



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

**City of Ithaca
City Council
Regular Meeting Agenda
Tuesday, September 15, 2026 @ 5:30 PM**

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Approval of Minutes: Regular Meeting September 1, 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 (*none*)
7. Department/Committee Reports (*none*)
8. City Manager Comments
9. Unfinished Business
 - a. City Property Sales Agreement
 - b. Wage Study
 - c. Security Cameras Proposal – Senior Activity Building
 - d. Traffic Signs
10. New Business
 - a. Title VI Compliance Report 2026
 - b. IPC Alcoholic Liquor Permit
 - c. Res 2026-15: National Fitness Campaign Grant Application
 - d. Res 2026-16: Gratiot County Parks & Recreation Grant Application
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.*

User: JACKIE

CHECK DATE FROM 09/16/2026 - 09/16/2026

DB: Ithaca

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN GENERAL FUND					
09/16/2026	GEN	51711	2580	AUTO VALUE ITHACA	27.66
09/16/2026	GEN	51712	7161	BLARNEY CASTLE FLEET	1,662.30
09/16/2026	GEN	51713	1453	CENGAGE LEARNING INC / GALE	169.65
09/16/2026	GEN	51714	0806	CINTAS CORP.	91.00
09/16/2026	GEN	51715	0860	CONSUMERS ENERGY	10,037.35
09/16/2026	GEN	51716	7630	FEDERAL FLUID POWER	370.52
09/16/2026	GEN	51717	7297	FERGUSON WATERWORKS #3386	117.82
09/16/2026	GEN	51718	7537	KCI - KENT COMMUNICATIONS INC	1,025.33
09/16/2026	GEN	51719	0975	KEN'S CULLIGAN	43.00
09/16/2026	GEN	51720	2381	MEDLER ELECTRIC COMPANY	5.68
09/16/2026	GEN	51721	7487	MID MICHIGAN TURF PROS, LLC	4,445.00
09/16/2026	GEN	51722	0389	MIDWEST COLLABORATIVE	66.79
09/16/2026	GEN	51723	7613	NOORDYK BUSINESS EQUIPMENT	62.73
09/16/2026	GEN	51724	7125	ORKIN	480.00
09/16/2026	GEN	51725	7125	ORKIN	16.86
09/16/2026	GEN	51726	7628	PLANTE & MORAN, PLLC	4,500.00
09/16/2026	GEN	51727	6677	SCOTLAND OIL COMPANY INC	1,549.49
09/16/2026	GEN	51728	3028	SELF SERVE LUMBER CO.	77.91
09/16/2026	GEN	51729	7167	STATE INDUSTRIAL PRODUCTS	2,620.40
09/16/2026	GEN	51730	1924	THE ISABELLA CORPORATION	50,000.00
09/16/2026	GEN	51731	7453	UNIFIED NETWORK CONSULTING	4,592.59
09/16/2026	GEN	51732	1499	VERIZON WIRELESS	202.12
09/16/2026	GEN	51733	3381	WINN TELECOM	96.34

GEN TOTALS:

Total of 23 Checks:	82,260.54
Less 0 Void Checks:	0.00
Total of 23 Disbursements:	82,260.54

