

**ALBION ECONOMIC DEVELOPMENT CORPORATION/TIFA/BRA
BOARD OF DIRECTORS' MEETING**

Thursday, July 16, 2026 – 7:30 a.m.

Ludington Center Board Room - 101 N. Superior St., Albion, MI 49224

REVISED AGENDA

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Approval of Agenda

5. Consent Agenda

- a. Review & Approve Meeting Minutes from June 9th, 2026*

6. Treasurer's Report*

- a. Review & Approve AEDC Financials through May, 2026*
- b. Review & Approve AEDC Financials through June, 2026*

7. AEDC President's Report*

8. New Business

- a. Review & Approve Quotes for Road Repair in West Industrial Park
- b. Review & Approve Quotes for AEDC Property Clearing in West Industrial Park
- c. Discuss & Select AEDC Board Representative Albion-Sheridan 425 Work Group

9. Board of Directors' Discussion and Comments

- | | |
|---------------------|--------------------------------------|
| ▪ City of Albion | ▪ Greater Albion Chamber of Commerce |
| ▪ Albion Township | ▪ Albion College |
| ▪ Sheridan Township | ▪ Kellogg Community College |
| ▪ Parma Township | ▪ Board At-Large |

10. Motion to Excuse Absent Members

11. Adjournment

ALBION ECONOMIC DEVELOPMENT CORPORATION/TIFA/BRA

SPECIAL BOARD OF DIRECTORS' MEETING MINUTES

112 W. Cass St., Albion, MI 49224 | June 9th, 2026

Board Members Present (7): Ian Barbour; Andrew French; Jerome Harvey; Chrissy Pfeil;
Victoria Snyder; Jim Stuart; Tim Zeller

Board Members Absent (3): Bruce Nelson; Ben Wallace; Trevor White

EDC Staff: Deborah Kelly

Guests: Sheryl Theriot – Albion City Manager

Public Comment: N/A

Meeting called to order by Pfeil at 7:32 a.m.

Motion made by French, supported by Stuart, to approve the agenda as presented. 7-0

Motion made by Zeller, supported by French, to approve Meeting Minutes from May 7th, 2026. 7-0

Discussion led by Kelly on AEDC Treasurer's Report and AEDC finances.

Motion made by Stuart, supported by French, to approve AEDC Financials through April 30, 2026. Approved by roll call vote. 7-0

Kelly gave AEDC President's Report, sharing updates on Plante Moran financial review, grant updates, sub-committee meetings, move to Ludington, etc.

Motion made by French, supported by Zeller to accept the AEDC President's Report, as presented. 7-0

Motion made by Zeller, supported by Stuart, to approve City BRA local match commitment for SHPO Grant at 100 S. Superior St. Approved by roll call vote. 7-0

Kelly explained the need for a consultant to assist with amending the current TIF Development and Finance Plan related to the West Industrial Park, as well as creating a new TIF Development and Finance Plan for the East Industrial Park.

Motion made by Zeller, supported by Stuart, to approve SME Engineering Contract for TIF Consulting Services. Approved by roll call vote. 7-0

Motion made by French, supported by Snyder, to move into Closed Session at 7:44 a.m. to consider the purchase or lease of real property up to the time an option to purchase or lease of that property is obtained through negotiation, pursuant to Section 8(d) of the Michigan Open Meetings Act, MCL 15.268(d). Approved by roll call vote. 7-0

Motion made by Zeller, supported by French, to move into regular session of the AEDC Board Meeting at 8:04 a.m. Approved by roll call vote.

Motion made by Zeller, supported by Snyder, to approve the contracts discussed in Closed Session. Approved by roll call vote. 7-0

City Manager Theriot gave updates on the City's RFP for the Comprehensive Plan and asked if anyone from the AEDC would like to be on the review team. Mayor Snyder gave updates on behalf of City of Albion regarding the Juneteenth celebration next weekend.

Motion made by Zeller, supported by French, to excuse absent members Nelson and White. 7-0

Motion made by French, supported by Snyder, to adjourn the meeting. 7-0

Meeting adjourned at 8:10 a.m.

