City Council Chamber
129 W. Emerson St
Ithaca, MI 48847

City of Ithaca
City Council
Regular Meeting Agenda
Tuesday, July 21, 2026 @ 5:30 PM

1. Call to Order

2. Pledge of Allegiance to the American Flag

3. Approval of Minutes: Regular Meeting July 7, 2026

4. Approval of Agenda (including the Consent Agenda)

5. Public Comments (General comments, including items on this Agenda)

6. *Consent Agenda (Roll Call Vote)
   a. City Manager's Written Report
   b. Claims and Accounts
   c. Correspondence

7. Department/Committee Reports
   a. Financial Report
   b. Code Enforcement Report

8. City Manager Comments

9. Unfinished Business
   a. Playground Update

10. New Business
    a. Bedzinski Engagement Letter
    b. Resolution 2026-14: Capital Improvement Bonds Notice of Intent
    c. Union Street Storm Water Flow

11. Public Comments

12. Announcements

13. Adjournment

Cathy Cameron
City Clerk

**All matters listed under Item 6, Consent Agenda, are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered separately.*

CITY OF ITHACA
CITY COUNCIL MEETING
July 7, 2026
5:30 PM

The regular meeting of the City of Ithaca City Council was called to order by Mayor Brett Baublitz at 5:30pm. and followed by the Pledge of Allegiance to the Flag.

Present were Mayor Brett Baublitz, Councilpersons James Andrew, Rob Endter, Brandon Ester, Clark Hubbard, Kristyn Roethlisberger, and Brooke Vernon. Staff present were City Manager Jamey Conn and City Clerk Cathy Cameron.

Audience in attendance was none.

Moved by Andrew, seconded by Hubbard to approve the minutes of the regular meeting held June 16, 2026. Motion carried.

Mayor Baublitz asked for approval of the agenda and for any items to be removed from the Consent Agenda.

Moved by Hubbard, seconded by Andrew to approve the Agenda, including the Consent Agenda. Motion carried.

Public Comment
Mayor Baublitz asked for public comment. There was none.

Consent Agenda
Moved by Hubbard, seconded by Ester to approve the consent agenda items as listed:

- **City Manager's written report included updates and information on Union Street 90% Meeting, Greater Gratiot Meeting, Bedzinski and Company, Road Grader, EGLE, Novel Thoughts, Cooling Center, Playground Donation and Semiquincentennial.**
- **Financial Reports for May.**
- **Claims submitted to the Ways and Means Committee by City Treasurer Foster and recommended for payment: Accounts Payable Checks #51547-51586, 1044(A), and Payroll Checks #17211-17222, DD #3792-3820, EFT #2201-2210 as listed in the Check Register Book**
- **Correspondence received was none.**

Motion carried by Roll Call Vote:
Ayes: (7) Vernon, Andrew, Endter, Ester, Hubbard, Roethlisberger, Baublitz
Nos: (0) None
Absent: (0) None

Committee/Department Reports
There was none.

City Manager Comments
Manager Conn reported that a meeting was held with the County Drain Commissioner, ROWE, DPW Superintendent Smith, Water & Sewer Superintendent Waldron and himself regarding the water flow from the Seaver Street Project. They discussed which county drain would be the best to use. Currently, the engineers have it going to Drain #1. He spoke with Andy Campbell of Bedzinski and Company regarding the Union Street Bonding. They will be analyzing the markets with a plan to sell in September. He attended the June Greater Gratiot Meeting for a roundtable discussion with the GGD Board and three of our State Legislatures. There was

much discussion surrounding EGLE and unfunded mandates. It was a good meeting. Manager Conn provided an update on the playground slide layout.

Unfinished Business

Manager Conn presented the Road Grader Repair, Storage and Ownership Agreement between the city and Hirschman Farms for a term of ten (10) years.

Moved by Hubbard, seconded by Endter to approve the Road Grader Repair, Storage and Ownership Agreement between the city and Hirschman Farms for a term of ten (10) years. Motion carried.

Manager Conn presented the MMR Contract Renewal. The term is for five (5) years commencing on July 1, 2026. MMR shall pay the city $7,600 annually for usage of the Ithaca Rescue Station.

Moved by Andrew, seconded by Hubbard to approve the MMR Contract Renewal for a term of five (5) years at a rate of $7,600 annually. Motion carried.

New Business

Clerk Cameron requested Council to appoint Treasurer Foster to the Election Commission for the August Primary and November General Election 2026. By Charter the City Assessor will also serve on the commission.

Moved by Andrew, second by Roethlisberger to appoint Treasurer Foster to the Election Commission. Motion carried.

Mayor Baublitz presented Resolution 2026-13: Recognition of Luke Klifman.