User: JACKIE

EXP CHECK RUN DATES 09/16/2026 - 09/16/2026

DB: Ithaca

BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: GEN

INVOICE NUMBER	DESCRIPTION	AMOUNT NOTES
VENDOR NAME: AUTO VALUE ITHACA		
308-797797	ULTRA-BLACK / CYCLO BRAKE CLEAN (3)	27.66
	TOTAL VENDOR AUTO VALUE ITHACA	27.66
VENDOR NAME: BLARNEY CASTLE FLEET		
04056	08/2026 DPW GAS USAGE	1,918.79
8/2026 STMT	CREDIT ON ACCT STMT	(256.49)
	TOTAL VENDOR BLARNEY CASTLE FLEET	1,662.30
VENDOR NAME: CENGAGE LEARNING INC / GALE		
ACCT# 100299792	BOOKS INV#999103098567	45.00
ACCT# 100299792	BOOKS INV#999103090570	45.00
ACCT# 100299792	BOOKS INV#999103009500	53.25
ACCT# 100299792	BOOKS INV#999102960143	26.40
	TOTAL VENDOR CENGAGE LEARNING INC / GALE	169.65
VENDOR NAME: CINTAS CORP.		
9388182030	DPW EYEWASH SERVICE	91.00
	TOTAL VENDOR CINTAS CORP.	91.00
VENDOR NAME: CONSUMERS ENERGY		
STATEMENTS	8/2026 BILLS	10,037.35
	TOTAL VENDOR CONSUMERS ENERGY	10,037.35
VENDOR NAME: FEDERAL FLUID POWER		
R158344	#39 VAC TRUCK REPAIRS	370.52
	TOTAL VENDOR FEDERAL FLUID POWER	370.52
VENDOR NAME: FERGUSON WATERWORKS # 3386		
0249368	3/4 X 1/16 RUBBER MTR GSKT (QTY 215)	117.82
	TOTAL VENDOR FERGUSON WATERWORKS # 3386	117.82
VENDOR NAME: KCI - KENT COMMUNICATIONS INC		
362321	UTILITY BILL PROCESSING FOR 8/26	1,025.33
	TOTAL VENDOR KCI - KENT COMMUNICATIONS INC	1,025.33
VENDOR NAME: KEN'S CULLIGAN		
0397086	CITY HALL 5 GAL WATER (2) / RENT	43.00
	TOTAL VENDOR KEN'S CULLIGAN	43.00
VENDOR NAME: MEDLER ELECTRIC COMPANY		
S5743415.002	1 1/2" PVC COUPLING (6)	5.68
	TOTAL VENDOR MEDLER ELECTRIC COMPANY	5.68
VENDOR NAME: MID MICHIGAN TURF PROS, LLC		
199	MOW/TRIMMING CEMETERY & PARKS	4,070.00
200	MOWING/TRIMMING COMPLIANCE (2)	375.00
	TOTAL VENDOR MID MICHIGAN TURF PROS, LLC	4,445.00
VENDOR NAME: MIDWEST COLLABORATIVE		
AR-141016	RIDES FUEL SURCHARGE	66.79
	TOTAL VENDOR MIDWEST COLLABORATIVE	66.79
VENDOR NAME: NOORDYK BUSINESS EQUIPMENT		
850420	9/2026 COPY MACHINE	62.73
	TOTAL VENDOR NOORDYK BUSINESS EQUIPMENT	62.73
VENDOR NAME: ORKIN		
300844595	9/2026 COMM CNTR	16.86
ACCT# 26441072	COMM CNTR - YEAR 9/26-8/2027	480.00
	TOTAL VENDOR ORKIN	496.86
VENDOR NAME: PLANTE & MORAN, PLLC		
10746383	22.5 HRS PROFESSIONAL SERVICES	4,500.00
	TOTAL VENDOR PLANTE & MORAN, PLLC	4,500.00
VENDOR NAME: SCOTLAND OIL COMPANY INC		

09/11/2026 09:24 AM
User: JACKIE
DB: Ithaca

INVOICE APPROVAL REPORT FOR CITY OF ITHACA
EXP CHECK RUN DATES 09/16/2026 - 09/16/2026
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GEN

Page: 2/2

INVOICE NUMBER	DESCRIPTION	AMOUNT	NOTES
VENDOR NAME: SCOTLAND OIL COMPANY INC			
339114	87 LEAD FREE GASOLINE (QTY 90)	309.24	
339118	#2 ULTRA LOW DIESEL (QTY 232.30)	1,240.25	
TOTAL VENDOR SCOTLAND OIL COMPANY INC		1,549.49	
VENDOR NAME: SELF SERVE LUMBER CO.			
2609-551586	2 1/4" CARBIDE HLSW	31.99	
2609-551747	ELBW 1 1/2" SCH40 (4)	23.96	
2609-551899	CTN COUPLING 1 1/2"	1.99	
2609-553458	ENERG AA BATTER 4PK (2) / WATCH/CALC BA	19.97	
TOTAL VENDOR SELF SERVE LUMBER CO.		77.91	
VENDOR NAME: STATE CHEMICAL SOLUTIONS			
904330756	WASTEWATER PROGRAM	2,620.40	
TOTAL VENDOR STATE CHEMICAL SOLUTIONS		2,620.40	
VENDOR NAME: THE ISABELLA CORPORATION			
2463-2300716	2024 WATER MAIN IMPROVEMENTS	50,000.00	
TOTAL VENDOR THE ISABELLA CORPORATION		50,000.00	
VENDOR NAME: UNIFIED NETWORK CONSULTING			
2758	WOODLAND PARK - CAMERAS	3,497.59	
2761	CITY HALL LOBBY DOOR CAMERA	1,095.00	
TOTAL VENDOR UNIFIED NETWORK CONSULTING		4,592.59	
VENDOR NAME: VERIZON WIRELESS			
6152168412	8/2026 BILLING	202.12	
TOTAL VENDOR VERIZON WIRELESS		202.12	
VENDOR NAME: VISA			
8622	8/2026 VISA STMT	4,234.34	
TOTAL VENDOR VISA		4,234.34	
VENDOR NAME: WINN TELECOM			
50056018	09/2026 FAX / DPW ALARM	96.34	
TOTAL VENDOR WINN TELECOM		96.34	
GRAND TOTAL:		86,494.88	