AEDC BOARD FUNDS

May 2026 Financial Executive Summary

The Financial Funds Overview

This executive summary provides a financial snapshot through May 31, 2026, for the FIVE funds (BRA, RLF, EDC, BLRF, and TIFA), based on financial reports from the City of Albion Treasurer. Overall, the funds remain in a stable financial position with substantial reserves, minimal liabilities, and adequate liquidity. Financial results reflect all revenue accruals, all revenue earned, and all expenditures incurred on the grants.

Financial Position (All Funds)

- **Total Assets:** approximately **\$2,230,347.11**
- **Total Liabilities:** approximately **\$497,477.23 (Deferred Rev./Accts Payable)**
- **Net Fund Balances:** approximately **\$1,732,869.88**

May 2026 Results by Fund

Brownfield Redevelopment Authority (BRA) (Fund 243)

- Total Assets: \$257,117.19
- Total Liability: \$0
- Ending Fund Balance: **\$257,117.19**
- **May highlights/Activity:**
 - Interest earned \$448.17
 - Expenses totaled \$495.67 (Admin fees/Insurance)

Economic Development Fund (Fund 244)

- Total Assets: \$415,447.61
- Total Liability: \$496,477.23 (Deferred Revenue & Accts Payable)
- Ending Fund Balance: **(\$81,029.62)**
- **May Highlights/Activity:**
 - \$31,812.33 total revenues
 - \$14,568.48 total expenses (salaries/benefits/operations)
- **MEDC MI Ready Site Grant Status:**
 - \$165,824.11 Spent
 - \$829,175.89 Available

Tax Increment Financing Authority (TIFA) Fund (Fund 247)

- Total Assets: \$586,973.06
- Total Liability: \$1,000 (timing of invoice paid)
- Ending Fund Balance: **\$587,973.06**
- **May Highlights/Activity:**

- Interest earned \$1,798.59
- Expenses totaled \$29,806.94 (salaries/benefits/operations)

Revolving Loan Fund (RLF) (Fund 296)

- Total Assets: \$428,947.45
- Total Liability: \$0
- Ending Fund Balance: **\$428,947.45**
- **May Highlights/Activity:**
 - Interest earned \$915.86 (Interest)
 - Expenses totaled \$16.50 (Insurance)

Local Brownfield Revolving Fund (Fund 297)

- Total Assets: \$541,861.80
- Total Liability: \$0
- Ending Fund Balance: **\$541,861.80**
- **May Highlights/Activity:**
 - Interest earned \$1,674.56
 - Expenses for brownfield assessment work:
 - 100 S. Superior Street: \$0
 - ACE Investments Rental Rehab Project 105 W. Porter & 300 S. Superior: \$6,445.00
 - ACE Investments Rental Rehab Project 215 & 217 S. Superior: \$8,060.00
 - **Total Expenses = \$14,505.00**(Reimbursement will occur as a result of the Approved/Amended Brownfield Plans).

Conclusion

AEDC shows solid financial strength across Brownfield, Local Brownfield Revolving Fund, TIFA, and Revolving Loan Funds. The Economic Development Fund's (ED Fund) negative fund balance and interfund obligations continue to be monitored closely, with expenditure controls, finding revenue sources, and potential fund transfer at year-end.

AEDC BOARD FUNDS

June 2026 Financial Executive Summary

The Financial Funds Overview

This executive summary provides a financial snapshot through June 30, 2026, for the FIVE funds (BRA, RLF, EDC, BLRF, and TIFA), based on financial reports from the City of Albion Treasurer. Overall, the funds remain in a stable financial position with substantial reserves, minimal liabilities, and adequate liquidity. Financial results reflect all revenue accruals, all revenue earned, and all expenditures incurred on the grants.

