 6th AEDC Agenda, the AEDC is asking for a resolution to be adopted by the AEDC to form the 425 Work Group Committee, along with members from City of Albion City Council, and Sheridan Township Board Members. A resolution will be adopted by each entity, as legal counsel has recommended. The AEDC 425 Work Group Committee will consist of the AEDC Attorney, AEDC Engineer, AEDC President & CEO, and Bruce Nelson, AEDC Board Member/Treasurer. This group will be tasked with providing input to finalize the 425 Agreement and making development decisions and other related needs for the East Industrial Park to report back to their respective Boards for a term of two years, with a possible extension of one year. City Council approved their resolution at Monday evening's City Council Meeting. The first work group meeting is scheduled for August 11th.

The MEDC provided our community with an Industry Plan that includes best uses and suggestions for our area/region for future industrial development in our West and East Industrial Parks. More specifically, we are reviewing this at our first work group meeting to place within the revamped 425 Agreement between the City of Albion and Sheridan Township.

WEST INDUSTRIAL PARK/TIFA DISTRICT:
Business Retention/Expansion visits have been stalled until the fall.

1100 Industrial Blvd. is in tax foreclosure and will have an on-line auction on August 5, 2026.

For the August 6th AEDC Agenda, AEDC staff worked with Jason Kern, the Director of Public Works, as he received three quotes for road repaving in the TIF District. Those bids are within the packet for August 6th. I am working with a local investor to purchase three AEDC properties within the West Industrial Park and anticipate a closing sometime this fall.

The TIFA Finance and Development Plan Amendment is still a work in progress. Recently, I met with the City Assessor and the Calhoun County GIS team to ensure we have correct maps and parcel numbers that will need to be included within the amendment. Lastly, our interns researched successful projects for 2013-2026 and we are compiling the data to finalize it to present at a future meeting as well as its inclusion in the Amended TIF Finance and Development Plan.

Brownfield Redevelopment Authority:

On August 19th, the city, AEDC, and the development team will have our first of several standing meetings to ensure the Big Albion Plan project continues to move forward steadily and to avoid any hiccups in the process of their project. A fence has been erected behind the buildings and activity is occurring.

ACE Investment Properties for 215-217 S. Superior Street and 300 S. Superior Street/105 W. Porter Street continues and I don't have any updates at this time, except that MSHDA has requested additional documentation.

Regarding the building at100 S. Superior, a proposal was received this week to review the scope of work to begin stabilization efforts. The MEDC is involved as we anticipate receiving grant funds from them to assist with those stabilization costs since Albion is a Revitalization Ready Certified Community. The SHPO Rural Heritage Partnership Grant continues to move forward, and as a reminder, the City BRA Board authorized the funding for the local match.

City staff and I have monthly standing meetings for the City of Albion, its BRA, and the Calhoun County Land Bank Authority to review and discuss City of Albion projects. In addition to the interior stabilization occurring now at 203 N. Superior, the CCLBA owns four additional parcels downtown and plans to stabilize those buildings are also being discussed. The CCLBA has been successful in receiving EPA and ARPA funding that we can apply for when we have a potential project.

The AEDC Finance committee inquired about the Brownfield Local Revolving Fund. I investigated legislation at the committee's request and found it to be a necessary funding component for a Brownfield Redevelopment Authority to ensure sustainability of the organization. It is in P.A. 381 but not mandated. In addition, it is within the current City BRA Policies and Procedures that the City BRA Board approved May 2, 2019. Triterra, our environmental consultant, echoes my opinion that it is necessary to have a BLRF to continue funding future projects within a community.

I am in the process of reviewing the mentioned City BRA Policies and Procedures and will be bringing a revised document to you soon for consideration of approval.

CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING

AGENDA ITEM REPORT

Subject: Financial Reports

Meeting: CITY COUNCIL REGULAR SESSION COUNCIL REGULAR MEETING - August 17, 2026

ATTACHMENTS:

Cash Summary All Funds 6-30-2026.pdf
June 2026 Revenue & Expenditure Report.pdf
EDC Controlled Funds June 2026 Revenue & Expenditure Report.pdf

CASH SUMMARY REPORT FOR CITY OF ALBION

From 12/31/2025 to 06/30/2026
ACCOUNTS: 017.00, 017.06, 017.07, 017.19, 017.11 (42 more)
FUNDS: 731, 101, 590, 591, 667 (31 more)

