



EDC/TIFA/BRA
BOARD OF DIRECTORS' MEETING

Thursday, September 4, 2025, 7:30 am

AEDC Office
115 N. Superior St. Albion, MI 49224

AGENDA

1. Call to Order
2. Roll Call
3. Public Comment

(Persons addressing the Board shall limit their comments to no more than 3 minutes)

4. Approve Agenda
5. Consent Agenda

- i. Review and Approve August 7, 2025, Board Meeting Minutes

6. Review and Approve July Treasurer Report
7. Closed Session for Financial Discussion
8. Resolution to Approve Items Discussed in Closed Session
9. Interim Director's Report
10. Search Committee Report
11. Board of Directors Discussion & Comments

- o • City of Albion
 - o • Albion Township
 - o • Parma Township
 - o • Sheridan Township
 - o • Albion College

- ● Greater Albion Chamber of Commerce
- ● Board at-large

12. Motion to Excuse Absent Members

13. Adjournment

MISSION:

Leveraging partnerships and innovative tactics, AEDC is committed to driving economic revitalization by attracting businesses, supporting workforce development, and investing in strategic infrastructure to create a vibrant community where residents can live, work, and thrive and our shared heritage is celebrated.

VISION

AEDC seeks to transform Albion into a thriving, inclusive, and sustainable community through strategic partnerships, innovation, and community engagement focused on promoting economic growth of existing entities, attracting new enterprises and talents, creating opportunities for all residents, and improving our shared quality of life.

Albion Economic Development Corporation

115 N. Superior St.
Albion, MI 49224
517.629.3926

albionedc.org

EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Albion EDC Office, 115 N. Superior St., Albion MI 49224

June 5, 2025

EDC Board Meeting called to order by White at 7:33 am.

Board Members Present: Bruce Nelson; Andrew French; Hannah Issacs; Chrissy Pfeil; Victoria Snyder; Trevor White; Ian Barbour; Tim Zeller

Board Members Absent: Wallace; Jerome Harvey

Council: Richard Lindsey

Community: CJ Frost

Staff: Jennifer Swanson; Margaret Avery; Amber Kidder

Public Comment: N/A

Motion to approve the agenda made by Mayor Snyder, seconded by French

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Motion to review and approve June 5, 2025, Board Meeting Minutes made by Mayor Snyder, seconded by Zeller

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Zeller – Yes

Motion to review and approve May Treasurer Report made by Zeller, seconded by Issacs

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Zeller – Yes

Motion to approve 2025 Employee Handbook Revisions made by Zeller, seconded by Nelson

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Zeller – Yes

Motion to Approve AEDC Closing Resolution for Watson Street Property made by Snyder, seconded by French

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Zeller – Yes

Motion to amend approval of the Agenda made by Snyder, seconded by French

White – Yes

Barbour – Yes

French – Yes

Isaacs – Yes

Snyder – Yes

Nelson – Yes

Preil – Yes

Zeller – Yes

Nelson gave Interim Director Report which included updates from both Amber Kidder and Margaret Avery. Kidder gave an update on the 3 MSHDA grants running through the EDC and Avery provided an overview of the East Industrial Park Activities through MiSites 2025 and the MEDC. Nelson gave an update on the MI Neighborhood 2.0 development on Watson St. and the ownership availability of the property.

Zeller provided an update on the search committee

Mayor Snyder provided an update on the construction.

Motion made by Snyder, seconded by French, to excuse absent members Ben Wallace & Jerome Harvey.

Motion made to adjourn the meeting at 8:43 A.M.

BALANCE SHEET REPORT FOR CITY OF ALBION
Balance As of 07/31/2025

GL Number	Description	Beg. Balance 01/01/2025	YTD Balance 07/31/2025 Normal (Abnormal)
Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY			
*** Assets ***			
243-000-001.03	CASH - FLAGSTAR BANK	16,575.11	90.07
243-000-017.00	INVESTMENTS	248,378.15	254,828.68
243-000-020.01	WINTER TAXES RECEIVABLE - CURR	101,701.00	0.00
243-000-123.03	PREPAID EXPENSES - LIABILITY & PROP INS	1,115.69	229.56
Total Assets		367,769.95	255,148.31
*** Liabilities ***			
243-000-214.00	DUE TO OTHER FUNDS	100,000.00	0.00
Total Liabilities		100,000.00	0.00
*** Fund Equity ***			
243-000-390.00	FUND BALANCE	257,757.68	257,757.68
Total Fund Equity		257,757.68	257,757.68
Total Fund 243:			
TOTAL ASSETS		367,769.95	255,148.31
BEG. FUND BALANCE - 2024		257,757.68	257,757.68
+ NET OF REVENUES/EXPENDITURES - 2024		10,012.27	10,012.27
+ NET OF REVENUES & EXPENDITURES		0.00	(12,621.64)
= ENDING FUND BALANCE		267,769.95	255,148.31
+ LIABILITIES		100,000.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		367,769.95	255,148.31