Financial Position (All Funds)

- **Total Assets:** approximately **\$2,063,571.31**
- **Total Liabilities:** approximately **\$408,593.66 (Deferred Rev./Accts Payable)**
- **Net Fund Balances:** approximately **\$1,654,977.65**

June 2026 Results by Fund

Brownfield Redevelopment Authority (BRA) (Fund 243)

- Total Assets: \$257,059.87
- Total Liability: \$0
- Ending Fund Balance: **\$257,059.87**
- **June highlights/Activity:**
 - Interest earned \$438.35
 - Expenses totaled \$495.67 (Admin fees/Insurance)

Economic Development Fund (Fund 244)

- Total Assets: \$316,258.49
- Total Liability: \$399,473.66 (Deferred Revenue & Accts Payable)
- Ending Fund Balance: **(\$83,215.17)**
- **June Highlights/Activity:**
 - \$96,925.17 total revenues
 - \$99,110.72 total expenses (salaries/benefits/operations)
- **MEDC MI Ready Site Grant Status:**
 - \$261,808.68 Spent
 - \$733,191.31 Available

Tax Increment Financing Authority (TIFA) Fund (Fund 247)

- Total Assets: \$570,248.10
- Total Liability: \$0
- Ending Fund Balance: **\$570,248.10**
- **June Highlights/Activity:**

- Interest earned \$1,746.57
- Expenses totaled \$18,471.53 (salaries/benefits/operations)
- CD Investment \$250,000

Revolving Loan Fund (RLF) (Fund 296)

- Total Assets: \$429,822.21
- Total Liability: \$0
- Ending Fund Balance: **\$429,822.21**
- **June Highlights/Activity:**
 - Interest earned \$891.26 (Interest)
 - Expenses totaled \$16.50 (Insurance)
 - CD Investment \$150,000

Local Brownfield Revolving Fund (Fund 297)

- Total Assets: \$490,182.64
- Total Liability: \$9,120.00 (timing for invoice paid)
- Ending Fund Balance: **\$481,062.64**
- **June Highlights/Activity:**
 - Interest earned \$1,622.72
 - CD Investment \$300,000
 - Expenses for brownfield assessment work:
 - 100 S. Superior Street: \$9,120.00
 - ACE Investments Rental Rehab Project 105 W. Porter & 300 S. Superior: \$25,071.37
 - ACE Investments Rental Rehab Project 215 & 217 S. Superior: \$28,105.51
 - \$125 for Professional Services
 - **Total Expenses = \$ 62,421.88** *(Reimbursement will occur as a result of the Approved/Amended Brownfield Plans).*

Conclusion

AEDC shows solid financial strength across Brownfield, Local Brownfield Revolving Fund, TIFA, and Revolving Loan Funds. The Economic Development Fund's (ED Fund) negative fund balance and interfund obligations continue to be monitored closely, with expenditure controls, finding revenue sources, and potential fund transfer at year-end. AEDC is preparing a Deficit Elimination Plan as a result of the 2025 Audit Finding for the ED Fund. This will require an AEDC Resolution of approval at the August 6th Meeting, and a City Council Resolution of approval at their August 3rd Meeting.

AEDC President & CEO Report

AEDC/City BRA/TIFA Board Meeting

For July 16, 2026

Office Space Update:

The move to the Ludington Center is almost complete! Just have a few items to fix and to move over after our new bookshelves and file cabinets arrive, and a few last items to donate. AEDC Staff expect to be fully moved out no later than the end of July, with our former landlord being more than gracious and patient with our exit.

Albion College Intern Assistance:

We have two summer interns from Albion College interns with us – Mr. Noufil Asif, and Ms. Vanessa Fuentes. Both students are brilliant and have been assisting with the RLF Program revamp, inventory consistency, and successful project dashboard creation. They are both being funded by the college.

AEDC Finance Update:

As a result of the 2025 City of Albion audit, I will be creating an AEDC Economic Development Fund Deficit Elimination Plan that requires forecasting and budget goals for a three-to-five-year period. I met with David Clark, City Treasurer, to get the process started. The goal is to have the City Council approve it at their August 3rd meeting, with the AEDC considering approval at their August 6th meeting.

AEDC Finance Committee meets on July 21st and has the Plante Moran documents in hand to review prior to the meeting.