Account	Description	Beginning Balance 12/31/2025	Total Debits	Total Credits	Ending Balance 06/30/2026
Fund: 101	**GENERAL FUND**				
001.00	CASH	56.96	487,375.37	497,285.64	(9,853.31)
001.03	CASH - FLAGSTAR BANK	1,154,029.51	7,419,404.10	8,779,074.83	(205,641.22)
002.00	CASH - INCOME TAX ACCOUNT	31,531.95	509,836.84	536,722.98	4,645.81
002.03	CASH - FLAGSTAR INCOME TAX	(45,920.70)	663,175.35	583,745.55	33,509.10
002.04	CASH - SAVINGS FLAGSTAR BANK	(2,570.55)	1,913,361.30	1,865,000.00	45,790.75
003.00	CERTIFICATES OF DEPOSIT	0.00	1,500,000.00	750,000.00	750,000.00
004.00	PETTY CASH	100.00	0.00	0.00	100.00
004.02	PETTY CASH - CHANGE DRAWER	400.00	0.00	0.00	400.00
005.00	HRA ACCOUNT FOR EMPLOYEES	1,802.71	10.50	1,813.21	0.00
017.00	INVESTMENTS	1,007,248.80	3,413,086.43	3,422,051.70	998,283.53
017.19	COVID-19 ARPA LOCAL FISCAL RECOVERY GRN	0.10	0.00	0.10	0.00
	GENERAL FUND	2,146,678.78	15,906,249.89	16,435,694.01	1,617,234.66
Fund: 151	**CEMETERY TRUST FUND**				
001.00	CASH	100.23	100,001.05	100,201.32	(100.04)
001.03	CASH - FLAGSTAR BANK	9,689.43	38,613.56	38,500.00	9,802.99
001.10	CASH - MONEY MARKET	0.00	101.88	0.00	101.88
003.00	CERTIFICATES OF DEPOSIT	0.00	100,000.00	0.00	100,000.00
017.00	INVESTMENTS	208,823.94	104,687.46	200,000.00	113,511.40
017.06	MONROE MAUSOLEUM	10,712.57	238.51	0.00	10,951.08
	CEMETERY TRUST FUND	229,326.17	343,642.46	338,701.32	234,267.31
Fund: 202	**MAJOR STREETS FUND**				
001.00	CASH	(0.08)	0.00	0.00	(0.08)
001.03	CASH - FLAGSTAR BANK	105,203.15	1,326,249.48	1,311,674.98	119,777.65
003.00	CERTIFICATES OF DEPOSIT	0.00	300,000.00	0.00	300,000.00
017.00	INVESTMENTS	931,990.21	130,969.06	650,000.08	412,959.19
	MAJOR STREETS FUND	1,037,193.28	1,757,218.54	1,961,675.06	832,736.76
Fund: 203	**LOCAL STREETS FUND**				
001.00	CASH	0.08	100.00	100.08	0.00
001.03	CASH - FLAGSTAR BANK	21,163.84	540,673.89	596,828.93	(34,991.20)
003.00	CERTIFICATES OF DEPOSIT	0.00	100,000.00	0.00	100,000.00
017.00	INVESTMENTS	281,413.82	6,477.07	100,000.00	187,890.89
	LOCAL STREETS FUND	302,577.74	647,250.96	696,929.01	252,899.69
Fund: 208	**RECREATION FUND**				
001.03	CASH - FLAGSTAR BANK	20,507.28	458,547.69	435,983.31	43,071.66
003.00	CERTIFICATES OF DEPOSIT	200,000.00	150,000.00	200,000.00	150,000.00
017.00	INVESTMENTS	162,850.84	205,115.57	200,000.00	167,966.41
	RECREATION FUND	383,358.12	813,663.26	835,983.31	361,038.07
Fund: 214	**CALHOUN COUNTY PARKS MILLAGE**				
001.03	CASH - FLAGSTAR BANK	195.47	57,897.24	27,016.61	31,076.10
017.00	INVESTMENTS	67,290.10	1,444.47	5,000.00	63,734.57
	CALHOUN COUNTY PARKS MILLAGE	67,485.57	59,341.71	32,016.61	94,810.67
Fund: 226	**SOLID WASTE FUND**				
001.03	CASH - FLAGSTAR BANK	8,601.53	780,913.18	780,264.65	9,250.06
003.00	CERTIFICATES OF DEPOSIT	300,000.00	250,000.00	300,000.00	250,000.00
017.00	INVESTMENTS	468,097.75	310,017.81	505,000.00	273,115.56

CASH SUMMARY REPORT FOR CITY OF ALBION

From 12/31/2025 to 06/30/2026
ACCOUNTS: 017.00, 017.06, 017.07, 017.19, 017.11 (42 more)
FUNDS: 731, 101, 590, 591, 667 (31 more)

Account	Description	Beginning Balance 12/31/2025	Total Debits	Total Credits	Ending Balance 06/30/2026
Fund: 226	**SOLID WASTE FUND**				
	SOLID WASTE FUND	776,699.28	1,340,930.99	1,585,264.65	532,365.62
Fund: 243	**BROWNFIELD REDEVELOPMENT AUTHORITY**				
001.03	CASH - FLAGSTAR BANK	5,702.66	126,850.28	23,243.84	109,309.10
017.00	INVESTMENTS	238,283.04	98,533.17	194,098.44	142,717.77
	BROWNFIELD REDEVELOPMENT AUTHORITY	243,985.70	225,383.45	217,342.28	252,026.87
Fund: 244	**ECONOMIC DEVELOPMENT FUND**				
001.03	CASH - FLAGSTAR BANK	30,440.20	1,228,594.41	1,170,619.47	88,415.14
017.00	INVESTMENTS	6.68	202,719.34	50,000.00	152,726.02
	ECONOMIC DEVELOPMENT FUND	30,446.88	1,431,313.75	1,220,619.47	241,141.16
Fund: 247	**TIFA FUND**				
001.03	CASH - FLAGSTAR BANK	127,389.90	356,424.21	538,923.92	(55,109.81)
003.00	CERTIFICATES OF DEPOSIT	0.00	250,000.00	0.00	250,000.00
004.00	PETTY CASH	50.00	0.00	0.00	50.00
017.00	INVESTMENTS	105,202.26	517,434.04	300,000.00	322,636.30
	TIFA FUND	232,642.16	1,123,858.25	838,923.92	517,576.49
Fund: 248	**DDA FUND**				
001.00	CASH	0.04	0.00	0.00	0.04
001.02	FARMERS MRKT SNAP	9,279.72	0.00	411.27	8,868.45
001.03	CASH - FLAGSTAR BANK	33,941.45	47,903.34	20,662.89	61,181.90
017.00	INVESTMENTS	311,223.42	5,116.26	94,995.04	221,344.64
	DDA FUND	354,444.63	53,019.60	116,069.20	291,395.03
Fund: 251	**CDBG FUND**				
001.03	CASH - FLAGSTAR BANK	38,510.24	198,174.71	228,262.75	8,422.20
017.00	INVESTMENTS	678.84	14.98	0.00	693.82
	CDBG FUND	39,189.08	198,189.69	228,262.75	9,116.02
Fund: 265	**DRUG LAW ENFORCEMENT FUND**				
001.03	CASH - FLAGSTAR BANK	23,440.87	50,846.77	60,356.80	13,930.84
017.00	INVESTMENTS	139,159.79	23,392.86	50,000.00	112,552.65
	DRUG LAW ENFORCEMENT FUND	162,600.66	74,239.63	110,356.80	126,483.49
Fund: 296	**REVOLVING LOAN FUND**				
001.03	CASH - FLAGSTAR BANK	27,330.39	438,123.51	365,603.80	99,850.10
003.00	CERTIFICATES OF DEPOSIT	250,000.00	150,000.00	250,000.00	150,000.00
017.00	INVESTMENTS	349,054.02	348,138.90	695,941.76	1,251.16
	REVOLVING LOAN FUND	626,384.41	936,262.41	1,311,545.56	251,101.26
Fund: 297	**LOCAL BROWNFIELD REVOLVING FUND**				
001.03	CASH - FLAGSTAR BANK	0.00	325,758.09	388,806.88	(63,048.79)
003.00	CERTIFICATES OF DEPOSIT	0.00	300,000.00	0.00	300,000.00
017.00	INVESTMENTS	0.00	833,102.06	600,000.00	233,102.06
	LOCAL BROWNFIELD REVOLVING FUND	0.00	1,458,860.15	988,806.88	470,053.27
Fund: 362	**MTF BONDS, SERIES 2024 DEBT FUND**				
001.03	CASH - FLAGSTAR BANK	410.08	61,581.80	61,576.66	415.22
017.08	INV - MTF BONDS, SERIES 2024	6,604.52	0.00	0.00	6,604.52
	MTF BONDS, SERIES 2024 DEBT FUND	7,014.60	61,581.80	61,576.66	7,019.74