Moved by Hubbard, seconded by Vernon to adopt Resolution 2026-13: Recognition of Luke Klifman.
Motion carried by Roll Call Vote:
Ayes: (7) Andrew, Endter, Ester, Hubbard, Roethlisberger, Vernon, Baublitz
Nos: (0) None
Absent: (0) None

Public Comment

There was none.

Announcements

There was none.

Moved by Hubbard, second by Roethlisberger to adjourn. Motion carried.

The meeting adjourned at 5:44pm.

Cathy Cameron

Cathy Cameron, City Clerk

CITY OF ITHACA, MICHIGAN
City Manager Report to the City Council
July 21, 2026

1. **PLANNING COMMISSION:** We held a PC meeting for 1044 &1126 E. Center Street on July 14th. The board approved a new Mobil gas station to be constructed in combination with a new parking and drive area at the Keg Party Store. The building to the east will be demolished and replaced with pumps and a canopy. The project should spruce up that corner of Center Street and Commerce Drive quite a bit and offer residents another option for fueling.

2. **BEDZINSKI & COMPANY:** Treasurer Foster and I met with Any Campbell of Bedzinski and Company to review the bond options. They are recommending the Competitive Bond market, which is the typical route for projects of this magnitude. The upfront cost is greater, but the overall cost is less as a result of attracting more competition within the rates.

3. **PLAYGROUND:** DPW Superintendent Smith and I lasered the new playground location, along with several other areas to try and achieve the necessary pitch for the long slides. Unfortunately, we do not have a hill in the park that even comes close to the pitch needed for the slides. I scheduled another on-site visit with our playground representative to come up with another plan to present to the council. I hope to have that design for Tuesday's meeting.

4. **ELECTION DAY:** Election Day is coming up on August 4th. The clerk has been busy issuing and receiving absentee ballots. To date, we have taken in 142 ballots, 33% of those issued. We look forward to a smooth and successful Election Day.

5. **COMMUNITY CENTER:** During another hot week of July 13th we opened the Community Center again as a cooling Center for residents. The center belongs to the residents, and we are happy to be able to make this available during extreme weather days when it is unoccupied.

6. **WATER SHUTOFFS:** I decided to suspend water shut-offs during the extreme heat the week of July 13th. If any payments are still outstanding the following week, we plan to reimplement the shut-offs.

7. **EGLE:** I have heard from two different EGLE representatives in the last couple weeks. One regarding the ACO from 2024 and the other for the West Washington Road dump site, where we had monitoring wells placed in 2022. We are working with legal counsel to set up a meeting for the ACO.

8. **LOBBY RENOVATION:** Demolition for the City Hall lobby project will begin Monday, July 27th, with the construction running through August 28th. We plan to redirect residents to the council chamber, where we will have a temporary service counter.

Respectfully submitted,
Jamey Conn

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN GENERAL FUND					
07/22/2026	GEN	51587	0260	CITY OF ALMA	2,070.00
07/22/2026	GEN	51588	2580	AUTO VALUE ITHACA	53.56
07/22/2026	GEN	51589	0399	AUTO-GRAPHICS, INC	2,770.66
07/22/2026	GEN	51590	0562	BOLAND'S BEST ONE BRECKENRIDGE	1,493.90
07/22/2026	GEN	51591	7296	CMS INTERNET LLC	377.35
07/22/2026	GEN	51592	0860	CONSUMERS ENERGY	10,308.18
07/22/2026	GEN	51593	7522	CSZ SERVICES, LLC	8,124.99
07/22/2026	GEN	51594	1081	DEMCO	87.05
07/22/2026	GEN	51595	7262	DRUG SCREENS PLUS	102.00
07/22/2026	GEN	51596	1307	ELITE FUND, INC.	250.00
07/22/2026	GEN	51597	1377	FISHBECK, THOMPSON CARR & HUBE	5,500.00
07/22/2026	GEN	51598	7381	GENERAL CODE	1,295.00
07/22/2026	GEN	51599	1600	GRATIOT COUNTY HERALD	90.00
07/22/2026	GEN	51600	1820	HUB'S D&J TIRE SERVICE	38.75
07/22/2026	GEN	51601	1991	ITHACA DDA	125.00
07/22/2026	GEN	51602	7537	KCI - KENT COMMUNICATIONS INC	923.28
07/22/2026	GEN	51603	2441	MICHIGAN PIPE AND VALVE	2,256.00
07/22/2026	GEN	51604	7565	MID MICHIGAN SNOW & LANDSCAPE	74.99
07/22/2026	GEN	51605	2426	MML LIABILITY & PROPERTY POOL	56,657.00
07/22/2026	GEN	51606	7298	MYMICHIGAN HEALTH	130.00
07/22/2026	GEN	51607	7613	NOORDYK BUSINESS EQUIPMENT	108.07
07/22/2026	GEN	51608	7125	ORKIN	335.00
07/22/2026	GEN	51609	2970	ROWE PROFESSIONAL SERV COMPANY	59,344.00
07/22/2026	GEN	51610	6677	SCOTLAND OIL COMPANY INC	1,928.12
07/22/2026	GEN	51611	3028	SELF SERVE LUMBER CO.	96.86
07/22/2026	GEN	51612	7563	SPOT ON INSP, REPA & INSTAL LLC	350.00
07/22/2026	GEN	51613	7167	STATE INDUSTRIAL PRODUCTS	2,544.06
07/22/2026	GEN	51614	3194	T. H. EIFERT, LLC	2,836.95
07/22/2026	GEN	51615	7361	UTILITY SERVICE CO., INC	19,983.58
07/22/2026	GEN	51616	0241	VC3 INC	235.20
07/22/2026	GEN	51617	1499	VERIZON WIRELESS	202.09
07/22/2026	GEN	51618	7250	VISA	6,500.65