AEDC Funding Activities/Revenue Sources:

EDA/PWEAA Grant: Putting this on the back burner for now due to some potential MEDC funding we might be able to receive. Working on the narrative to apply for this in the fall, and I do not have any additional updates currently. I will be seeking assistance from Margaux Dever, owner of Curated Grants. Margaux assists the Albion Community Foundation and the Greater Albion Chamber of Commerce with her grant writing expertise.

CDS Proposal: The funding was set aside for the Albion Senior Housing Initiative in the amount of \$3.5M. This campus will consist of 50-75 independent living units and a 25-bed assisted living facility, with infrastructure capacity to support future expansion. I am meeting with the Albion Community Foundation's lobbyist, Jayne Jones, in early August to discuss 2027 funding opportunities for the AEDC.

MSHDA Mi Neighborhood 3.0 CDBG: The AEDC and the City of Albion decided to retract our letter of intent for this round of funding and will be better prepared to apply for the October round of funding, which will allow us to build more homes and receive more grant funding. The City BRA owned property is being considered at 405 E. Pine Street for at least eight (8) new single-family housing development. A meeting is scheduled for July 15th to discuss how to proceed as well as determining what additional areas should be targeted for housing developments.

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. Margaux Dever is standing by to assist.

Revolving Loan Fund Update:

AEDC RLF Committee met on July 9th and approved the loan amendment for Buildwealth, LLC., moving missed payments to the end of loan and forgiving accrued interest to further assist the success of the company. AEDC revamped the RLF Program with new documentation and created an organized process for managing and tracking loan payments, invoicing, etc. Legal Review will occur for all RLF materials prior to finalization. We have two downtown businesses that are interested in the program.

Grants: Housing Projects:

Reagan is assisting Amber Kidder with closing out all the housing grants. Our hope is to be done soon as we are in the process of getting the final documentation from local contractors. The Calhoun County Land Bank Authority received a MSHDA CDBG Grant for homeowner rehabilitation projects for single family homes in the City of Albion and the Village of Homer. Our current wait list will be shared with the CCLBA so our current homeowners will have an opportunity to apply for funding up to \$25,000. The application process is expected to open in mid-July.

Workforce and Training:

The Greater Albion Job Fair is Thursday, July 16th. We are partnering with our new roommates, at the Greater Albion Chamber of Commerce and Michigan Works Southwest! We have 15 companies from Albion/Homer/Marshall that will be represented at the Ludington Center. We plan to have this quarterly alternating with the MWSW Service Center in Battle Creek.

The Michigan Small Business Development Center has an Albion presence twice each month for small business coaching. Their next day in Albion is July 22nd and they will be with us at the Ludington Center. As small business and/or entrepreneurial requests come in, we refer them to Wendy, our MSBDC representative.

The Region 8 Small Business Support Hub 2.0 Grant will be awarded in September 2026, and we are hoping to receive some funding as a result to continue the small business and entrepreneurial outreach and marketing efforts we currently do with our local and state partners.

Marketing/Planning:

Naturally Connected discussions have begun to determine how and when the AEDC can take advantage of the community marketing efforts. The new (old) branding will soon be on the Ludington Center window and the AEDC's interior doors, as well as business cards for Reagan and I. Since the Ludington Center doesn't receive mail, we had to get a Post Office Box and will be assigned one soon.

Consumers Energy and the Michigan Economic Development Corporation (MEDC) continue to assist Sheryl and I with community visioning, strategic planning and making sure we are well versed in available programs since Albion is a Certified Redevelopment Ready Community (CRRC). We will meet again in July.

The City is receiving grant funding from the MEDC for their Comprehensive Plan. I was included on the selection committee for the consultant and McKenna was chosen. The AEDC will have a contributing role for the plan as economic development is a key component.

Attraction Efforts

I attended a Region 8 Opportunity Zone Stakeholders meeting in Kalamazoo last week. The State of Michigan is reassigning Opportunity Zones around the entire state, and I attended to advocate for Albion to continue having OZ designation in our community. I will submit a letter of support that will be signed by both Dr. Sheryl Theriot and me on behalf of the City of Albion and the AEDC.