CASH SUMMARY REPORT FOR CITY OF ALBION

From 12/31/2025 to 06/30/2026
ACCOUNTS: 017.00, 017.06, 017.07, 017.19, 017.11 (42 more)
FUNDS: 731, 101, 590, 591, 667 (31 more)

Account	Description	Beginning Balance 12/31/2025	Total Debits	Total Credits	Ending Balance 06/30/2026
Fund: 363	**ENERGY/425/GENERATOR BONDS**				
001.03	CASH - FLAGSTAR BANK	(16.65)	0.00	0.00	(16.65)
017.00	INVESTMENTS	33.48	32.15	0.00	65.63
	ENERGY/425/GENERATOR BONDS	16.83	32.15	0.00	48.98
Fund: 367	**SIDEWALK PROGRAM FUND**				
017.00	INVESTMENTS	64.62	1.81	0.00	66.43
	SIDEWALK PROGRAM FUND	64.62	1.81	0.00	66.43
Fund: 369	**ALBION BUILDING AUTHORITY BOND**				
001.03	CASH - FLAGSTAR BANK	28,411.25	0.00	33,736.25	(5,325.00)
017.00	INVESTMENTS	17,569.67	28,903.06	0.00	46,472.73
	ALBION BUILDING AUTHORITY BOND	45,980.92	28,903.06	33,736.25	41,147.73
Fund: 450	**STREET IMPROVEMENTS FUND**				
001.03	CASH - FLAGSTAR BANK	63,014.45	1,786,684.77	1,244,283.42	605,415.80
002.04	CASH - SAVINGS FLAGSTAR BANK	1,071.23	12.36	1,081.49	2.10
003.10	CD - MTF BONDS, SERIES 2024	750,000.00	0.00	750,000.00	0.00
017.00	INVESTMENTS	103,982.83	148,684.62	90,000.00	162,667.45
017.08	INV - MTF BONDS, SERIES 2024	962,825.74	13,415.62	860,327.24	115,914.12
	STREET IMPROVEMENTS FUND	1,880,894.25	1,948,797.37	2,945,692.15	883,999.47
Fund: 452	**MDOT RECONSTRUCTION FUND**				
017.00	INVESTMENTS	147,242.48	1,286.93	145,000.00	3,529.41
	MDOT RECONSTRUCTION FUND	147,242.48	1,286.93	145,000.00	3,529.41
Fund: 569	**BUILDING AUTHORITY**				
001.03	CASH - FLAGSTAR BANK	47,487.97	64,437.81	106,327.38	5,598.40
017.00	INVESTMENTS	370,765.32	41,424.56	195,000.00	217,189.88
	BUILDING AUTHORITY	418,253.29	105,862.37	301,327.38	222,788.28
Fund: 590	**SEWER FUND**				
001.00	CASH	2,323.14	75,140.26	72,677.39	4,786.01
001.03	CASH - FLAGSTAR BANK	205,281.74	948,382.95	1,797,312.35	(643,647.66)
001.05	USDA W/W CONSTRUCTION ACCOUNT	3,000.20	3,903,866.64	3,906,666.64	200.20
004.00	PETTY CASH	250.00	250.00	250.00	250.00
017.00	INVESTMENTS	51,171.43	154,445.79	202,665.62	2,951.60
017.11	INV - WWP JR LIEN BD & INT REDEMPTION	26,063.54	2,833.36	0.00	28,896.90
017.12	INV - WWP BOND RESERVE	131,312.89	44,824.62	2,232.15	173,905.36
017.13	INV - WWP REPAIR REPALACEMENT IMPRV	37,168.48	12,056.14	0.00	49,224.62
	SEWER FUND	456,571.42	5,141,799.76	5,981,804.15	(383,432.97)
Fund: 591	**WATER FUND**				
001.00	CASH	2,658.40	294,729.83	292,403.70	4,984.53
001.03	CASH - FLAGSTAR BANK	1,251,236.14	14,166,517.93	14,907,324.87	510,429.20
001.06	CASH - FLAGSTAR BK - DWSRF	2,500.00	1,757,546.77	1,759,734.67	312.10
001.08	WSS 2025 REV BD CONSTRUCTION	354.17	5,217,644.17	5,217,643.23	355.11
001.09	WSS 2025 REV BD REDEMPTION	5.00	0.00	0.00	5.00
002.04	CASH - SAVINGS FLAGSTAR BANK	1,209.56	823,136.34	824,158.32	187.58
003.20	CD - WSS 2025 REV BOND CONSTRUCTION	3,000,000.00	0.00	3,000,000.00	0.00
003.30	CD - WSS 2025 REV BOND RESERVE	500,000.00	650,000.00	500,000.00	650,000.00
004.00	PETTY CASH	250.00	250.00	250.00	250.00
017.00	INVESTMENTS	89,740.84	1,153,492.08	1,146,608.13	96,624.79

CASH SUMMARY REPORT FOR CITY OF ALBION

From 12/31/2025 to 06/30/2026
ACCOUNTS: 017.00, 017.06, 017.07, 017.19, 017.11 (42 more)
FUNDS: 731, 101, 590, 591, 667 (31 more)