CITY OF ITHACA, MICHIGAN
City Manager Report to the City Council
September 15, 2026

1. **TRAFFIC ACCIDENT STUDY:** I conducted a traffic crash report on Newark Street spanning from South Pine River to South Main Street, including both intersections. I have included an Excel spreadsheet documenting each crash from the police reports, as well as diagrams where included. The study spanned from June 2004 through December 2025, using the SMTCR (State of Michigan Traffic Crash Report). There were two accidents at each intersection that the officer noted were due to not seeing the vehicle traveling N/S on S. Pine River or S. Main. The other accidents appear to be backing up at stop signs, cutting a corner, or parking mistakes.
2. **PLAYGROUND INSTALLATION:** Installation of the new playground equipment is scheduled to begin October 12th. Weather permitting, the pavilion and restrooms should be painted the week of September 14th. The pavilion remodel is scheduled for an early to mid October start date.
3. **HARVEST FEST:** This year's Harvest Fest is planned for Saturday, September 19th. Included in the festival will be a Harvest Market downtown from 1:00 PM – 6:00 PM on Saturday. Citywide garage sales will run from Thursday, September 17th – Saturday, September 19th. Sunday, September 20th will be the 6th annual Bark in the Park, beginning at 2:00 PM at the dog park in Woodland Park.
4. **DOWNTOWN FALL:** Light pole fall decorations will take place during the September 28th Homecoming week. The festivities will culminate with the Homecoming parade running through downtown followed by the game against Valley Lutheran.
5. **ITHACA SCHOOLS REPAVING:** The school district is looking at re-paving their North Elementary parking lots in the summer of 2028, and asked if the city would be interested in completing the remaining Arcada Street section to Pine River St. that was not included in Arcada's last re-paving a couple of years ago. We will be looking into the responsibilities of each entity and searching for any old maps we may have. There's a possible opportunity to narrow the road through that section as we are doing on Union Street. There will be more to come as we gather information.
6. **SRF FINAL DISBURSEMENT:** We cut the final \$50,000 check to Isabella Corporation as the ARPA grant funding deadline is approaching on September 15th. We now have until October 15th to submit our final DR (Disbursement Request) to EGLE. The amount we receive in grant funding will depend on what LSLR costs are included.
7. **S&P GLOBAL RATING:** Treasurer Foster, Andy Campbell, and I met with S&P Global to review the city's status and receive our credit rating for the Union Street project's Capital Improvement Bond.
8. **BONDS:** After careful consideration with Bedzinski and Company and Miller Canfield, we have decided to issue one bond sale (Capital Improvement Bond) at \$4,000,000 instead of issuing this and the MTF bond. This will result in the city receiving more bond bids and at a better rate than issuing both. This decision was the recommendation of Bedzinski and Company as a result of receiving favorable construction bids. It also lowers our engagement cost with Bedzinski for their services since we will only be working on one bond issue process moving forward. Instead of \$23,500 per bond or a total of \$47,000, the city's total cost will be \$30,850.

Respectfully submitted,
Jamey Conn

LOT PURCHASE AGREEMENT

This LOT PURCHASE AGREEMENT (this "Agreement") is made on _____, by and between MICHIGAN HOUSING PARTNERSHIP, LLC, a Michigan limited liability company of 2186 E. Centre Ave., Portage, MI 49002 ("Purchaser") and the CITY OF ITHACA of 129 W. Emerson St., Ithaca, MI 48847 ("Seller") as follows:

BACKGROUND

Seller agrees to sell, and Purchaser desires to purchase up to six (6) Lots located in the City of Ithaca, Gratiot County, Michigan, (the "Lots") in a platted community known as Westwind Estates.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS SET FORTH HEREIN THE PARTIES AGREE AS FOLLOWS:

1. Lots. Seller agrees to sell, and Purchaser desires to purchase up to six (6) Lots located in the City of Ithaca, Gratiot County, Michigan in Westwind Estates, as described on Exhibit A (the "Lots").