BALANCE SHEET REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	Beg. Balance 01/01/2025	YTD Balance 07/31/2025 Normal (Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND			
*** Assets ***			
244-000-001.00	CASH	3.06	0.00
244-000-001.03	CASH - FLAGSTAR BANK	22,318.70	(500,877.30)
244-000-017.00	INVESTMENTS	100,559.47	6.68
244-000-040.00	ACCOUNTS RECEIVABLE	7,098.25	21,341.71
244-000-078.00	DUE FROM STATE	181,055.81	587,144.01
244-000-123.00	PREPAID EXPENSES	45,000.00	60,000.00
244-000-123.03	PREPAID EXPENSES - LIABILITY & PROP INS	1,673.53	344.23
244-000-124.50	SECURITY DEPOSIT - BUILDING RENT	150.00	150.00
Total Assets		357,858.82	168,109.33
*** Liabilities ***			
244-000-202.00	ACCOUNTS PAYABLE	95,391.73	25,000.00
244-000-257.00	ACCRUED WAGES PAYABLE	4,625.87	0.00
244-000-258.00	ACCRUED PAYROLL TAXES	1,528.92	0.00
244-000-339.00	DEFERRED REVENUES	89,777.57	0.00
Total Liabilities		191,324.09	25,000.00
*** Fund Equity ***			
244-000-390.00	FUND BALANCE	593,560.66	593,560.66
Total Fund Equity		593,560.66	593,560.66
Total Fund 244:			
TOTAL ASSETS		357,858.82	168,109.33
BEG. FUND BALANCE - 2024		593,560.66	593,560.66
+ NET OF REVENUES/EXPENDITURES - 2024		(427,025.93)	(427,025.93)
+ NET OF REVENUES & EXPENDITURES		0.00	(23,425.40)
= ENDING FUND BALANCE		166,534.73	143,109.33
+ LIABILITIES		191,324.09	25,000.00
= TOTAL LIABILITIES AND FUND BALANCE		357,858.82	168,109.33

BALANCE SHEET REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	Beg. Balance 01/01/2025	YTD Balance 07/31/2025 Normal (Abnormal)
Fund: 247 TIFA FUND			
*** Assets ***			
247-000-001.03	CASH - FLAGSTAR BANK	8,902.79	125,913.86
247-000-004.00	PETTY CASH	50.00	50.00
247-000-017.00	INVESTMENTS	568,350.50	273,635.14
247-000-020.00	SUMMER TAXES RECEIVABLE - CURR	23,165.56	2,544.03
247-000-020.01	WINTER TAXES RECEIVABLE - CURR	29,342.09	12,203.39
247-000-072.00	DUE FROM COUNTY	5,978.49	0.00
247-000-123.03	PREPAID EXPENSES - LIABILITY & PROP INS	1,673.49	344.12
247-000-124.50	SECURITY DEPOSIT - BUILDING RENT	850.00	850.00
Total Assets		638,312.92	415,540.54
*** Liabilities ***			
247-000-257.00	ACCRUED WAGES PAYABLE	4,680.46	0.00
247-000-258.00	ACCRUED PAYROLL TAXES	1,458.18	0.00
Total Liabilities		6,138.64	0.00
*** Fund Equity ***			
247-000-390.00	FUND BALANCE	477,888.29	477,888.29
Total Fund Equity		477,888.29	477,888.29
Total Fund 247:			
TOTAL ASSETS		638,312.92	415,540.54
BEG. FUND BALANCE - 2024		477,888.29	477,888.29
+ NET OF REVENUES/EXPENDITURES - 2024		154,285.99	154,285.99
+ NET OF REVENUES & EXPENDITURES		0.00	(216,633.74)
= ENDING FUND BALANCE		632,174.28	415,540.54
+ LIABILITIES		6,138.64	0.00
= TOTAL LIABILITIES AND FUND BALANCE		638,312.92	415,540.54