Account	Description	Beginning Balance 12/31/2025	Total Debits	Total Credits	Ending Balance 06/30/2026
Fund: 591	**WATER FUND**				
017.15	INV - WSS 2025 REV BOND CONSTRUCTION	4,271,275.96	9,170,580.49	4,650,000.00	8,791,856.45
017.16	INV - WSS 2025 REV BOND REDEMPTION	5,198.88	5,381.09	5,265.38	5,314.59
017.17	INV - WSS 2025 REV BOND RESERVE	205,479.63	997,897.73	1,139,034.37	64,342.99
	WATER FUND	9,329,908.58	34,237,176.43	33,442,422.67	10,124,662.34
Fund: 667	**EQUIPMENT POOL FUND**				
001.00	CASH	(499.99)	500.00	500.00	(499.99)
001.03	CASH - FLAGSTAR BANK	17,296.31	487,953.92	470,297.44	34,952.79
004.00	PETTY CASH	500.00	500.00	500.00	500.00
017.00	INVESTMENTS	106.25	2.13	0.00	108.38
	EQUIPMENT POOL FUND	17,402.57	488,956.05	471,297.44	35,061.18
Fund: 701	**TRUST & AGENCY FUND**				
001.00	CASH	1,423.00	1,785.00	2,779.00	429.00
001.03	CASH - FLAGSTAR BANK	75,963.22	37,469.08	47,675.10	65,757.20
	TRUST & AGENCY FUND	77,386.22	39,254.08	50,454.10	66,186.20
Fund: 702	**PILOT AND DELINQUENT TAX COLLECTION**				
001.00	CASH	96.15	211.92	28.18	279.89
001.03	CASH - FLAGSTAR BANK	51,771.21	221,980.98	1,767.50	271,984.69
	PILOT AND DELINQUENT TAX COLLECTION	51,867.36	222,192.90	1,795.68	272,264.58
Fund: 703	**CURRENT TAX COLLECTION FUND**				
001.00	CASH	7,851.42	81,020.67	68,888.32	19,983.77
001.03	CASH - FLAGSTAR BANK	658,267.46	3,083,591.39	3,757,300.51	(15,441.66)
	CURRENT TAX COLLECTION FUND	666,118.88	3,164,612.06	3,826,188.83	4,542.11
Fund: 731	**RETIREMENT SYSTEM FUND**				
001.03	CASH - FLAGSTAR BANK	47.32	283.55	1,140.50	(809.63)
017.00	INVESTMENTS	34,234.27	761.93	0.00	34,996.20
	RETIREMENT SYSTEM FUND	34,281.59	1,045.48	1,140.50	34,186.57
Fund: 732	**PUBLIC SAFETY PENSION TRUST**				
001.03	CASH - FLAGSTAR BANK	17,770.94	50,000.00	57,736.65	10,034.29
017.00	INVESTMENTS	4.57	0.00	0.00	4.57
017.04	INVESTMENTS - PS PENSION FUND	25,804,165.39	3,883,620.67	2,699,441.20	26,988,344.86
017.05	CASH & EQUIV - HEALTH CARE RESERVE	159,936.68	22,001.26	154.65	181,783.29
017.10	CASH & EQUIV INVESTMENTS	1,917,816.80	0.00	1,219,928.63	697,888.17
	PUBLIC SAFETY PENSION TRUST	27,899,694.38	3,955,621.93	3,977,261.13	27,878,055.18
Fund: 735	**ALBION TRUST**				
017.01	INVESTMENTS - FIRE BARN BONDS	180,128.90	5,635.94	5,696.64	180,068.20
017.10	CASH & EQUIV INVESTMENTS	0.00	5,611.37	0.00	5,611.37
	ALBION TRUST	180,128.90	11,247.31	5,696.64	185,679.57
	REPORT TOTALS:	47,845,839.35	75,777,796.23	78,163,584.41	45,460,051.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
000	GENERAL	6,935,575.31	2,202,754.35	6,001,160.00	3,798,405.65	36.71
215	CLERK	69.66	0.00	0.00	0.00	0.00
253	FINANCE DEPT / TREASURER	2,307.00	992.00	2,500.00	1,508.00	39.68
257	ASSESSING	255.00	200.00	450.00	250.00	44.44
304	CODE ENFORCEMENT	41,861.16	38,048.64	51,800.00	13,751.36	73.45
345	PUBLIC SAFETY	46,027.17	139,642.31	150,990.00	11,347.69	92.48
526	EPA LANDFILL	0.00	65,000.00	65,000.00	0.00	100.00
567	CEMETERY	61,575.12	40,456.73	63,000.00	22,543.27	64.22
701	PLANNING & ZONING	298,078.40	76,475.50	290,800.00	214,324.50	26.30
751	PARKS	23,452.54	10,450.00	4,000.00	(6,450.00)	261.25
758	ALBION RIVER/BIKE TRAIL	28,157.00	0.00	400,000.00	400,000.00	0.00
772	FOOD TRUCK	90.00	340.00	150.00	(190.00)	226.67
931	TRANSFER IN	20,000.00	20,000.00	20,000.00	0.00	100.00
Revenues		7,457,448.36	2,594,359.53	7,049,850.00	4,455,490.47	36.80
Account Category: Expenditures						
101	CITY COUNCIL	63,393.92	28,313.22	62,945.00	34,631.78	44.98
172	CITY MANAGER	235,522.06	137,003.61	141,190.00	4,186.39	97.03
215	CLERK	193,451.44	89,843.02	227,075.00	137,231.98	39.57
253	FINANCE DEPT / TREASURER	771,715.38	386,381.15	784,505.00	398,123.85	49.25
257	ASSESSING	60,022.10	32,376.94	60,240.00	27,863.06	53.75
265	MUNICIPAL BLDG AND/OR 201 N CLINTON ST	335,943.85	93,689.01	107,760.00	14,070.99	86.94
266	ATTORNEY	130,799.17	62,885.40	132,700.00	69,814.60	47.39
270	HUMAN RESOURCES	40,681.99	22,943.94	48,255.00	25,311.06	47.55
304	CODE ENFORCEMENT	75,360.83	57,678.19	87,175.00	29,496.81	66.16
345	PUBLIC SAFETY	2,648,707.70	1,209,083.84	2,819,595.00	1,610,511.16	42.88
441	CITY MAINTENANCE	162,298.30	85,586.33	81,995.00	(3,591.33)	104.38
443	TREE TRIMMING	176,225.09	93,663.72	107,930.00	14,266.28	86.78
447	ENGINEERING	570,474.78	93,245.91	20,105.00	(73,140.91)	463.79
448	STREET LIGHTING	184,046.23	25,080.79	160,000.00	134,919.21	15.68
526	EPA LANDFILL	31,225.51	1,431.60	65,000.00	63,568.40	2.20
567	CEMETERY	474,043.83	207,098.66	461,670.00	254,571.34	44.86
701	PLANNING & ZONING	380,564.51	112,277.09	317,370.00	205,092.91	35.38
751	PARKS	527,579.18	311,887.48	477,545.00	165,657.52	65.31
758	ALBION RIVER/BIKE TRAIL	45,117.24	0.00	479,600.00	479,600.00	0.00
778	HOLLAND PARK TRANSFORMATION PROJECT	6,933.28	0.00	0.00	0.00	0.00
820	100 S. SUPERIOR STREET	0.00	1,076.00	0.00	(1,076.00)	100.00
966	GENERAL APPROPRIATION	393,484.12	148,617.68	307,195.00	158,577.32	48.38
999	TRANSFER OUT	1,200,000.00	0.00	100,000.00	100,000.00	0.00
Expenditures		8,707,590.51	3,200,163.58	7,049,850.00	3,849,686.42	45.39
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		7,457,448.36	2,594,359.53	7,049,850.00	4,455,490.47	36.80
TOTAL EXPENDITURES		8,707,590.51	3,200,163.58	7,049,850.00	3,849,686.42	45.39
Total Fund 101 GENERAL FUND:		(1,250,142.15)	(605,804.05)	0.00	605,804.05	
BEG. FUND BALANCE		4,248,521.88	4,248,614.88	4,248,614.88		
FUND BALANCE ADJUSTMENTS		93.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			(1,250,142.15)	(1,250,142.15)		
END FUND BALANCE		2,998,472.73	2,392,668.68	2,998,472.73		