2. Purchase Price; Earnest Money Deposit. The Purchase Price shall be eleven thousand five hundred dollars and 00/100 (\$11,500) per Lot.

The Purchase Price shall be delivered at each Closing in immediately available funds subject to the terms and conditions stated in this Agreement. The Purchaser's obligations under this Agreement are not contingent upon financing.

Purchaser hereby tenders to Seller an earnest money deposit in the amount of five hundred dollars (\$500) to be held by a title company acceptable to Purchaser and credited to the Purchase Price at Closing. The Earnest Money Deposit shall be refundable if this Agreement is terminated prior to the expiration of the initial ninety (90) day Investigation Period, and shall be non-refundable thereafter unless Seller is unable to deliver clear title to the Land. An earnest money or escrow agreement consistent with this Agreement, to the extent required by the title company, shall be completed by both parties to effectuate this Agreement.

3. Investigation Period; Right to Terminate. The "Investigation Period" shall expire ninety (90) days following the date this Lot Purchase Agreement has been executed by both parties (the "Effective date"). During the Investigation Period, Purchaser shall have the right to have the Lots inspected, surveyed, evaluated, analyzed, tested, appraised and/or assessed for any matter whatsoever, including but not limited to, market value; soil conditions; location of flood plains; presence of wetlands and necessary mitigation, if any; storm water drainage systems; presence of environmental contamination; health and safety conditions; access to utilities; access to public roads; zoning; compliance with laws, codes and ordinances and any other matter desired by Purchaser. Seller hereby grants Purchaser and Purchaser's agents, employees, representatives, consultants, and contractors a nonexclusive license during the term of this Agreement, to enter and have access to the Lots for purposes of having such investigations performed and the right to

discuss the Lots and the conditions related thereto with governmental authorities. Purchaser may choose to have Contractors perform site investigation work on site. During the Investigation Period, and any extensions thereof, Purchaser has sole discretion to terminate this Agreement.

Purchaser may extend the Investigation Period for a non-refundable fee of two thousand dollars (\$2,000) per ninety (90) day extension, payable in advance. There shall be no more than one (1) ninety (90) day extension permitted. The extension fee shall be applied to the Purchase Price and shall be non-refundable, except that if Seller is unable to deliver clear title to the Land or otherwise defaults on its obligations hereunder, it shall be returned to Purchaser.

4. Payment of Property Taxes. Property taxes for the year of each Closing shall be pro-rated as of the date of each Closing on a calendar basis based upon the amount of such taxes if known at the time of each Closing.

5. Closing Deadline. The parties agree to schedule a closing at the earliest possible time, but in no event later than ten (10) days following the end of the Investigation Period, or any extension thereof.

6. Seller's Closing Deliveries. At each Closing, Seller shall deliver to the Purchaser, the following items, which shall be in a form and substance satisfactory to Purchaser:

A. A Warranty Deed conveying to Purchaser title to the Lots, executed and acknowledged by Seller in recordable form;

B. An ALTA fee owner's policy of title insurance or equivalent coverage from a title company acceptable to Purchaser (the "Title Policy") in an amount not less than the Purchase Price insuring Purchaser as owner of fee simple, indefeasible title to the Lots without standard exceptions, and subject only to the following permitted exceptions (the "Permitted Exceptions"): (1) the lien prorated property taxes not yet due and payable, (2) utility easements serving the Lots, (3) other matters described in Section 9 and 10, (4) any matter arising as a result of any act or omission of Purchaser; and (5) such other matters that are not objected to by Purchaser.

C. Such other documents, including a signed Closing Statement, as are necessary and appropriate for the consummation of this transaction by Seller.

7. Purchaser's Closing Deliveries. At each Closing, Purchaser shall deliver to Seller, the Purchase Price and such other documents, including a signed Closing Statement, as are necessary and appropriate for the consummation of this transaction by Purchaser.

8. Closing Costs and Prorations. Seller shall pay or reimburse Purchaser for (i) all transfer and/or conveyance taxes, if any, assessed in connection with each Closing, (ii) the premium for the Title Policy, (iii) one half (1/2) of any closing fee charged by the title company in connection with this transaction, and (iv) any special assessments (sewer or otherwise but not including hook-up fees or associated costs of the same) that currently exist against the Lots. Seller shall be responsible for and pay all past due real estate taxes and assessments at or prior to Closing. This obligation shall survive the Closing. Other regular and customary costs and expenses related to the Lots shall also be prorated based on the date of Closing.