BALANCE SHEET REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	Beg. Balance 01/01/2025	YTD Balance 07/31/2025 Normal (Abnormal)
Fund: 296 REVOLVING LOAN FUND			
*** Assets ***			
296-000-001.03	CASH - FLAGSTAR BANK	148,123.91	72,930.40
296-000-017.00	INVESTMENTS	311,384.20	512,574.46
296-000-040.00	ACCOUNTS RECEIVABLE	30,550.00	30,550.00
296-000-041.00	ESTIMATED UNCOLLECTIBLE ACCTS	(37,850.00)	(37,850.00)
296-000-061.00	LOANS RECEIVABLE	213,143.32	204,472.05
296-000-084.00	DUE FROM OTHER FUNDS	100,000.00	0.00
296-000-123.03	PREPAID EXPENSES - LIABILITY & PROP INS	1,115.68	229.48
Total Assets		766,467.11	782,906.39
*** Fund Equity ***			
296-000-390.00	FUND BALANCE	576,781.50	576,781.50
Total Fund Equity		576,781.50	576,781.50
Total Fund 296:			
TOTAL ASSETS		766,467.11	782,906.39
BEG. FUND BALANCE - 2024		576,781.50	576,781.50
+ NET OF REVENUES/EXPENDITURES - 2024		189,685.61	189,685.61
+ NET OF REVENUES & EXPENDITURES		0.00	16,439.28
= ENDING FUND BALANCE		766,467.11	782,906.39
+ LIABILITIES		0.00	0.00
= TOTAL LIABILITIES AND FUND BALANCE		766,467.11	782,906.39

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdgt Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY								
Account Category: Revenues								
Department: 000 GENERAL								
243-000-402.00	CURRENT PROPERTY TAXES	134,221.84	134,222.00	0.00	138,917.00	138,917.00	0.00	0.00
243-000-665.00	INTEREST	9,710.96	8,750.00	6,450.53	7,500.00	1,049.47	86.01	1,773.52
243-000-699.00	TRANSFER IN	102,965.85	102,965.00	0.00	101,770.00	101,770.00	0.00	(4,637.30)
Total Dept 000 - GENERAL		246,898.65	245,937.00	6,450.53	248,187.00	241,736.47	2.60	(2,863.78)
Revenues		246,898.65	245,937.00	6,450.53	248,187.00	241,736.47	2.60	(2,863.78)
Account Category: Expenditures								
Department: 723 BROWNFIELD REDEVELOPMENT AUTHORITY								
243-723-802.00	CONTRACTUAL SERVICES	24,587.13	24,587.00	14,837.73	25,000.00	10,162.27	59.35	2,226.73
243-723-803.00	ADMINISTRATION FEES	5,740.00	5,740.00	3,348.31	5,765.00	2,416.69	58.08	3,348.31
243-723-937.00	INSURANCE AND BONDS	403.51	404.00	886.13	1,519.00	632.87	58.34	886.13
243-723-993.00	INTEREST	1,887.30	1,887.00	0.00	0.00	0.00	0.00	(1,887.30)
243-723-995.00	TRANSFER OUT	204,268.44	204,268.00	0.00	174,098.00	174,098.00	0.00	0.00
Total Dept 723 - BROWNFIELD REDEVELOPMENT AUTHORITY		236,886.38	236,886.00	19,072.17	206,382.00	187,309.83	9.24	4,573.87
Expenditures		236,886.38	236,886.00	19,072.17	206,382.00	187,309.83	9.24	4,573.87
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY:								
TOTAL REVENUES		246,898.65	245,937.00	6,450.53	248,187.00	241,736.47	2.60	(2,863.78)
TOTAL EXPENDITURES		236,886.38	236,886.00	19,072.17	206,382.00	187,309.83	9.24	4,573.87
NET OF REVENUES & EXPENDITURES:		10,012.27	9,051.00	(12,621.64)	41,805.00	54,426.64		(7,437.65)