GEN TOTALS:

Total of 32 Checks:	187,192.29
Less 0 Void Checks:	0.00
Total of 32 Disbursements:	187,192.29

INVOICE NUMBER	DESCRIPTION	AMOUNT	NOTES	DATE PAID
VENDOR NAME: ALMA CITY OF				
26-0005752	ANNUAL LAGOON SAMPLES	2,070.00		07/22/2026
	TOTAL VENDOR ALMA CITY OF	2,070.00		
VENDOR NAME: AUTO VALUE ITHACA				
308-793955	R134 SELF SEAL	14.29		07/22/2026
308-793993	SUCTION GUN	19.59		07/22/2026
308-794449	CYCLO BRAKE CLEAN (3)	19.68		07/22/2026
	TOTAL VENDOR AUTO VALUE ITHACA	53.56		
VENDOR NAME: AUTO-GRAPHICS, INC				
2026-107510	VERSO ANNUAL FEE 9/2026-8/2027	2,770.66		07/22/2026
	TOTAL VENDOR AUTO-GRAPHICS, INC	2,770.66		
VENDOR NAME: BOLAND'S BEST ONE BRECKENRIDGE				
4070043806	2 REAR TIRES FOR #7 BACKHOE	1,493.90		07/22/2026
	TOTAL VENDOR BOLAND'S BEST ONE BRECKENRIDGE	1,493.90		
VENDOR NAME: CMS INTERNET LLC				
B5783-111	8/2026 DPW INTERNET	377.35		07/22/2026
	TOTAL VENDOR CMS INTERNET LLC	377.35		
VENDOR NAME: CONSUMERS ENERGY				
STATEMENTS	6/2026 BILLING PERIOD	10,308.18		07/22/2026
	TOTAL VENDOR CONSUMERS ENERGY	10,308.18		
VENDOR NAME: CSZ SERVICES, LLC				
1201	APRIL-JUNE 2026 ASSESSING	8,124.99		07/22/2026
	TOTAL VENDOR CSZ SERVICES, LLC	8,124.99		
VENDOR NAME: DEMCO				
7823760	BOOKMARKS, LABELS	87.05		07/22/2026
	TOTAL VENDOR DEMCO	87.05		
VENDOR NAME: DRUG SCREENS PLUS				
26QTR3.2484	DPW 3RD QTR DRUG TESTING	102.00		07/22/2026
	TOTAL VENDOR DRUG SCREENS PLUS	102.00		
VENDOR NAME: ELITE FUND, INC.				
11735	ANNUAL E-RATE 7/2026-6/2027	250.00		07/22/2026
	TOTAL VENDOR ELITE FUND, INC.	250.00		
VENDOR NAME: FISHBECK, THOMPSON CARR & HUBE				
466721	FINALIZATION OF MAHL	5,500.00		07/22/2026
	TOTAL VENDOR FISHBECK, THOMPSON CARR & HUBE	5,500.00		
VENDOR NAME: GENERAL CODE				
GC00135846	ECODE360 ANNUAL MAINTENANCE	1,295.00		07/22/2026
	TOTAL VENDOR GENERAL CODE	1,295.00		
VENDOR NAME: GRATIOT COUNTY HERALD				
INVOICE	2YR SUBSCRIPTION	90.00		07/22/2026
	TOTAL VENDOR GRATIOT COUNTY HERALD	90.00		
VENDOR NAME: HUB'S D&J TIRE SERVICE				
1000089832	TIRE LABOR #83 MOWER	38.75		07/22/2026
	TOTAL VENDOR HUB'S D&J TIRE SERVICE	38.75		
VENDOR NAME: ITHACA DDA				
INVOICE	REIMBURSE DDA DOLLARS (5)	125.00		07/22/2026
	TOTAL VENDOR ITHACA DDA	125.00		
VENDOR NAME: KCI - KENT COMMUNICATIONS INC				
360604	UTILITY BILL PROCESSING FOR 7/2026	923.28		07/22/2026