9. Title. Purchaser shall order a commitment for an owner's policy of title insurance from a title company acceptable to Purchaser (the "Title Policy") within ten (10) days of the date of this Agreement. After Purchaser has received both the title commitment and the Survey described in Section 10 below (if obtained), both in a form satisfactory to Purchaser, the Purchaser shall deliver written notice of any objections Purchaser has to the title commitment. Seller shall have five (5) days from receipt of such notice of objections to provide written notice to Purchaser as to whether Seller will cure such objections at or before Closing. If Purchaser notifies Seller of the existence of defects rendering title unmarketable and should Seller fail to effect cure of such defects by each Closing, Purchaser may, at its option: (1) extend the time for Seller's performance hereunder only if Seller so requests, (2) waive such objections, or (3) terminate this Agreement.

10. Survey. Within ten (10) days of the date of this Agreement, Purchaser may order, at its expense, a new ALTA survey (the "Survey") of the Lots, showing the legal description of the Lots, any boundary encroachments that may impact the Lots, all easements affecting the Lots and such other matters desired by Purchaser.

11. Environmental Matters. Purchaser may, at its expense, conduct such environmental site evaluations of the Lots as it deems appropriate including, without limitation, a Phase I and Phase II environmental site assessment and/or a Baseline Environmental Assessment (collectively, the "Site Investigation Reports").

12. Representations and Warranties of Seller. Seller hereby represents and warrants to Purchaser that to the best of Seller's knowledge, as of the date hereof and on the date of Closing, which representations and warranties shall survive Closing, but without additional investigation by Seller:

A. Seller has the right, power and authority to enter into this Agreement and to sell the Lots in accordance with the terms hereof, and Seller has granted no option or right of first refusal to any other person or entity to purchase the Lots and has not entered into any contract to sell the Lots as of the date of the Agreement. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are and shall be duly authorized to sign the same on Seller's behalf and to bind Seller thereto.

B. Seller has not received any notice of, and has no knowledge of, existing violations on the Lots or any portion thereof of any zoning, building, fire, health, pollution, environmental protection, hazardous or toxic substance or waste disposal law or ordinance.

C. At each Closing, there will be no parties in possession of the Lots or entitled to possession thereof other than Seller. There will be no leases, agreements, options or other instruments or agreements in effect with respect to the Lots.

D. There are no existing or pending condemnations or sales in lieu thereof with respect to the Lots, or any part thereof, nor have any such actions, suits, proceedings or claims been threatened or asserted.

E. Seller has the right to, and will convey to, Purchaser the Property pursuant to the Warranty Deed.

F. All general real estate related property taxes and assessments shall have been paid when due. There are no delinquent assessments. Except for any ordinary accruals of dues, no future assessments against the Lots have been announced.

G. There is no litigation, proceeding or investigation pending or, to Seller's knowledge, threatened against or involving Seller or the Lots, and Seller does not know or have reason to know of any grounds for any such litigation, proceeding or investigation, which could have an adverse impact on Purchaser or Purchaser's title to or use of the Lots, either before or after each Closing.

H. All federal, state and local real estate, personal property and other taxes relating to the Lots (other than those not currently due and payable) shall be properly paid on or before each Closing. Seller has not received any notice of assessment or proposed assessment in connection with the Lots.

I. Seller is not a "foreign person" as that term is defined in section 1445 of the Internal Revenue Code of 1986, as amended.

J. The Lots and Seller are in full compliance with all requirements of federal, state and local environmental, health or safety laws, regulations and administrative or judicial decrees, as amended (the "Environmental Laws").

K. With the exception of the documents provided by Seller to the Purchaser, there are no reports, studies, appraisals, engineering reports, correspondence, agreements with governmental authorities, wetland studies or reports, flood plain studies or reports and/or other written information related to the Lots of which Seller is aware or that are in Seller's possession or control.

13. Representations and Warranties of Purchaser. Purchaser hereby represents and warrants to Seller, which representations and warranties shall survive each Closing, that as of the date hereof, and on the date of each Closing:

A. Purchaser has the full power and authority to execute, deliver and perform this Agreement and all of Purchaser's obligations under this Agreement; and

B. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Purchaser are and shall be duly authorized to sign the same on Purchaser's behalf and to bind Purchaser thereto.

C. Purchaser shall begin construction, beginning with permitting, of all six (6) house lots within 18 months of the later of: 1) closing of the lots or 2) the final acceptance and execution of the Brownfield Plan Reimbursement agreement.