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdgt Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 244 ECONOMIC DEVELOPMENT FUND								
Account Category: Revenues								
Department: 000 GENERAL								
244-000-540.00	STATE GRANTS	0.00	0.00	0.00	0.00	0.00	0.00	(50,000.00)
244-000-626.10	ADMINISTRATION FEES	7,098.25	4,770.00	19,546.12	45,320.00	25,773.88	43.13	19,546.12
244-000-665.00	INTEREST	24,231.45	25,540.00	418.61	3,500.00	3,081.39	11.96	(17,634.33)
244-000-675.00	OTHER REVENUES	550.00	50.00	0.00	0.00	0.00	0.00	(550.00)
Total Dept 000 - GENERAL		31,879.70	30,360.00	19,964.73	48,820.00	28,855.27	40.89	(48,638.21)
Department: 730 MI-HOPE GRANT								
244-730-540.00	STATE GRANTS	408,022.43	561,900.00	473,003.53	395,000.00	(78,003.53)	119.75	473,003.53
Total Dept 730 - MI-HOPE GRANT		408,022.43	561,900.00	473,003.53	395,000.00	(78,003.53)	119.75	473,003.53
Department: 731 MI-NEIGHBORHOOD GRANT								
244-731-540.00	STATE GRANTS	10,222.43	4,770.00	246,506.90	272,000.00	25,493.10	90.63	246,506.90
Total Dept 731 - MI-NEIGHBORHOOD GRANT		10,222.43	4,770.00	246,506.90	272,000.00	25,493.10	90.63	246,506.90
Department: 736 MATCH ON MAIN								
244-736-590.00	LOCAL GRANTS	25,000.00	25,000.00	0.00	25,000.00	25,000.00	0.00	0.00
Total Dept 736 - MATCH ON MAIN		25,000.00	25,000.00	0.00	25,000.00	25,000.00	0.00	0.00
Department: 931 TRANSFER IN								
244-931-699.00	TRANSFER IN	0.00	0.00	115,000.00	115,000.00	0.00	100.00	115,000.00
Total Dept 931 - TRANSFER IN		0.00	0.00	115,000.00	115,000.00	0.00	100.00	115,000.00
Revenues		475,124.56	622,030.00	854,475.16	855,820.00	1,344.84	99.84	785,872.22
Account Category: Expenditures								
Department: 728 EDC								
244-728-702.00	SALARIES AND WAGES	42,346.97	44,100.00	35,145.17	79,515.00	44,369.83	44.20	20,812.79
244-728-703.00	PART TIME WAGES	7,786.76	7,787.00	0.00	0.00	0.00	0.00	(7,786.76)
244-728-704.00	OVERTIME	944.04	1,100.00	727.20	200.00	(527.20)	363.60	727.20
244-728-714.00	MEDICARE	740.04	765.00	513.47	1,165.00	651.53	44.07	189.89
244-728-715.00	FICA	3,163.76	3,320.00	2,195.64	4,980.00	2,784.36	44.09	812.15
244-728-716.00	HOSPITALIZATION INSURANCE	6,430.58	7,380.00	4,445.12	14,100.00	9,654.88	31.53	2,240.07
244-728-717.00	LIFE INSURANCE	48.11	35.00	53.17	133.00	79.83	39.98	35.58
244-728-719.00	PENSION CONTRIBUTION	3,030.36	3,165.00	2,161.51	0.00	(2,161.51)	100.00	1,158.27
244-728-719.01	MERS DB CONTRIBUTION	2,819.97	2,820.00	2,478.84	5,510.00	3,031.16	44.99	833.84
244-728-719.02	EMPLOYER CONT.- MERS FORFIETURE APPL	(1,183.90)	(276.00)	(1,477.90)	0.00	1,477.90	100.00	(1,333.13)
244-728-720.00	WORKERS COMPENSATION	108.57	150.00	64.84	156.00	91.16	41.56	13.33
244-728-721.00	UNEMPLOYMENT INSURANCE	22.62	20.00	50.73	7.00	(43.73)	724.71	40.57
244-728-723.00	RETIREE HEALTH SAVINGS CONTRIB	763.18	790.00	617.51	1,100.00	482.49	56.14	351.97
244-728-724.00	CAR ALLOWANCE	560.80	600.00	14.40	600.00	585.60	2.40	(321.43)
244-728-727.00	OFFICE SUPPLY	22,544.64	18,600.00	6,472.31	20,000.00	13,527.69	32.36	(4,675.53)
244-728-728.00	OFFICE EQUIPMENT	4,545.01	768.00	420.53	0.00	(420.53)	100.00	420.53
244-728-729.00	DUES, BOOKS, PERIODICAL	2,289.00	2,000.00	3,376.22	2,000.00	(1,376.22)	168.81	2,076.22
244-728-801.00	PROFESSIONAL SERVICES	158,467.89	151,000.00	43,272.97	151,000.00	107,727.03	28.66	(2,296.79)
244-728-802.00	CONTRACTUAL SERVICES	129,320.79	119,800.00	11,723.17	100,000.00	88,276.83	11.72	(9,434.01)
244-728-803.00	ADMINISTRATION FEES	9,999.96	10,000.00	5,833.31	10,000.00	4,166.69	58.33	0.00
244-728-850.00	TELEPHONE	640.34	1,000.00	325.98	1,000.00	674.02	32.60	(149.97)
244-728-851.00	POSTAGE	2.04	0.00	19.05	0.00	(19.05)	100.00	19.05
244-728-861.00	TRAVEL	226.07	500.00	160.74	5,000.00	4,839.26	3.21	(65.33)
244-728-901.00	PRINTING AND COPYING	198.00	198.00	0.00	0.00	0.00	0.00	(198.00)