INVOICE NUMBER	DESCRIPTION	AMOUNT	NOTES	DATE PAID
VENDOR NAME: KCI - KENT COMMUNICATIONS INC				
	TOTAL VENDOR KCI - KENT COMMUNICATIONS INC	923.28		
VENDOR NAME: MICHIGAN PIPE AND VALVE				
M009298	DRAIN TILE, CATCH BASIN LIDS	2,256.00		07/22/2026
	TOTAL VENDOR MICHIGAN PIPE AND VALVE	2,256.00		
VENDOR NAME: MID MICHIGAN SNOW & LANDSCAPE				
47108	ROGUE PUMP BELT 68"	74.99		07/22/2026
	TOTAL VENDOR MID MICHIGAN SNOW & LANDSCAPE	74.99		
VENDOR NAME: MML LIABILITY & PROPERTY POOL				
3514208	7/2026-2027 ANNUAL POOL RENEWAL	56,657.00		07/22/2026
	TOTAL VENDOR MML LIABILITY & PROPERTY POOL	56,657.00		
VENDOR NAME: MYMICHIGAN HEALTH				
700000388	DRUG TEST - A. HINDBAUGH-MARR	130.00		07/22/2026
	TOTAL VENDOR MYMICHIGAN HEALTH	130.00		
VENDOR NAME: NOORDYK BUSINESS EQUIPMENT				
847938	7/2026 COPY MACHINE CONTRACT	108.07		07/22/2026
	TOTAL VENDOR NOORDYK BUSINESS EQUIPMENT	108.07		
VENDOR NAME: ORKIN				
304704611	PEST CONTROL-LIBRARY	335.00		07/22/2026
	TOTAL VENDOR ORKIN	335.00		
VENDOR NAME: ROWE PROFESSIONAL SERV COMPANY				
0124571	UNION STREET RECONSTRUCTION	57,101.50		07/22/2026
0124535	2024 WATER MAIN IMPROVEMENTS (DWSRF)	247.50		07/22/2026
0124567	CENTER STREET RESURFACING PHASE IV	1,995.00		07/22/2026
	TOTAL VENDOR ROWE PROFESSIONAL SERV COMPANY	59,344.00		
VENDOR NAME: SCOTLAND OIL COMPANY INC				
329048	#2 ULTRA LOW DIESEL (QTY 290.10)	1,151.41		07/22/2026
329043	87 LEAD FREE GASOLINE (QTY 201.90)	776.71		07/22/2026
	TOTAL VENDOR SCOTLAND OIL COMPANY INC	1,928.12		
VENDOR NAME: SELF SERVE LUMBER CO.				
167426	OSC BLD UF NEW 1-1/4"	21.99		07/22/2026
167436	1 IN COUPLNG INSRT (3)	7.17		07/22/2026
167838	CONCRETE MIX 80# (2)	13.58		07/22/2026
167985	BLK VELCRO TAPE 18X3/4IN	4.99		07/22/2026
167831	CONCRETE MIX 80# (2)	13.58		07/22/2026
168103	8OZ MEASURE CUP / CALCIUM RUST REMOVER	7.58		07/22/2026
168387	GALV STD PIPE NIPPLE (2) / FALV MLLABLE	27.97		07/22/2026
	TOTAL VENDOR SELF SERVE LUMBER CO.	96.86		
VENDOR NAME: SPOT ON INSP, REPA & INSTAL LLC				
713	ANNUAL MI-OSH INSPECTION	350.00		07/22/2026
	TOTAL VENDOR SPOT ON INSP, REPA & INSTAL LLC	350.00		
VENDOR NAME: STATE CHEMICAL SOLUTIONS				
904259191	WASTEWATER PROGRAM	2,544.06		07/22/2026
	TOTAL VENDOR STATE CHEMICAL SOLUTIONS	2,544.06		
VENDOR NAME: T. H. EIFERT, LLC				
143834	LAGOON GRINDER PUMP PARTS / MISC / LABOR	2,836.95		07/22/2026
	TOTAL VENDOR T. H. EIFERT, LLC	2,836.95		
VENDOR NAME: UTILITY SERVICE CO., INC				
651891	CEMETERY TANK - QUARTERLY	6,204.18		07/22/2026
651893	EAST TANK - QUARTERLY	7,674.64		07/22/2026
651894	SOUTH TANK - QUARTERLY	6,104.76		07/22/2026
	TOTAL VENDOR UTILITY SERVICE CO., INC	19,983.58		