EAST INDUSTRIAL PARK (EIP) Due Diligence & MI Site Program Updates:

With the assistance of our AEDC Attorney, we are ensuring the option agreements are extended for a three-year period. This is a necessary step to be considered for additional funding from the MEDC. At the August 6th AEDC Board Meeting, a closed session will be on the agenda for Options that are expiring. Staff are finalizing a spreadsheet that includes all data for each Option Agreement to keep us all better organized.

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. SME continually tweaks the conceptual map while the planning and discussions continue. A map for all parcels that need to be considered within the 425 Agreement is being created by SME as well.

The MEDC is providing our community with an Industry Plan that will have recommendations about best uses and suggestions for our area/region for future industrial development in our West and East Industrial Parks. More specifically, we are awaiting this for the City and Sheridan Township to continue discussions as it relates to adopting a revamped 425 Agreement between the City of Albion and Sheridan Township.

For the July 16th AEDC Agenda, the AEDC is asking for a volunteer to be a representative on the soon to be formed 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 one AEDC Board Member. This group will be tasked with making development decisions and other related needs for the East Industrial Park to report back to their respective Boards.

WEST INDUSTRIAL PARK/TIFA DISTRICT:

Business Retention/Expansion visits with manufacturing business owners continue, with a new database being set up for this process by AEDC Interns. AEDC Staff continues to reach out with successful communications with all except a few companies. I am planning to visit each company to see if I can meet with anyone face-to-face, but this task has been pushed to the back burner with other priorities.

We continue to organize properties within the West Industrial Park since we have found inaccurate data on the Calhoun County GIS, and within our database. 1100 Industrial Blvd. is in tax foreclosure and will have an on-line auction on August 5, 2026.

AEDC staff is working with Jason Kern, the Director of Public Works as he received quotes for road repaving and land clearing in the TIF District. **Those two items are on the July 16th agenda.** This investment will mean we can give a more accurate price per acre to potential developers and aggressively market the remaining property. Mr. Saad, private owner in the TIF District, is interested in selling his property and discussions with a local business who needs to expand have been on-going.

The TIFA Finance and Development Plan is currently being revised. At our last meeting, the board allowed staff to work with SME, our engineer for the East Industrial Park, to seek their advice for updating the current TIF Plan for the West Industrial Park, as well as creating a new TIF district for the East Industrial Park. Tax Increment data, parcel data, and historical projects are being researched in

hopes to have this completed by the end of the summer. I am meeting with the City Assessor to review and document the TIF Boundary to ensure we have a through understanding of each parcel as well as a map.

Brownfield Redevelopment Authority:

The RAP Grant was awarded to ARC in early June for the Big Albion Plan/ARC for 101-119 S. Superior Street. An announcement/Press Release was emailed to you, and we are looking forward to a ribbon cutting ceremony when they break ground. The city, AEDC, and the development team will begin having standing meetings to ensure the 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 further updates currently.

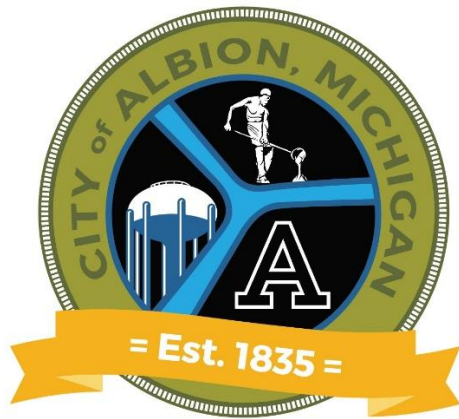
The building at 100 S. Superior is now owned by the City of Albion. The Phase II/BEA Report was recently received. A meeting will be held later this week with Triterra, the MEDC, and a structural engineering firm to discuss what the next steps are to stabilize the building. The MEDC is involved as we anticipate receiving grant funds from them to assist with those stabilization costs since Albion is a Revitalization Ready Certified Community.