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdg Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 244 ECONOMIC DEVELOPMENT FUND								
Account Category: Expenditures								
Department: 728 EDC								
244-728-922.00	ELECTRICITY	1,657.90	1,500.00	384.56	1,500.00	1,115.44	25.64	(616.27)
244-728-930.00	BUILDING & GROUNDS REPAIR & MA	133.00	133.00	700.00	0.00	(700.00)	100.00	700.00
244-728-937.00	INSURANCE AND BONDS	2,152.43	2,279.00	1,329.30	2,279.00	949.70	58.33	(320.99)
244-728-941.00	BUILDING RENTAL	5,600.00	6,000.00	4,185.63	6,000.00	1,814.37	69.76	(14.37)
244-728-955.00	MISCELLANEOUS	(1.00)	0.00	0.00	0.00	0.00	0.00	0.00
244-728-957.00	TRAINING	1,750.00	1,750.00	454.48	10,000.00	9,545.52	4.54	(1,295.52)
244-728-960.00	CONFERENCE COSTS	2,791.11	4,000.00	15.00	8,000.00	7,985.00	0.19	(2,776.11)
244-728-967.00	ECONOMIC DEVELOPMENT	39,158.34	50,000.00	13,181.06	100,000.00	86,818.94	13.18	(4,851.14)
244-728-995.00	TRANSFER OUT	2,750.00	2,750.00	0.00	0.00	0.00	0.00	(2,750.00)
Total Dept 728 - EDC		451,807.38	444,034.00	138,844.01	524,245.00	385,400.99	26.48	(8,453.89)
Department: 730 MI-HOPE GRANT								
244-730-702.00	SALARIES AND WAGES	38,893.34	50,150.00	18,576.34	32,843.00	14,266.66	56.56	(3,298.66)
244-730-703.00	PART TIME WAGES	5,091.93	7,800.00	2,818.75	23,868.00	21,049.25	11.81	2,818.75
244-730-704.00	OVERTIME	705.50	300.00	35.55	100.00	64.45	35.55	35.55
244-730-714.00	MEDICARE	624.51	840.00	306.40	824.00	517.60	37.18	6.67
244-730-715.00	FICA	2,670.34	3,590.00	1,310.19	3,522.00	2,211.81	37.20	28.60
244-730-716.00	HOSPITALIZATION INSURANCE	17,403.85	19,660.00	2,688.77	4,857.00	2,168.23	55.36	(10,880.63)
244-730-717.00	LIFE INSURANCE	50.88	65.00	32.39	56.00	23.61	57.84	13.89
244-730-719.00	PENSION CONTRIBUTION	2,774.77	3,535.00	1,302.79	2,306.00	1,003.21	56.50	(228.46)
244-730-719.02	EMPLOYER CONT- MERS FORFEITURE APPLI	(204.99)	(201.00)	(91.08)	0.00	91.08	100.00	(91.08)
244-730-720.00	WORKERS COMPENSATION	94.84	130.00	46.05	118.00	71.95	39.03	(3.07)
244-730-721.00	UNEMPLOYMENT INSURANCE	25.41	20.00	44.29	15.00	(29.29)	295.27	33.55
244-730-723.00	RETIREE HEALTH SAVINGS CONTRIB	792.81	1,010.00	372.21	500.00	127.79	74.44	(65.29)
244-730-802.00	CONTRACTUAL SERVICES	339,099.24	475,000.00	445,560.88	280,991.00	(164,569.88)	158.57	376,139.88
Total Dept 730 - MI-HOPE GRANT		408,022.43	561,899.00	473,003.53	350,000.00	(123,003.53)	135.14	364,509.70
Department: 731 MI-NEIGHBORHOOD GRANT								
244-731-702.00	SALARIES AND WAGES	5,558.29	3,400.00	38,752.48	16,422.00	(22,330.48)	235.98	38,752.48
244-731-703.00	PART TIME WAGES	1,532.25	0.00	2,419.46	0.00	(2,419.46)	100.00	2,419.46
244-731-704.00	OVERTIME	377.49	100.00	17.76	100.00	82.24	17.76	17.76
244-731-714.00	MEDICARE	105.74	55.00	576.01	240.00	(336.01)	240.00	576.01
244-731-715.00	FICA	452.06	220.00	2,462.90	1,024.00	(1,438.90)	240.52	2,462.90
244-731-716.00	HOSPITALIZATION INSURANCE	1,632.82	650.00	13,311.44	2,429.00	(10,882.44)	548.02	13,311.44
244-731-717.00	LIFE INSURANCE	6.48	5.00	64.75	28.00	(36.75)	231.25	64.75
244-731-719.00	PENSION CONTRIBUTION	412.66	250.00	2,713.88	1,157.00	(1,556.88)	234.56	2,713.88
244-731-719.02	EMPLOYER CONT-MERS FORFEITURE APPLIE	0.00	0.00	(182.14)	0.00	182.14	100.00	(182.14)
244-731-720.00	WORKERS COMPENSATION	15.25	10.00	79.80	36.00	(43.80)	221.67	79.80
244-731-721.00	UNEMPLOYMENT INSURANCE	11.47	5.00	78.20	2.00	(76.20)	3,910.00	78.20
244-731-723.00	RETIREE HEALTH SAVINGS CONTRIB	117.92	75.00	775.36	250.00	(525.36)	310.14	775.36
244-731-802.00	CONTRACTUAL SERVICE	0.00	0.00	185,437.00	218,314.00	32,877.00	84.94	185,437.00
Total Dept 731 - MI-NEIGHBORHOOD GRANT		10,222.43	4,770.00	246,506.90	240,002.00	(6,504.90)	102.71	246,506.90
Department: 732 MHS DA CHILL GRANT								
244-732-702.00	SALARIES AND WAGES	4,905.66	3,400.00	14,247.80	16,422.00	2,174.20	86.76	14,247.80
244-732-704.00	OVERTIME	409.13	100.00	17.78	100.00	82.22	17.78	17.78
244-732-714.00	MEDICARE	76.75	55.00	202.26	240.00	37.74	84.28	202.26
244-732-715.00	FICA	328.10	220.00	864.94	1,024.00	159.06	84.47	864.94
244-732-716.00	HOSPITALIZATION INSURANCE	822.40	650.00	2,954.85	2,429.00	(525.85)	121.65	2,954.85