INVOICE NUMBER	DESCRIPTION	AMOUNT	NOTES	DATE PAID
VENDOR NAME: VC3 INC				
VC3-255127	CLOUD PROTECT	53.50		07/22/2026
VC3-254898	MICROSOFT 365 / EXCHANGE ONLINE	181.70		07/22/2026
TOTAL VENDOR VC3 INC		235.20		
VENDOR NAME: VERIZON WIRELESS				
6147252166	6/2026 BILLING-CELL PHONES	202.09		07/22/2026
TOTAL VENDOR VERIZON WIRELESS		202.09		
VENDOR NAME: VISA				
8622	6/2026 STATEMENTS	6,500.65		07/22/2026
TOTAL VENDOR VISA		6,500.65		
GRAND TOTAL:		187,192.29		

AGENDA

CITY OF ITHACA
EST 1855
Cherishing Our Past...Living for the Future...Come Grow With Us.

129 West Emerson Street • Ithaca, Michigan 48847 • www.ithacami.com
Phone (989) 875-3200 • Fax (989) 875-4064

CITY TREASURER'S REPORT July 21, 2026

Mayor Baublitz and City Council Members:

Below is an update on the current priorities and activities of the Treasurer's Office.

Taxes
The Treasurer's Office met with Melissa Zelma (assessor with CSZ Services) to review the property tax process and prepare for the August 1 tax disbursements. Our primary focus is now on collecting property taxes and ensuring the tax collection process runs smoothly. The majority of City tax revenue is earned on the Summer tax bills.

Audit
The annual audit has been scheduled for September 29 through October 3. Roslund Prestage will be on site to conduct the audit. As this is my first municipal audit. We have been working through the required pre-audit materials in preparation. Plante Moran will also be assisting throughout the audit process.

Budget
The Fiscal Year 2026–2027 budget has been approved by the City Council and adopted.

Plante Moran
I will be working with Kelly Howey at Plante Moran on the audit and with day-to-day accounting and financial questions as they arise. We successfully established remote access to our financial system on July 14, which will improve communication and support.

MERS
Marne from MERS met with us to explain their billing process and provided training on navigating the MERS website to access reports, invoices, and other resources.

MDOT
We met with Kelly Dent from MDOT to review the reports and billing processes associated with MDOT funding. The meeting provided valuable guidance and improved our understanding of the required reporting procedures.

Union St
Jamey and I had a meeting with Andy Campbell (Bendzinski & Co) regarding the sale of two bonds needed for the funding of the Union St Project. They are recommending a competitive sale process for the two bond issues. They are also giving us an anticipated timetable for selling and closing on the bonds.

Respectfully submitted,
Chris Foster
City Treasurer

2026 Report Ordincance/Code Enforcement								
Code Enfrocement Action by Mailed Notification and/or On-Site Inspection								
	2026		2026		2026		2026	
	Noxious Weeds		**Blight (junk/debris)**		**Inoperable Vehicles**		**Rental Inspections**	
January			1				24	
February			3		1		13	
March					6		2	
April			1		3		7	
May	27		1		1		22	
June	23						4	
July								
August								
September								
October								
November								
December								
TOTALS	50	0	6	0	11	0	72	0

Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS
A MICHIGAN FIRM, WORKING FOR MICHIGAN.

Memo

To: ***City of Ithaca (the "City")***
From: ***Andy Campbell, CPA, Registered Municipal Advisor***
Date: ***July 14, 2026***
Re: ***Union Street Project – Bond Sale Method***

This memo is being written to discuss various financial estimates related to the Union Street Project and the recommended bond sale method.

Having selected the security and payment sources of the bond issues a couple months ago with the council, the next step is to figure out the best bond sale method for each bond issue. As a reminder, we are planning on issuing an approximately $2,550,000 Michigan Transportation Fund (MTF) bond issue for the roads portion of the project and a $3,000,000 Capital Improvement Bond for the water and sewer portion of the project.

When selling these types of bonds in the open market (where brokers and banks bid on them), we generally recommend one of two options, a competitive sale with official statement and bond rating or a bank request for proposals (RFP). Both have their pros and cons.

Generally speaking, a competitive sale with official statement and bond rating process has higher up-front costs (that are built into the project cost) due to having to pay for the bond rating, printing and distribution of the official statement and a broker fee for the initial purchaser of the bonds. These higher up-front costs can be overcome by securing a better interest rate for communities with good credit. A broker will typically buy this type of bond sale and brokers usually have lower interest rates than banks can offer.

Generally speaking, a bank RFP bond sale method has lower up-front costs (no bond rating, no official statement, no broker fee), but banks generally charge higher interest rates in today's market. These higher interest rates will cause higher overall costs of borrowing at times and negate the lower initial costs of borrowing. A bank RFP is only accessing the bank market as brokers cannot bids on this type of bonds.

Our job is to help the city choose the best option of the above choices, so we run project scenarios for each to query the market and detail the expected interest rates and costs. That analysis is on page 3 of the memo.