14. Indemnification. Seller agrees to indemnify and hold Purchaser and its managers, members, and successors and assigns and their members, managers and representatives (the

"Purchaser Group") harmless from and against any and all liabilities, claims, demands, and expenses, of any kind or nature, including but not limited to, all expenses related thereto, including, without limitation, court costs and attorney's fees for matters (i) arising or accruing prior to the Closing and which are in any way related to the ownership, maintenance, or operation of the Lot; and/or (ii) arising from or related to the inaccuracy or breach of any of Seller's representations and warranties. Purchaser agrees to indemnify and hold Seller and its managers, members, and successors and assigns and their members, managers and representatives (the "Seller Group") harmless from and against any and all liabilities, claims, demands, and expenses, of any kind or nature, including but not limited to, all expenses related thereto, including, without limitation, court costs and attorney's fees for matters (i) arising or accruing after the Closing and which are in any way related to Purchaser's ownership, maintenance, or operation of the Lot; and/or (ii) arising from or related to the inaccuracy or breach of any of Purchaser's representations and warranties. It is expressly stipulated and agreed that the provisions of this Section shall survive the Closing.

15. Default and Remedies.

A. Purchaser's Default; Seller's Remedy. If the Purchaser fails to close on the purchase of the Lots, Seller may, as its sole and exclusive remedy terminate this Agreement by giving an appropriate Notice of Default as provided below.

B. Seller's Default; Purchaser's Remedies. In the event Seller fails to timely perform any material act, or provide any material document or information required to be provided by Seller, or in the event any Representation and Warranty made by Seller pursuant to this Agreement is untrue when made, then Purchaser shall be entitled to either (i) terminate this Agreement, and seek Purchaser's actual damages arising from Seller's breach; or (ii) seek specific performance of this Agreement, and seek Purchaser's actual damages provided, however, there will be no specific performance if Seller's failure to close is caused by its inability to clear a title exception, and in such event Purchaser's damages will be limited to its direct out-of-pocket costs for entering into this Agreement.

C. Notice of Default. In the event either party declares the other to be in default, such declaration shall be in writing, with an outline of the actions required to cure such default. The recipient of such notice of default shall have 30 days to cure the alleged default.

16. Attorneys' Fees. The prevailing party in any legal proceeding brought under or with relation to this Agreement or transaction shall be entitled to recover court costs, reasonable attorneys' fees and all other litigation expenses from the non-prevailing party.

17. Sale and Assignment of Agreement. Purchaser shall have the right to assign all of its rights and delegate all of its obligations under this Agreement to another entity, provided however, that no assignment shall operate as a release of the Purchaser.

18. Confidentiality. The parties hereto agree to keep the terms and provisions of this Agreement strictly confidential with the exception of disclosures to their respective attorneys, financial consultants, lenders, investors and other persons or entities necessary for consummation of this Agreement and for Purchaser's purposes as provided above.

19. Miscellaneous.

A. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

B. This Agreement shall be governed by and construed under the laws of the state of Michigan.

C. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the conveyance of the Lots and all other matters contained herein and constitutes the sole and entire agreement between Seller and Purchaser with respect thereto. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both Seller and Purchaser.

D. All notices, payments, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served effective on the second (2nd) business day after being deposited in the United States mail, postpaid and registered or certified with return receipt requested; or when sent by private courier service for same-day delivery or one day after being sent by private courier service for next-day delivery. Notices shall be sent via e-mail and also to the respective addresses set forth below:

To Seller:

CITY OF ITHACA

ATTN: _____

129 W. Emerson St.

Ithaca, MI 48847

E-mail: _____

To Purchaser:

MICHIGAN HOUSING PARTNERSHIP, LLC

ATTN: Thomas M. Larabel

795 Clyde Ct., SW

Byron Center, Michigan 49315

tlarabel@allenedwin.com

With a copy to:

Paul Morgan

2186 E. Centre Ave.

Portage, Michigan 49002

eguerin@allenedwin.com

Alexandra Kruh

atyra@allenedwin.com

E. This Agreement shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

F. Allen Edwin Realty, L.L.C., is the broker for Purchaser, and waives any buyer-side commission.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

SELLER:
CITY OF ITHACA

PURCHASER:
MICHIGAN HOUSING PARTNERSHIP, LLC

By: *Jammy Conn*
Its: *City Manager*

By: _____
Thomas Larabel
Its: Vice President

EXHIBIT A
Westwind Estates
City of Ithaca, Gratiot County, Michigan

List of Lots to be Sold:

LOT NO.	PARCEL NO.	SITE ADDRESS	PURCHASE PRICE
34	52-004-034-00	515 Leeward Ct.	\$11,500
37	52-004-037-00	TBD Leeward Ct.	\$11,500
39	52-004-039-00	TBD Leeward Ct.	\$11,500
30	52-004-030-00	TBD Gale Ct.	\$11,500
28	52-004-028-00	TBD Gale Ct.	\$11,500
27	52-004-027-00	TBD Gale Ct.	\$11,500





UNIFIED NETWORK CONSULTING, LLC

221 N Maple st
Ithaca, MI 48847

Proposal

Bill To:

Ithaca Senior Activity Building
Rob Endter
1011 East North St
Ithaca MI 48847

Valid for 15 days

Proposal Date: 9/1/2026

Proposal #: 1540

Project: Senior Activity Bui...

Qty.	Description	Rate	Total
1	UDM-Pro 1U / Controller / Firewall SE	618.70	618.70
1	16TB Hard drive - Approximately 25 days storage time	482.35	482.35
3	G6 180	394.45	1,183.35
1	G6 Pro 360	658.95	658.95
1	Junction box	53.90	53.90
5	Conduit, fittings, mounts	8.50	42.50
1	Unifi Access Point	233.45	233.45
4	Camera cable run	175.00	700.00
1	AP Drop	100.00	100.00
1	u12 open post rack	238.61	238.61
1	Rack Hardware	350.00	350.00
1	Tripplite 1500VA 900W	344.40	344.40
12	Labor	125.00	1,500.00

Total **\$6,506.21**

Agreement of work:

This agreement of work is to provide services and materials above, any additional work will be billed at the hourly rate of 125 per hour. All materials and supplies will be provided by UNC.

Terms:

3200 down payment required upon signing agreement. Amount Paid: _____ Date: _____
UNC holds security interest on all equipment until full payment is recived. Balance due upon completion of work.