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 202 MAJOR STREETS FUND						
Account Category: Revenues						
000	GENERAL	966,287.30	368,506.32	1,200,404.00	831,897.68	30.70
486	I-94 TRUNKLINE	18,074.53	11,733.70	19,000.00	7,266.30	61.76
487	M-99 TRUNKLINE	16,745.03	28,039.50	10,000.00	(18,039.50)	280.40
488	M-199 TRUNKLINE	13,703.09	13,527.19	10,500.00	(3,027.19)	128.83
Revenues		1,014,809.95	421,806.71	1,239,904.00	818,097.29	34.02
Account Category: Expenditures						
449	ACT 51 NON-MOTORIZED	4,908.83	0.00	15,000.00	15,000.00	0.00
461	MAINTENANCE	611,569.06	324,564.31	606,345.00	281,780.69	53.53
465	TRAFFIC SERVICES	1,657.59	0.00	1,935.00	1,935.00	0.00
467	WINTER MAINTENANCE	43,094.32	56,105.43	45,640.00	(10,465.43)	122.93
468	BEMER STREET REPAIRS PROJECT	15,000.00	0.00	0.00	0.00	0.00
486	I-94 TRUNKLINE	13,461.29	10,251.17	17,650.00	7,398.83	58.08
487	M-99 TRUNKLINE	31,694.99	29,163.58	22,135.00	(7,028.58)	131.75
488	M-199 TRUNKLINE	18,371.33	13,775.58	15,035.00	1,259.42	91.62
999	TRANSFER OUT	413,940.00	314,963.00	444,900.00	129,937.00	70.79
Expenditures		1,153,697.41	748,823.07	1,168,640.00	419,816.93	64.08
Fund 202 - MAJOR STREETS FUND:						
TOTAL REVENUES		1,014,809.95	421,806.71	1,239,904.00	818,097.29	34.02
TOTAL EXPENDITURES		1,153,697.41	748,823.07	1,168,640.00	419,816.93	64.08
Total Fund 202 MAJOR STREETS FUND:		(138,887.46)	(327,016.36)	71,264.00	398,280.36	
BEG. FUND BALANCE		1,368,136.84	1,368,135.84	1,368,135.84		
FUND BALANCE ADJUSTMENTS		(1.00)	0.00			
NET OF REVENUES/EXPENDITURES - 2025			(138,887.46)	(138,887.46)		
END FUND BALANCE		1,229,248.38	902,232.02	1,300,512.38		

77.25%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 203 LOCAL STREETS FUND						
	Account Category: Revenues					
000	GENERAL	332,646.03	114,176.84	449,419.00	335,242.16	25.41
931	TRANSFER IN	275,000.00	275,000.00	275,000.00	0.00	100.00
	Revenues	607,646.03	389,176.84	724,419.00	335,242.16	53.72
	Account Category: Expenditures					
449	ACT 51 NON-MOTORIZED	4,285.59	0.00	4,750.00	4,750.00	0.00
461	MAINTENANCE	808,604.82	346,438.54	644,215.00	297,776.46	53.78
465	TRAFFIC SERVICES	6,686.57	570.09	6,385.00	5,814.91	8.93
467	WINTER MAINTENANCE	60,934.25	57,447.16	43,115.00	(14,332.16)	133.24
999	TRANSFER OUT	71,060.00	21,614.00	91,900.00	70,286.00	23.52
	Expenditures	951,571.23	426,069.79	790,365.00	364,295.21	53.91
	Fund 203 - LOCAL STREETS FUND:					
	TOTAL REVENUES	607,646.03	389,176.84	724,419.00	335,242.16	53.72
	TOTAL EXPENDITURES	951,571.23	426,069.79	790,365.00	364,295.21	53.91
	Total Fund 203 LOCAL STREETS FUND:	(343,925.20)	(36,892.95)	(65,946.00)	(29,053.05)	
	BEG. FUND BALANCE	733,080.77	733,079.77	733,079.77		
	FUND BALANCE ADJUSTMENTS	(1.00)	0.00			
	NET OF REVENUES/EXPENDITURES - 2025		(343,925.20)	(343,925.20)		
	END FUND BALANCE	389,154.57	352,261.62	323,208.57		

44.57%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 208 RECREATION FUND						
Account Category: Revenues						
756 - RECREATION		275,789.24	26,823.66	297,640.00	270,816.34	9.01
Revenues		275,789.24	26,823.66	297,640.00	270,816.34	9.01
Account Category: Expenditures						
754 - SUMMER RECREATION PROGRAM		0.00	11,146.87	0.00	(11,146.87)	100.00
756 - RECREATION		242,009.39	80,532.70	306,725.00	226,192.30	26.26
Expenditures		242,009.39	91,679.57	306,725.00	215,045.43	29.89
Fund 208 - RECREATION FUND:						
TOTAL REVENUES		275,789.24	26,823.66	297,640.00	270,816.34	9.01
TOTAL EXPENDITURES		242,009.39	91,679.57	306,725.00	215,045.43	29.89
Total Fund 208 RECREATION FUND:		33,779.85	(64,855.91)	(9,085.00)	55,770.91	
BEG. FUND BALANCE		433,717.72	433,717.72	433,717.72		
NET OF REVENUES/EXPENDITURES - 2025			33,779.85	33,779.85		
END FUND BALANCE		467,497.57	402,641.66	458,412.57		

131.27%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 226 SOLID WASTE FUND						
Account Category: Revenues						
000 - GENERAL		414,617.37	41,272.21	425,825.00	384,552.79	9.69
Revenues		414,617.37	41,272.21	425,825.00	384,552.79	9.69
Account Category: Expenditures						
523 - LEAF PICKUP		146.00	0.00	0.00	0.00	0.00
524 - TREE DUMP		175,512.88	22,546.01	98,170.00	75,623.99	22.97
527 - SOLID WASTE		342,728.06	154,886.35	263,465.00	108,578.65	58.79
999 - TRANSFER OUT		95,000.00	110,000.00	160,000.00	50,000.00	68.75
Expenditures		613,386.94	287,432.36	521,635.00	234,202.64	55.10
Fund 226 - SOLID WASTE FUND:						
TOTAL REVENUES		414,617.37	41,272.21	425,825.00	384,552.79	9.69
TOTAL EXPENDITURES		613,386.94	287,432.36	521,635.00	234,202.64	55.10
Total Fund 226 SOLID WASTE FUND:		(198,769.57)	(246,160.15)	(95,810.00)	150,350.15	
BEG. FUND BALANCE		974,302.93	974,302.93	974,302.93		
NET OF REVENUES/EXPENDITURES - 2025			(198,769.57)	(198,769.57)		
END FUND BALANCE		775,533.36	529,373.21	679,723.36		