2390 Woodlake Drive • Suite 300 • Okemos, Michigan 48864
(517) 580-0277
E-mail • acampbell@bendzinski.com

Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS
A MICHIGAN FIRM, WORKING FOR MICHIGAN.

Overall, highlighted in orange are the costs and conclusions. We are expecting that with the expected borrowings for the project that the competitive sale route will result in the lowest overall costs of borrowing for both bond issues. We are expecting that this route will save the city about $120,000 over the 15-year term for the MTF bonds and about $150,000 over the 15-year term for the Capital Improvement Bonds.
With these results in mind, we are recommending the competitive sale bond sale method for both bond issues.

We are on track with the construction bidding process timing and have also attached a timetable of the major bond issue steps (pages 4-5).

If you have any questions or require additional information, please do not hesitate to contact us.

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(517) 580-0277
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CITY OF ITHACA
COUNTY OF GRATIOT, STATE OF MICHIGAN
Project Scenarios - Open Market Bonds vs. Bank RFP Bonds
Draft 07/14/2026

	Competitive Sale Bonds with Official Statement & Bond Rating			
	MTF Bonds 15 Years		**Capital Improvement Bonds 15 Years**	
Principal and Interest Payments:				
Estimated Interest Rate	3.750%		3.750%	
Estimated Bond Amount	$ 2,550,000		$ 3,000,000	
Deposited in Construction Fund	$ 2,451,540		$ 2,893,950	
Estimated Bond Costs of Issuance	98,460		106,050	
Total Interest	807,291		949,754	
Total Principal + Interest	$ 3,357,291		$ 3,949,754	
Estimated Annual Principal + Interest Payment:	$ 223,819		$ 263,317	
Estimated Open Market Bond Costs of Issuance:				
Bond Counsel	$ 24,000	*	$ 27,000	*
Municipal Advisor	23,500		23,500	
Michigan Treasury Fee (.02% of par, $1,000 max)	510		600	
Official Statement Printing	750		750	
S&P Bond Rating	20,000	*	20,000	*
Paying Agent	500		500	
MAC Fee	450		450	
Wire Transfer Security Fee	750		750	
Underwriter's Discount (not-to-exceed, 1% of par)	25,500	*	30,000	*
Notice of Sale Publication	2,500	*	2,500	*
Total Estimated Bond Costs of Issuance	$ 98,460		$ 106,050	

	Bank RFP Sale			
	MTF Bonds 15 Years		**Capital Improvement Bonds 15 Years**	
Principal and Interest Payments:				
Estimated Interest Rate [1]	4.500%		4.500%	
Estimated Bond Amount	$ 2,550,000		$ 3,000,000	
Deposited in Construction Fund	$ 2,506,790		$ 2,953,700	
Estimated Bond Costs of Issuance	43,210		46,300	
Total Interest	984,250		1,157,941	
Total Principal + Interest	$ 3,534,250		$ 4,157,941	
Estimated Annual Principal + Interest Payment:	$ 235,617		$ 277,196	
Estimated Bank RFP Bond Costs of Issuance:				
Bond Counsel	$ 21,000	*	$ 24,000	*
Municipal Advisor	19,000		19,000	
Michigan Treasury Fee (.02% of par, $1,000 max)	510		600	
Local Newspaper Printing	1,500	*	1,500	*
MAC Fee	450		450	
Wire Transfer Security Fee	750		750	
Total Estimated Bond Costs of Issuance	$ 43,210		$ 46,300	

* Estimate

Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS
A MICHIGAN FIRM, WORKING FOR MICHIGAN.

July 14, 2026

To: City of Ithaca's Working Group

Re: Union Street Project – 2026 MTF & Capital Improvement Bonds (LTGO)

Date	Activity/Event	Participants
07/21	Notice of Intent (NOI) is adopted at the regular council meeting.	BC/CITY
07/23	Send Bond Specifications to Bond Counsel.	RMA/BC
~07/28	Construction bid letting.	CITY
~07/31	NOI is published in local newspaper and the Right of Referendum period begins.	CITY
08/04	Draft Bond Resolution sent to Bendzinski by Bond Counsel.	BC
08/12	Distribute initial draft of the POS sent to working group for review and comments.	RMA
08/12	Request rating from Standard and Poor's (S&P).	RMA
~08/25	Construction bids received.	CITY
09/01	Comments are due on the POS from working group.	BC/CITY
09/01	Construction bids approved subject to close of financing by city council at regular council meeting.	CITY
09/08	Second draft of the POS out to the working group. Request Notice of Sale, Legal Opinion and CDU from Bond Counsel.	RMA/BC
~09/10	Rating call with S&P.	RMA/CITY
~09/10	Due Diligence call.	RMA/BC/CITY
~09/14	Right of Referendum period expires.	CITY
09/15	Final draft of POS sent to working group for final review, comments, and sign off.	RMA
09/15	Bond Authorizing Resolution adopted at a regular council meeting.	CITY/BC
09/16	Rating received from S&P.	RMA/BC/CITY
09/21	POS distributed to the market by the printer.	RMA
09/21	Notice of Sale is published by Bond Counsel in the Bond Buyer.	BC