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdgt Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 244 ECONOMIC DEVELOPMENT FUND								
Account Category: Expenditures								
Department: 732 MHSDA CHILL GRANT								
244-732-717.00	LIFE INSURANCE	5.55	5.00	22.64	28.00	5.36	80.86	22.64
244-732-719.00	PENSION CONTRIBUTION	372.04	250.00	998.57	1,157.00	158.43	86.31	998.57
244-732-719.02	EMPLOYER CONT-MERS FORFEITURE APPLIE	0.00	0.00	(123.93)	0.00	123.93	100.00	(123.93)
244-732-720.00	WORKERS COMPENSATION	11.72	10.00	28.94	36.00	7.06	80.39	28.94
244-732-721.00	UNEMPLOYMENT INSURANCE	8.91	5.00	46.99	2.00	(44.99)	2,349.50	46.99
244-732-723.00	RETIREE HEALTH SAVINGS CONTRIB	93.69	75.00	285.28	250.00	(35.28)	114.11	285.28
244-732-724.00	VEHICLE ALLOWANCE	64.30	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 732 - MHSDA CHILL GRANT		7,098.25	4,770.00	19,546.12	21,688.00	2,141.88	90.12	19,546.12
Department: 736 MATCH ON MAIN								
244-736-802.00	CONTRACTUAL SERVICES	25,000.00	25,000.00	0.00	25,000.00	25,000.00	0.00	0.00
Total Dept 736 - MATCH ON MAIN		25,000.00	25,000.00	0.00	25,000.00	25,000.00	0.00	0.00
Expenditures		902,150.49	1,040,473.00	877,900.56	1,160,935.00	283,034.44	75.62	622,108.83
Fund 244 - ECONOMIC DEVELOPMENT FUND:								
TOTAL REVENUES		475,124.56	622,030.00	854,475.16	855,820.00	1,344.84	99.84	785,872.22
TOTAL EXPENDITURES		902,150.49	1,040,473.00	877,900.56	1,160,935.00	283,034.44	75.62	622,108.83
NET OF REVENUES & EXPENDITURES:		(427,025.93)	(418,443.00)	(23,425.40)	(305,115.00)	(281,689.60)		163,763.39