City staff and I have monthly standing meetings for the City of Albion and the Calhoun County Land Bank Authority to review and discuss City of Albion projects. The CCLBA took the lead to have the former BBQ building at 203 N. Superior Street stabilized for future development. Communication with those effected business improved since the beginning of the construction work and includes the Greater Albion Chamber of Commerce now to assist them with communication for our downtown businesses. In addition to 203 N. Superior, the CCLBA owns four additional parcels downtown and plans to stabilize those buildings are in process. The CCLBA has been successful in receiving EPA and ARPA funding that we can apply for when we have a potential project.

Revolving Loan Fund:

The revised loan agreement amendment for Build Wealth, LLC to revamp repayment schedule was approved by the RLF Committee last week.

After RLF program documentation has been reviewed by the AEDC Attorney and approved by the RLF Committee, the AEDC will begin aggressively marketing the RLF program. Our Interns are assisting with getting all aspects of the RLF Program organized with the filing system, sending monthly invoices, and managing the program as it has not been properly managed and documented.



Repaving of Industrial Blvd and Portions of Burstein Drive

Overview of Request:

In 2025, Elliott Road was milled and repaved along the west side of the Industrial Park. In this phase, Industrial Blvd runs through the center of the Industrial Park and leads to the new addition to the Colson Group, D&D Maintenance, Georgia Pacific, and other businesses.

This roadway is traveled heavily and is in bad shape. It is filled with potholes and the turning radius at the intersection of Industrial Blvd, Burstein Dr., and Elliott Road needs to be widened as well.

This proposal would repave all of Industrial Blvd from Austin Ave., straight south to the dead end by the train tracks, widen the turning radius of the intersection, and pave a portion of Burstein Dr. going near the west entrance of Georgia Pacific.

Closing Summary:

We obtained bids from various contractors the City of Albion Public Services conducts business with them on a regular basis. Concord Excavating submitted the lowest bid to mill out the existing asphalt, repair all of the manhole and valve boxes in the roadway, widen the turning radius of the intersection for large truck traffic, and repave with new asphalt. This cost is approximately \$158,716.28. It is my recommendation to proceed with these repairs to maintain and attract businesses into our Industrial Park area.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason A. Kern". The signature is fluid and cursive, with the first name "Jason" being the most prominent.

Jason Kern
Director
Public Services

PROPOSAL

Concord Excavating & Grading, Inc.

P.O. Box 250
Concord, MI 49237
(517) 524-8365
Fax (517) 524-8363

May 27, 2026

TO: CITY OF ALBION ATTN: JASON KERN 112 WEST CASS STREET ALBION, MI 49224	JOB: MILL AND FILL INDUSTRIAL DRIVE AND ELLIOT STREET
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DEAR JASON,

PER YOUR REQUEST, CONCORD EXCAVATING IS PLEASED TO QUOTE YOU ON THE ABOVE-NAMED PROJECT AS FOLLOWS:

INDUSTRIAL DRIVE - 2" MILL AND FILL

1. MILL APPROXIMATELY 2" - 3,135 SYD
2. MILL 2" - 1,085' X 26' AREA
3. REPLACE WITH 2" 5 EL - 372 TONS

INDUSTRIAL DRIVE - 4" MILL AND FILL

1. MILL APPROXIMATELY 4" - 2,722 SYD
2. BASE WITH 2" 4 EL - 300 TONS
3. TOP WITH 2" 5 EL - 300 TONS

ELLIOT STREET - 4" MILL AND FILL

1. MILL APPROXIMATELY 4" - 1,347 SYD
2. BASE WITH 2" 4 EL - 148.5 TONS
3. TOP WITH 2" 5 EL - 148.5 TONS

NOTE:

CONCORD TO LOWER AND RAISE 5 MANHOLE CASTINGS (CITY TO SUPPLY CASTINGS)
CONCORD TO RAISE 6 VALVE BOXES (CITY WILL LOWER AND REPLACE VALVE BOXES)

TOTAL \$158,716.28

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME AT (517) 262-9029.