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09/30	Bond Sale.	RMA/BC/CITY
10/07	Final Official Statement distributed to the market by the printer.	RMA
10/14	Closing letter sent to the working group.	RMA
10/21	Bond Closing with funds deposited into the City's account.	RMA/BC/CITY

Legend

CITY = City of Ithaca

RMA = Registered Municipal Advisor, *Bendzinski & Co., Municipal Finance Advisors*

BC = Bond Counsel, *Miller Canfield*

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July 13, 2026

Mr. Jamey Conn
City of Ithaca
129 W. Emerson Street
Ithaca, MI 48847

RE: Union Street Project – 2026 MTF and Capital Improvement Bonds – Registered Municipal Advisor

Dear Mr. Conn and the City of Ithaca Council,

Bendzinski & Co. Municipal Finance Advisors would like to thank you for the opportunity to serve as the Registered Municipal Advisor for the issuance of the above-mentioned bond issue. This letter will confirm the terms of our engagement:

- Act on behalf of the City of Ithaca (the "Issuer") with a fiduciary duty, as well as dealing fairly with all persons in accordance with the rules and regulations set forth by the Municipal Securities Rulemaking Board ("Board" or "MSRB") and the Securities and Exchange Commission ("SEC");
- Phase I
    - Prepare complete financial information in cooperation with officials and engineers in order to arrive at the amount of the issue to be sold;
    - Development of cash flow analysis and revenue sources to meet the principal and interest obligations on the proposed bonds;
    - With input from the Issuer, determine whether a private placement, competitive or a negotiated sale is the most beneficial to the issuance of the bonds depending on the selected bond issue type and current market conditions, and then develop a plan of finance;
- Phase II
    - Prepare a time schedule, illustrating the steps necessary to issue the bonds;
    - If necessary, prepare with officials, the forms required by the Municipal Finance Division of the Michigan Department of Treasury;
    - Prepare bond specifications for bond counsel including interest rate limitations, redemption provisions, bidding, and good faith details;
    - Assist with the selection of registrar/transfer/paying agent, if requested;
    - Assist the Issuer with the selection of an underwriter or placement agent, if requested;
    - Based on information provided by the Issuer and other parties, prepare preliminary and final official statement or other disclosure documents. Except as specifically provided herein, Bendzinski & Co. is not responsible for preparing any preliminary or final

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disclosure document, or for certifying as to the accuracy or completeness of any preliminary or final disclosure document, other than with respect to any information about Bendzinski & Co. provided by Bendzinski & Co. for inclusion in such documents;

- If the Bonds are to be rated, advising and assisting with the selection of rating agencies. Preparation of materials to be provided to ratings agencies and in developing strategies with officials for meetings with ratings agencies;
- A representative of Bendzinski & Co. shall review the bids for compliance with the terms set forth by the Issuer;
- After the bids are received, Bendzinski & Co. will calculate and verify the True Interest Cost on the bids submitted.
- Prepare an easy to read comparison of all the bids received;
- Prepare final closing memo, pricing numbers including the final debt service schedule, pricing summary, and sources and uses of funds based on lowest bid; and
- Usual and customary Registered Municipal Advisor services as may be requested by the Issuer.

Bendzinski & Co. proposes a fee of $23,500 for the MTF Bonds and $23,500 for the Capital Improvement Bonds. Both phases in the scope above apply to each bond issue and the processes will be run concurrently. This fee includes all out-of-pocket expenses, meeting attendance, mileage, etc. These fees are payable upon closing of the bonds.

We believe this provides you with the outline of the services we provide. The Registered Municipal Advisor fee is contingent upon the closing and delivery of the bonds. Although this form of compensation may be customary, it presents a conflict because Bendzinski & Co. may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the Issuer. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, Bendzinski & Co. may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction. Bendzinski & Co. manages and mitigates this conflict primarily by adherence to the fiduciary duty which it owes to municipal entities such as the Issuer which require it to put the interests of the Issuer ahead of its own.