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdg Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 247 TIFA FUND								
Account Category: Revenues								
Department: 000 GENERAL								
247-000-402.00	CURRENT PROPERTY TAXES	149,134.13	108,179.00	0.00	112,000.00	112,000.00	0.00	0.00
247-000-573.00	LOCAL COMMUNITY STABILIZATION SHARE	172,069.83	172,070.00	0.00	175,000.00	175,000.00	0.00	0.00
247-000-665.00	INTEREST	24,560.87	20,994.00	12,376.10	20,000.00	7,623.90	61.88	(1,620.12)
247-000-673.00	SALE OF FIXED ASSETS	0.00	90,000.00	90,000.00	0.00	(90,000.00)	100.00	90,000.00
247-000-676.00	REIMBURSEMENTS & RESTITUTIONS	71.58	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - GENERAL		345,836.41	391,243.00	102,376.10	307,000.00	204,623.90	33.35	88,379.88
Revenues		345,836.41	391,243.00	102,376.10	307,000.00	204,623.90	33.35	88,379.88
Account Category: Expenditures								
Department: 733 TIFA								
247-733-702.00	SALARIES AND WAGES	126,626.23	124,050.00	58,672.22	166,875.00	108,202.78	35.16	976.13
247-733-703.00	PART TIME WAGES	3,972.01	3,972.00	0.00	0.00	0.00	0.00	(3,972.01)
247-733-704.00	OVERTIME	943.87	500.00	727.03	100.00	(627.03)	727.03	727.03
247-733-714.00	MEDICARE	1,960.56	1,920.00	863.42	2,499.00	1,635.58	34.55	(63.41)
247-733-715.00	FICA	8,383.66	8,200.00	3,691.68	10,687.00	6,995.32	34.54	(271.45)
247-733-716.00	HOSPITALIZATION INSURANCE	15,586.99	16,000.00	1,524.79	22,517.00	20,992.21	6.77	(5,379.44)
247-733-717.00	LIFE INSURANCE	240.48	255.00	49.05	311.00	261.95	15.77	(81.36)
247-733-719.00	PENSION CONTRIBUTION	8,929.89	8,700.00	1,571.82	11,618.00	10,046.18	13.53	(2,466.89)
247-733-719.02	EMPLOYER CONT.- MERS FORFIETURE APPL	(1,460.31)	(540.00)	(268.09)	0.00	268.09	100.00	(100.13)
247-733-720.00	WORKERS COMPENSATION	304.08	315.00	99.31	359.00	259.69	27.66	(51.97)
247-733-721.00	UNEMPLOYMENT INSURANCE	47.05	20.00	60.64	11.00	(49.64)	551.27	51.25
247-733-723.00	RETIREE HEALTH SAVINGS CONTRIB	1,555.38	1,500.00	449.15	1,900.00	1,450.85	23.64	(514.34)
247-733-724.00	VEHICLE ALLOWANCE	5,410.62	5,350.00	129.59	5,400.00	5,270.41	2.40	(2,891.71)
247-733-729.00	DUES, BOOKS, PERIODICAL	250.00	1,000.00	0.00	5,000.00	5,000.00	0.00	0.00
247-733-801.00	PROFESSIONAL SERVICES	0.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00
247-733-802.00	CONTRACTUAL SERVICES	3,343.25	5,000.00	0.00	10,000.00	10,000.00	0.00	0.00
247-733-803.00	ADMINISTRATION FEES	8,900.04	8,900.00	5,191.69	8,900.00	3,708.31	58.33	0.00
247-733-806.00	CLOSING COST ASSET SALE	0.00	0.00	1,949.00	0.00	(1,949.00)	100.00	1,949.00
247-733-921.00	GAS	0.00	0.00	61.70	0.00	(61.70)	100.00	61.70
247-733-922.00	ELECTRICITY	431.31	750.00	907.47	750.00	(157.47)	121.00	907.47
247-733-930.00	BLDG & GRNDS REP/MAINT	1,120.00	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00
247-733-937.00	INSURANCE AND BONDS	605.31	1,000.00	1,329.37	2,279.00	949.63	58.33	999.99
247-733-941.00	BUILDING RENTAL	4,400.00	6,000.00	4,000.00	6,000.00	2,000.00	66.67	2,200.00
247-733-970.00	CAPITAL OUTLAY	0.00	0.00	123,000.00	0.00	(123,000.00)	100.00	123,000.00
247-733-995.00	TRANSFER OUT	0.00	0.00	115,000.00	115,000.00	0.00	100.00	115,000.00
Total Dept 733 - TIFA		191,550.42	193,892.00	319,009.84	381,206.00	62,196.16	83.68	230,079.86
Expenditures		191,550.42	193,892.00	319,009.84	381,206.00	62,196.16	83.68	230,079.86
Fund 247 - TIFA FUND:								
TOTAL REVENUES		345,836.41	391,243.00	102,376.10	307,000.00	204,623.90	33.35	88,379.88
TOTAL EXPENDITURES		191,550.42	193,892.00	319,009.84	381,206.00	62,196.16	83.68	230,079.86
NET OF REVENUES & EXPENDITURES:		154,285.99	197,351.00	(216,633.74)	(74,206.00)	142,427.74		(141,699.98)