101.48%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 248 DDA FUND						
Account Category: Revenues						
000	GENERAL	221,720.41	4,507.57	231,010.00	226,502.43	1.95
Revenues		221,720.41	4,507.57	231,010.00	226,502.43	1.95
Account Category: Expenditures						
723	BROWNFIELD REDEVELOPMENT AUTHORITY	94,995.04	0.00	98,320.00	98,320.00	0.00
735	DDA	94,645.88	14,890.05	110,595.00	95,704.95	13.46
737	FARMERS MARKET	4,934.61	392.94	805.00	412.06	48.81
Expenditures		194,575.53	15,282.99	209,720.00	194,437.01	7.29
Fund 248 - DDA FUND:						
TOTAL REVENUES		221,720.41	4,507.57	231,010.00	226,502.43	1.95
TOTAL EXPENDITURES		194,575.53	15,282.99	209,720.00	194,437.01	7.29
Total Fund 248 DDA FUND:		27,144.88	(10,775.42)	21,290.00	32,065.42	
BEG. FUND BALANCE		276,639.44	276,639.44	276,639.44		
NET OF REVENUES/EXPENDITURES - 2025			27,144.88	27,144.88		
END FUND BALANCE		303,784.32	293,008.90	325,074.32		

139.71%

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 265 DRUG LAW ENFORCEMENT FUND						
	Account Category: Revenues					
000	GENERAL	6,998.94	2,878.93	6,000.00	3,121.07	47.98
334	FED DRUG LAW ENFOR - REIMBUR	21,204.06	0.00	0.00	0.00	0.00
	Revenues	28,203.00	2,878.93	6,000.00	3,121.07	47.98
	Account Category: Expenditures					
334	FED DRUG LAW ENFOR - REIMBUR	30,715.79	37,832.85	51,100.00	13,267.15	74.04
	Expenditures	30,715.79	37,832.85	51,100.00	13,267.15	74.04
Fund 265 - DRUG LAW ENFORCEMENT FUND:						
TOTAL REVENUES		28,203.00	2,878.93	6,000.00	3,121.07	47.98
TOTAL EXPENDITURES		30,715.79	37,832.85	51,100.00	13,267.15	74.04
Total Fund 265 DRUG LAW ENFORCEMENT FUND:		(2,512.79)	(34,953.92)	(45,100.00)	(10,146.08)	
BEG. FUND BALANCE		162,985.84	162,985.84	162,985.84		
NET OF REVENUES/EXPENDITURES - 2025			(2,512.79)	(2,512.79)		
END FUND BALANCE		160,473.05	125,519.13	115,373.05		

245.63%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 569 BUILDING AUTHORITY						
Account Category: Revenues						
000	GENERAL	20,401.09	5,309.73	17,600.00	12,290.27	30.17
265	MUNICIPAL BLDG AND/OR 201 N CLINTON ST	1,512.00	882.00	1,512.00	630.00	58.33
271	FIRE/AMBULANCE BUILDING	36,000.00	7,200.00	36,000.00	28,800.00	20.00
273	MSHDA MOD / 312 FITCH ST HOUSE	148,618.00	0.00	0.00	0.00	0.00
282	ALBION TRAIN DEPOT RENOVATIONS	60,754.75	0.00	0.00	0.00	0.00
Revenues		267,285.84	13,391.73	55,112.00	41,720.27	24.30
Account Category: Expenditures						
253	FINANCE DEPT / TREASURER	6,375.00	3,187.50	8,605.00	5,417.50	37.04
265	MUNICIPAL BLDG AND/OR 201 N CLINTON ST	1,115.96	1,970.90	1,165.00	(805.90)	169.18
271	FIRE/AMBULANCE BUILDING	33,092.16	20,138.77	36,160.00	16,021.23	55.69
273	MSHDA MOD / 312 FITCH ST HOUSE	203,866.77	32,431.00	0.00	(32,431.00)	100.00
282	ALBION TRAIN DEPOT RENOVATIONS	60,754.75	0.00	0.00	0.00	0.00
999	TRANSFER OUT	0.00	140,000.00	140,000.00	0.00	100.00
Expenditures		305,204.64	197,728.17	185,930.00	(11,798.17)	106.35
Fund 569 - BUILDING AUTHORITY:						
TOTAL REVENUES		267,285.84	13,391.73	55,112.00	41,720.27	24.30
TOTAL EXPENDITURES		305,204.64	197,728.17	185,930.00	(11,798.17)	106.35
Total Fund 569 BUILDING AUTHORITY:		(37,918.80)	(184,336.44)	(130,818.00)	53,518.44	
BEG. FUND BALANCE		457,046.59	457,045.59	457,045.59		
FUND BALANCE ADJUSTMENTS		(1.00)	0.00			
NET OF REVENUES/EXPENDITURES - 2025			(37,918.80)	(37,918.80)		
END FUND BALANCE		419,126.79	234,790.35	288,308.79		

126.28%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 590 SEWER FUND						
Account Category: Revenues						
000	GENERAL	2,170,339.11	603,087.04	2,192,500.00	1,589,412.96	27.51
931	TRANSFER IN	1,100,000.00	0.00	0.00	0.00	0.00
Revenues		3,270,339.11	603,087.04	2,192,500.00	1,589,412.96	27.51
Account Category: Expenditures						
536	WATER UTILITY OPERATIONS	1,755,756.53	974,185.85	1,803,815.00	829,629.15	54.01
542	STREET DEPT ENERGY IMPROVEMENT	8,578.35	3,955.65	9,500.00	5,544.35	41.64
550	BURR OAK ST SANITARY SEW REPLACEMENT	560.00	0.00	0.00	0.00	0.00
554	EAGLE CWSRF WASTWATER LINING PROJECT	0.00	35,300.00	0.00	(35,300.00)	100.00
906	DEBT SERVICE - LOANS	73,977.29	54,380.43	160,000.00	105,619.57	33.99
999	TRANSFER OUT	130,345.00	0.00	0.00	0.00	0.00
Expenditures		1,969,217.17	1,067,821.93	1,973,315.00	905,493.07	54.11
Fund 590 - SEWER FUND:						
TOTAL REVENUES		3,270,339.11	603,087.04	2,192,500.00	1,589,412.96	27.51
TOTAL EXPENDITURES		1,969,217.17	1,067,821.93	1,973,315.00	905,493.07	54.11
Total Fund 590 SEWER FUND:		1,301,121.94	(464,734.89)	219,185.00	683,919.89	
BEG. FUND BALANCE		5,012,398.22	5,012,651.22	5,012,651.22		
FUND BALANCE ADJUSTMENTS		253.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			1,301,121.94	1,301,121.94		
END FUND BALANCE		6,313,773.16	5,849,038.27	6,532,958.16		