The Municipal Advisory Council of Michigan (the "MAC") assesses Bendzinski & Co., a $450.00 fee for every bond issue where we act as municipal advisor in the State of Michigan. This fee will be included in the overall bond costs of issuance. Our membership in the MAC is voluntary, but the per bond issue assessment is meant to cover costs for credit reports and similar information available from the MAC that is used in the offering document and in other states is billed directly by a third-party. The MAC is a single-source municipal database for essential bond and note details for all local government issuers in Michigan. Among 23 distinctive credit reports, the MAC is the primary source for Issuer's debt statements, overlapping debt and indirect debt, as used to determine suitability and as disclosed in official statements, (if applicable). The MAC tracks, monitors and records all Michigan new issue bond sales, whether competitive, negotiated or private placements and bond calls. The MAC does not do any lobbying. Robert J. Bendzinski, currently serves on the MAC Board of Directors.

Bendzinski & Co. is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the SEC and the MSRB. As part of this registration Bendzinski & Co. is required to disclose to the SEC information regarding any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Bendzinski & Co. Pursuant to MSRB Rule G-42, Bendzinski & Co. is required to disclose any legal or disciplinary event that is material to the Issuer's evaluation of Bendzinski & Co. or the integrity of its management or advisory personnel. Bendzinski & Co. has determined that no such event exists as there are no criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations or civil litigation involving Bendzinski & Co. that were required to be reported to the SEC.

The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

Copies of Bendzinski & Co.'s filings with the SEC can currently be found by accessing the SEC's EDGAR system Company Search Page, which is currently available at https://www.sec.gov/edgar/searchedgar/companysearch.html and searching for either Bendzinski & Co. or for our CIK number which is 1614475.

It is understood and agreed that either party to this contract of employment may terminate the contract for any reason upon thirty (30) days prior written notice to the other party. If our employment on this basis is agreeable to you, please endorse your acceptance hereof on this letter which will constitute our contract of employment.

Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

BENDZINSKI & CO.
Municipal Finance Advisors

Andy Campbell, CPA
Registered Municipal Advisor

Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS
A MICHIGAN FIRM, WORKING FOR MICHIGAN.

Mr. Jamey Conn
City of Ithaca
July 13, 2026

Accepted: _________________________, 20__
CITY OF ITHACA, STATE OF MICHIGAN

Signature:___________________________________

Printed Name:________________________________

Title:__________________________________

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RESOLUTION 2026-14

NOTICE OF INTENT RESOLUTION
CAPITAL IMPROVEMENT BONDS

CITY OF ITHACA
County of Gratiot, State of Michigan

Minutes of a regular meeting of the City Council of the City of Ithaca, County of Gratiot, State of Michigan, held on the 21st day of July, 2026, at 5:30 p.m., prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Councilperson ______________ and

supported by Councilperson ____________________:

WHEREAS, the City of Ithaca, County of Gratiot, State of Michigan (the "City") intends to issue general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), in an aggregate principal amount of not to exceed Four Million Dollars ($4,000,000) (the "Bonds"), for the purpose of paying the cost of acquiring and constructing capital improvements in the City, including, but not limited to, replacement of water mains, sanitary sewer mains and stormwater mains, sidewalk replacement, and stormwater and road improvements in the City, together with interests in land and all related sites, structures, equipment, appurtenances and attachments thereto (the "Project"); and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the *Gratiot County Herald*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is the method best calculated to give notice to the City's electors and taxpayers residing in the boundaries of the City of the City's intent to issue the Bonds, the maximum amount of the Bonds, the purpose of the Bonds, the security for the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the

newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City may incur expenditures for the Project prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the City, to be reimbursed from proceeds of the Bonds when available. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for the costs of acquiring and constructing the Project which were paid or will be paid from enterprise funds and/or the general fund of the City subsequent to sixty (60) days prior to today.

(b) The maximum aggregate principal amount of debt expected to be issued for the Project, including issuance costs, is $4,000,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cathy Cameron
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Ithaca, County of Gratiot, State of Michigan, at a regular meeting held on July 21, 2026, and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

____

Cathy Cameron
City Clerk

EXHIBIT A

NOTICE TO ELECTORS AND TAXPAYERS
OF THE CITY OF ITHACA
OF INTENT TO ISSUE BONDS SECURED BY THE TAXING
POWER OF THE CITY AND THE RIGHT OF REFERENDUM THEREON

PLEASE TAKE NOTICE that the City of Ithaca, County of Gratiot, State of Michigan (the "City"), intends to issue and sell its general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in an aggregate principal amount of not to exceed Four Million Dollars ($4,000,000), for the purpose of paying the cost of acquiring and constructing capital improvements in the City, including, but not limited to, replacement of water mains, sanitary sewer mains and stormwater mains, sidewalk replacement, and stormwater and road improvements in the City, together with interests in land and all related sites, structures, equipment, appurtenances and attachments thereto.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

BOND DETAILS

SAID BONDS will be payable in not more than twenty (20) years from the date of issuance, with interest rates to be determined at a public or negotiated sale but in no event to exceed the maximum permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Cathy Cameron
City Clerk, City of Ithaca

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