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION

Balance As of 07/31/2025

GL Number	Description	End Balance 12/31/2024	2024 Amended Budget	YTD Balance 07/31/2025 Norm (Abnorm)	2025 Amended Budget	Available Balance 07/31/2025 Norm (Abnorm)	% Bdgt Used	YTD Balance Diff 07/31/2025 07/31/2024
Fund: 296 REVOLVING LOAN FUND								
Account Category: Revenues								
Department: 000 GENERAL								
296-000-665.00	INTEREST	23,669.24	23,500.00	17,325.48	21,500.00	4,174.52	80.58	3,608.30
296-000-675.00	CHARGES FOR SERVICES	0.45	0.00	0.00	0.00	0.00	0.00	(0.45)
Total Dept 000 - GENERAL		23,669.69	23,500.00	17,325.48	21,500.00	4,174.52	80.58	3,607.85
Department: 931 TRANSFER IN								
296-931-699.00	TRANSFER IN	204,268.44	204,268.00	0.00	174,098.00	174,098.00	0.00	0.00
Total Dept 931 - TRANSFER IN		204,268.44	204,268.00	0.00	174,098.00	174,098.00	0.00	0.00
Revenues		227,938.13	227,768.00	17,325.48	195,598.00	178,272.52	8.86	3,607.85
Account Category: Expenditures								
Department: 740 REVOLVING LOAN								
296-740-802.00	CONTRACTUAL SERVICES	0.00	4,000.00	0.00	7,500.00	7,500.00	0.00	0.00
296-740-937.00	INSURANCE AND BONDS	403.52	404.00	886.20	1,519.00	632.80	58.34	886.20
296-740-955.00	MISCELLANEOUS	37,849.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 740 - REVOLVING LOAN		38,252.52	4,404.00	886.20	9,019.00	8,132.80	9.83	886.20
Expenditures		38,252.52	4,404.00	886.20	9,019.00	8,132.80	9.83	886.20
Fund 296 - REVOLVING LOAN FUND:								
TOTAL REVENUES		227,938.13	227,768.00	17,325.48	195,598.00	178,272.52	8.86	3,607.85
TOTAL EXPENDITURES		38,252.52	4,404.00	886.20	9,019.00	8,132.80	9.83	886.20
NET OF REVENUES & EXPENDITURES:		189,685.61	223,364.00	16,439.28	186,579.00	170,139.72		2,721.65
Report Totals:								
TOTAL REVENUES - ALL FUNDS		1,295,797.75	1,486,978.00	980,627.27	1,606,605.00	625,977.73	61.04	874,996.17
TOTAL EXPENDITURES - ALL FUNDS		1,368,839.81	1,475,655.00	1,216,868.77	1,757,542.00	540,673.23	69.24	857,648.76
NET OF REVENUES & EXPENDITURES:		(73,042.06)	11,323.00	(236,241.50)	(150,937.00)	85,304.50		17,347.41