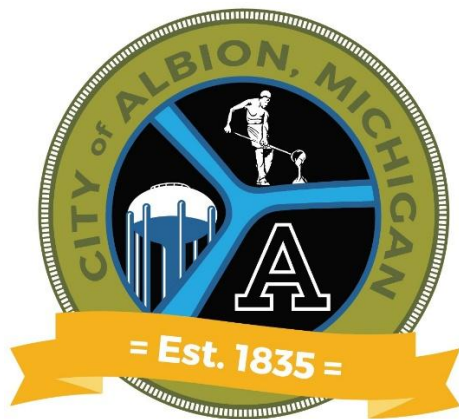
SINCERELY,

BRANDON GLOAR

BRANDON GLOAR
PRESIDENT

ACCEPTANCE OF PROPOSAL _____

ACCEPTANCE DATE _____



**Clearing of 4.5 Acres of Properties Along Austin Ave. and
Industrial Blvd.**

Overview of Request:

The EDC current owns three parcels totaling approximately 4.5 acres of vacant property located at the southeast corner of Austin Ave. and Industrial Blvd. This property is heavily overgrown with large trees, some dying, large amounts of vegetation, and an abandoned, single story slab house and garage. The house and garage are in extremely poor shape and has been abandoned for several years now.

There has been interest from a local business to purchase this land and relocate by building a new facility on this property. Furthermore, in their current condition, it does not look appealing and has become unsightly as you enter into the City limits on Austin Ave. The house needs to be condemned and is not a good image for the City if we own condemned, dilapidated houses with unsightly overgrowth while trying to enforce various code enforcement activities in other areas of the City.

In order to attract any potential buyers, the parcels need to be cleaned up and cleared. Public Services obtained bids from contractors we work with on a regular basis. Both Carr Brothers and Concord Excavating will be working together on this project if approved.

The attached proposal contains two prices. One price is to clear all of the trees by digging a large pit on the property, placing the trees into the pit and burning them on site. The ashes and dirt would be reused to fill in the holes left in the ground by the removal of the stumps. This is the cheapest and easiest option. There is adequate fire suppression systems available in the area to support burning the trees on site. There is no residential homes nearby and it would be monitored by City staff and/or the contractors while burning.

The second option is to remove all of the trees and stumps from the area, causing the contractors to transport them to other locations. This is the most expensive option.

Closing Summary:

It is my recommendation to clear up these lots, make them more marketable, and sell them off to a business looking to expand and/or relocate to our Industrial Park area. Furthermore, this unsightly area is one of the first things you see as you come into our

City and need to be remediated. I leave it to the Board to choose which option they wish to use in clearing these parcels.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason A. Kern". The signature is fluid and cursive, with the first name "Jason" being the most prominent.

Jason Kern
Director
Public Services

PROPOSAL

Concord Excavating & Grading, Inc.

P.O. Box 250
Concord, MI 49237
(517) 524-8365
Fax (517) 524-8363

JULY 2, 2026

TO: CITY OF ALBION ATTN: JASON KERN 112 WEST CASS STREET ALBION, MI 49224	JOB: EDC PROPERTIES HOUSE DEMO AND CLEARING
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DEAR JASON

PER YOUR REQUEST, CONCORD EXCAVATING IS PLEASED TO QUOTE YOU ON THE ABOVE-NAMED PROJECT AS FOLLOWS:

1. DEMO HOUSE AND GARAGE
2. REMOVE ALL FOUNDATION
3. HAUL AWAY HOUSE, GARAGE AND FOUNDATION DEBRIS
4. BALANCE HOUSE AND GARAGE SITE
5. CLEAR PROPERTY OF TREES AND BRUSH
6. BALANCE LAND APPROX. 4 ACRES

OPTION 1- BURN TREES AND BRUSH ON SITE
LUM SUM \$83,000.00

OPTION 2- HAUL AWAY ALL TREES, STUMPS AND BRUSH
LUM SUM \$108,000.00

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME AT (517) 262-9029.

SINCERELY,

BRANDON GLOAR

BRANDON GLOAR
PRESIDENT

ACCEPTANCE OF PROPOSAL _____

ACCEPTANCE DATE _____