296.41%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 591 WATER FUND						
Account Category: Revenues						
000	GENERAL	2,611,370.47	708,722.82	2,375,850.00	1,667,127.18	29.83
549	WATER SYSTEM IMPROVEMENTS	7,940,412.10	101,263.18	0.00	(101,263.18)	100.00
Revenues		10,551,782.57	809,986.00	2,375,850.00	1,565,864.00	34.09
Account Category: Expenditures						
536	WATER UTILITY OPERATIONS	1,787,521.30	773,320.14	1,800,550.00	1,027,229.86	42.95
542	STREET DEPT ENERGY IMPROVEMENT	8.00	0.00	0.00	0.00	0.00
549	WATER SYSTEM IMPROVEMENTS	264,883.00	500.00	0.00	(500.00)	100.00
906	DEBT SERVICE - LOANS	360,339.62	148,217.22	624,200.00	475,982.78	23.75
999	TRANSFER OUT	8,889.00	0.00	0.00	0.00	0.00
Expenditures		2,421,640.92	922,037.36	2,424,750.00	1,502,712.64	38.03
Fund 591 - WATER FUND:						
TOTAL REVENUES		10,551,782.57	809,986.00	2,375,850.00	1,565,864.00	34.09
TOTAL EXPENDITURES		2,421,640.92	922,037.36	2,424,750.00	1,502,712.64	38.03
Total Fund 591 WATER FUND:		8,130,141.65	(112,051.36)	(48,900.00)	63,151.36	
BEG. FUND BALANCE		6,721,780.69	6,722,035.69	6,722,035.69		
FUND BALANCE ADJUSTMENTS		255.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			8,130,141.65	8,130,141.65		
END FUND BALANCE		14,852,177.34	14,740,125.98	14,803,277.34		

607.85%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 667 EQUIPMENT POOL FUND					
Account Category: Revenues					
000 - GENERAL	745,625.71	441,242.56	678,050.00	236,807.44	65.08
931 - TRANSFER IN	300,000.00	150,000.00	150,000.00	0.00	100.00
Revenues	1,045,625.71	591,242.56	828,050.00	236,807.44	71.40
Account Category: Expenditures					
667 - EQUIPMENT POOL	785,706.87	365,600.56	828,050.00	462,449.44	44.15
999 - TRANSFER OUT	13,334.60	0.00	0.00	0.00	0.00
Expenditures	799,041.47	365,600.56	828,050.00	462,449.44	44.15
Fund 667 - EQUIPMENT POOL FUND:					
TOTAL REVENUES	1,045,625.71	591,242.56	828,050.00	236,807.44	71.40
TOTAL EXPENDITURES	799,041.47	365,600.56	828,050.00	462,449.44	44.15
Total Fund 667 EQUIPMENT POOL FUND:	246,584.24	225,642.00	0.00	(225,642.00)	
BEG. FUND BALANCE	555,072.89	556,892.89	556,892.89		
FUND BALANCE ADJUSTMENTS	1,820.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025		246,584.24	246,584.24		
END FUND BALANCE	803,477.13	1,029,119.13	803,477.13		
Report Totals:		124.28%			
TOTAL REVENUES - ALL FUNDS	25,155,267.59	5,498,532.78	15,426,160.00	9,927,627.22	35.64
TOTAL EXPENDITURES - ALL FUNDS	17,388,651.00	7,360,472.23	15,510,080.00	8,149,607.77	47.46
NET OF REVENUES & EXPENDITURES:	7,766,616.59	(1,861,939.45)	(83,920.00)	1,778,019.45	
BEG. FUND BALANCE - ALL FUNDS	20,943,683.81	20,946,101.81	20,946,101.81		
FUND BALANCE ADJUSTMENTS - ALL FUNDS	2,418.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025		7,766,616.59	7,766,616.59		
END FUND BALANCE - ALL FUNDS	28,712,718.40	26,850,778.95	28,628,798.40		

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY						
Account Category: Revenues						
000 - GENERAL		242,893.13	5,254.91	249,710.00	244,455.09	2.10
Revenues		242,893.13	5,254.91	249,710.00	244,455.09	2.10
Account Category: Expenditures						
723 - BROWNFIELD REDEVELOPMENT AUTHORITY		240,516.28	23,342.84	214,360.00	191,017.16	10.89
Expenditures		240,516.28	23,342.84	214,360.00	191,017.16	10.89
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY:						
TOTAL REVENUES		242,893.13	5,254.91	249,710.00	244,455.09	2.10
TOTAL EXPENDITURES		240,516.28	23,342.84	214,360.00	191,017.16	10.89
Total Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY:		2,376.85	(18,087.93)	35,350.00	53,437.93	
BEG. FUND BALANCE		267,769.95	267,770.95	267,770.95		
FUND BALANCE ADJUSTMENTS		1.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			2,376.85	2,376.85		
END FUND BALANCE		270,147.80	252,059.87	305,497.80		

117.59%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND						
Account Category: Revenues						
000	GENERAL	36,972.69	102,064.05	6,131.00	(95,933.05)	1,664.72
730	MI-HOPE GRANT	641,977.57	0.00	0.00	0.00	0.00
731	MI-NEIGHBORHOOD 2.0 GRANT	393,065.16	70,800.53	3,587.00	(67,213.53)	1,973.81
738	MEDC - MI READY SITE PROGRAM GRANT	134,762.41	261,808.68	995,000.00	733,191.32	26.31
739	MI - NEIGHBORHOOD 3.0 GRANT	0.00	0.00	1,100,000.00	1,100,000.00	0.00
931	TRANSFER IN	115,000.00	0.00	0.00	0.00	0.00
Revenues		1,321,777.83	434,673.26	2,104,718.00	1,670,044.74	20.65
Account Category: Expenditures						
728	EDC	311,058.64	41,589.05	277,525.00	235,935.95	14.99
730	MI-HOPE GRANT	654,457.37	6,110.77	0.00	(6,110.77)	100.00
731	MI-NEIGHBORHOOD 2.0 GRANT	393,065.16	70,796.90	3,587.00	(67,209.90)	1,973.71
732	MHSDA CHILL GRANT	36,533.86	3,227.10	0.00	(3,227.10)	100.00
738	MEDC - MI READY SITE PROGRAM GRANT	134,762.41	261,781.80	995,000.00	733,218.20	26.31
739	MI - NEIGHBORHOOD 3.0 GRANT	0.00	0.00	1,100,000.00	1,100,000.00	0.00
Expenditures		1,529,877.44	383,505.62	2,376,112.00	1,992,606.38	16.14
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		1,321,777.83	434,673.26	2,104,718.00	1,670,044.74	20.65
TOTAL EXPENDITURES		1,529,877.44	383,505.62	2,376,112.00	1,992,606.38	16.14
Total Fund 244 ECONOMIC DEVELOPMENT FUND:		(208,099.61)	51,167.64	(271,394.00)	(322,561.64)	
BEG. FUND BALANCE		166,534.73	166,533.73	166,533.73		
FUND BALANCE ADJUSTMENTS		(1.00)	0.00			
NET OF REVENUES/EXPENDITURES - 2025			(208,099.61)	(208,099.61)		
END FUND BALANCE		(41,565.88)	9,601.76	(312,959.88)		

Positive
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Good, Very Low

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 247 TIFA FUND						
Account Category: Revenues						
000 - GENERAL		435,699.90	11,198.62	348,093.00	336,894.38	3.22
Revenues		435,699.90	11,198.62	348,093.00	336,894.38	3.22
Account Category: Expenditures						
733 - TIFA		370,156.20	187,782.42	268,010.00	80,227.58	70.07
Expenditures		370,156.20	187,782.42	268,010.00	80,227.58	70.07
Fund 247 - TIFA FUND:						
TOTAL REVENUES		435,699.90	11,198.62	348,093.00	336,894.38	3.22
TOTAL EXPENDITURES		370,156.20	187,782.42	268,010.00	80,227.58	70.07
Total Fund 247 TIFA FUND:		65,543.70	(176,583.80)	80,083.00	256,666.80	
BEG. FUND BALANCE		632,174.28	632,176.28	632,176.28		
FUND BALANCE ADJUSTMENTS		2.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			65,543.70	65,543.70		
END FUND BALANCE		697,719.98	521,136.18	777,802.98		

195.45%

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 296 REVOLVING LOAN FUND					
Account Category: Revenues					
000 - GENERAL	31,614.05	9,691.22	32,400.00	22,708.78	29.91
931 - TRANSFER IN	174,098.44	0.00	172,604.00	172,604.00	0.00
Revenues	205,712.49	9,691.22	205,004.00	195,312.78	4.73
Account Category: Expenditures					
740 - REVOLVING LOAN	1,182.68	20,099.00	1,510.00	(18,589.00)	1,331.06
999 - TRANSFER OUT	0.00	550,603.77	0.00	(550,603.77)	100.00
Expenditures	1,182.68	570,702.77	1,510.00	(569,192.77)	37,794.89
Fund 296 - REVOLVING LOAN FUND:					
TOTAL REVENUES	205,712.49	9,691.22	205,004.00	195,312.78	4.73
TOTAL EXPENDITURES	1,182.68	570,702.77	1,510.00	(569,192.77)	37,794.89
Total Fund 296 REVOLVING LOAN FUND:	204,529.81	(561,011.55)	203,494.00	764,505.55	
BEG. FUND BALANCE	766,467.11	766,468.11	766,468.11		
FUND BALANCE ADJUSTMENTS	1.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025		204,529.81	204,529.81		
END FUND BALANCE	970,997.92	409,986.37	1,174,491.92		

Very Good

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	End Balance 12/31/2025	YTD Balance 06/30/2026 Normal (Abnormal)	2026 Original Budget	Available Balance 06/30/2026 Normal (Abnormal)	% Bdgt Used
Fund: 297 LOCAL BROWNFIELD REVOLVING FUND						
Account Category: Revenues						
000 - GENERAL		0.00	8,395.78	0.00	(8,395.78)	100.00
931 - TRANSFER IN		0.00	550,603.77	0.00	(550,603.77)	100.00
Revenues		0.00	558,999.55	0.00	(558,999.55)	100.00
Account Category: Expenditures						
745 - LOCAL BROWNFIELD REVOLVING		0.00	21,125.00	0.00	(21,125.00)	100.00
746 - 105 W PORTER & 300 S SUPERIOR		0.00	31,516.37	0.00	(31,516.37)	100.00
748 - 215 & 217 S SUPERIOR		0.00	36,165.51	0.00	(36,165.51)	100.00
749 - 100 S. SUPERIOR STREET		0.00	9,120.00	0.00	(9,120.00)	100.00
Expenditures		0.00	97,926.88	0.00	(97,926.88)	100.00
Fund 297 - LOCAL BROWNFIELD REVOLVING FUND:						
TOTAL REVENUES		0.00	558,999.55	0.00	(558,999.55)	100.00
TOTAL EXPENDITURES		0.00	97,926.88	0.00	(97,926.88)	100.00
Total Fund 297 LOCAL BROWNFIELD REVOLVING FUND:		0.00	461,072.67	0.00	(461,072.67)	
BEG. FUND BALANCE		0.00	0.00	0.00		
NET OF REVENUES/EXPENDITURES - 2025			0.00	0.00		
END FUND BALANCE		0.00	461,072.67	0.00		
Report Totals:						
TOTAL REVENUES - ALL FUNDS		2,206,083.35	1,019,817.56	2,907,525.00	1,887,707.44	35.08
TOTAL EXPENDITURES - ALL FUNDS		2,141,732.60	1,263,260.53	2,859,992.00	1,596,731.47	44.17
NET OF REVENUES & EXPENDITURES:		64,350.75	(243,442.97)	47,533.00	290,975.97	
BEG. FUND BALANCE - ALL FUNDS		1,832,946.07	1,832,949.07	1,832,949.07		
FUND BALANCE ADJUSTMENTS - ALL FUNDS		3.00	0.00			
NET OF REVENUES/EXPENDITURES - 2025			64,350.75	64,350.75		
END FUND BALANCE - ALL FUNDS		1,897,299.82	1,653,856.85	1,944,832.82		

Very Good