BY: _____

By: _____

Ithaca Senior Activity

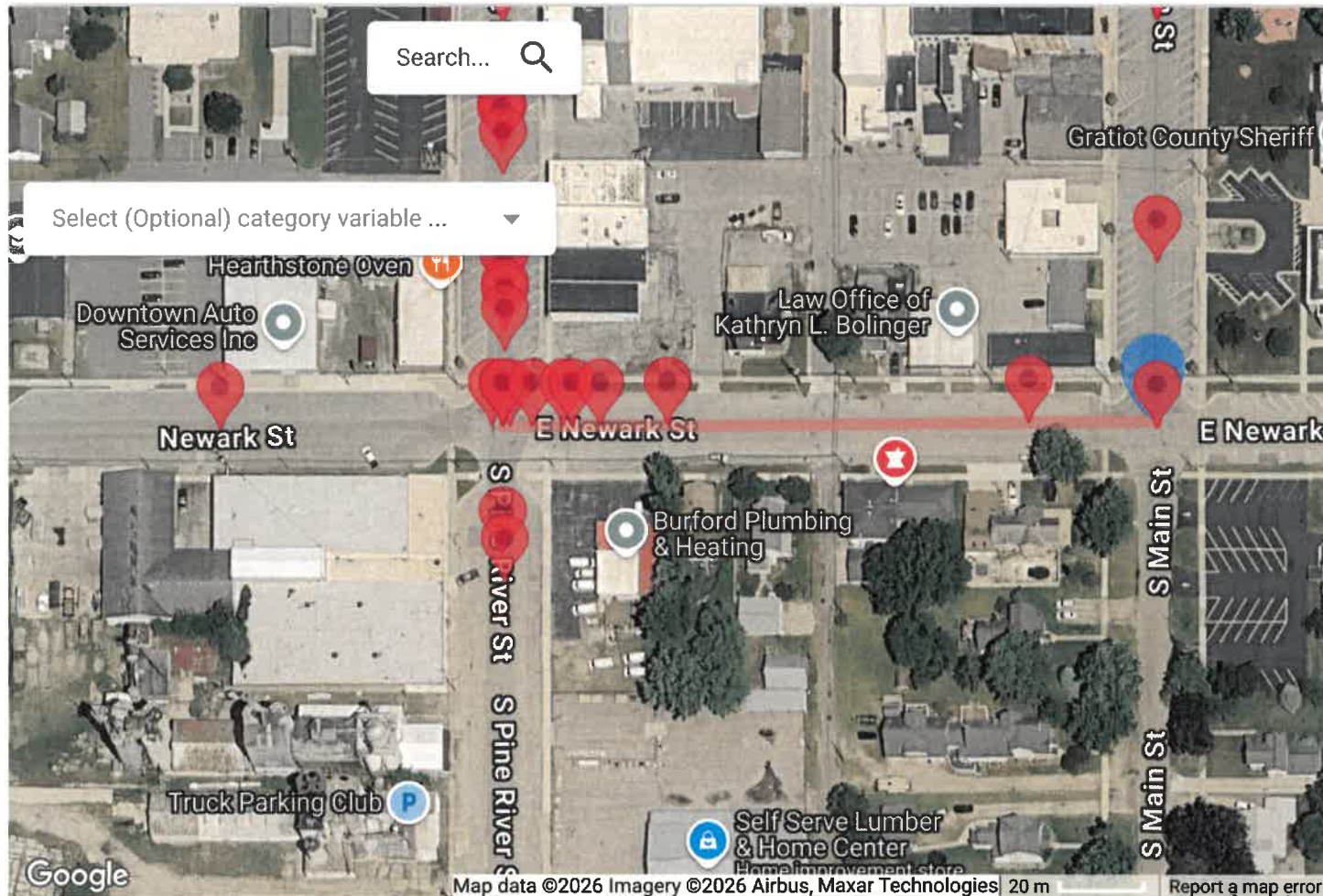
UNIFIED NETWORK CONSULTING, LLC

6,637,929 Crashes

Current Query: Crashes for 1/1/2004 through 12/31/2025 for the Entire State



Crash Map



Segment Name: **E Newark St**
 Physical Road ID: **494905**
 Segment Length: **511 feet (0.10 miles)**
 Functional Class: **Local**
 AADT (Estimate): **126 Vehicles/Day**

Demographic Information (2020 Census)

Age ≤ 20: **24.00%**
 Age ≥ 65: **14.80%**
 Median Household Income: **\$53,872**
 Drive to Work: **77.90%**
 Commute ≥ 60 minutes: **5.40%**
 Black/African American: **1.10%**
 Asian: **0.00%**

Equity Metrics

EJI: Diesel Particulate Matter (Percentile): **21**
 EJI: Proximity to Traffic (Percentile): **16**
 Social Vulnerability Index (Percentile): **61**
 Pop. with 3+ Resilience Risk Factors (Percentile): **16**

Additional Crash Info

Crash Report

Street View

Edit

Share

Results



Traffic Accidents on Newark Street (Pine River to Main)

DRIVER OF V2 WAS PARKED IN FRONT OF ITHACA ANIMAL HOSPITAL. DRIVER OF V1 WAS ATTEMPTING TO PARALLEL PARK INBETWEEN A VEHICLE AND V2. AT THIS TIME A COLLISION OCCURRED BETWEEN V1 AND V2. MINOR DAMAGE TO REAR BUMPER OF V1 AND FRONT BUMPER OF V2 (9/10/2007)

DRIVER OF V1 STATED HE THOUGHT THE INTERSECTION WAS A FOUR WAY STOP. V1 STOPPED AT THE SIGN THEN PROCEEDED OUT AND STRUCK V2. (1/2/2010)

#1 DID NOT SEE #2 DUE TO SNOW PILES, AND PULLED INTO PATH OF #2. #1 DID NOT SEE #2 IN TIME TO AVOID IMPACT (02/22/2013)

Unit #1 was parked on the side of the road in a legal parking spot. Suspect vehicle was in front of Unit #1. Witness said that Suspect vehicle backed up hitting unit #1. Witness said that Suspect vehicle stopped after hitting Unit #1 looked back and then took off. Witness and driver of unit #1 said that the suspect vehicle is white in color. See report number 14-2914 (6/16/2014)

Driver of vehicle #1 was eastbound and stopped at the stop sign at W. Newark St. and S. Pine River St. #1 said that he thought he went out too far and backed up and did not see vehicle #2 behind him. Driver of vehicle #2 said that she stopped behind vehicle #1 and saw that he was backing up. She tried to hit her horn to get his attention and could not in time before collision occurred. (2/18/2016)

VEHICLE 2 DID NOT SEE VEHICLE 1 HAD STOPPED AND HE BUMPED INTO VEHICLE 1'S TRAILER. THE LICENSE PLATE ON THE TRAILER WAS SLIGHTLY BENT. THERE WAS NO DAMAGE TO EITHER VEHICLE. TRAILER INFORMATION: REGISTRATION: D646619 VEHICLE NUMBER: H 200 745 676 123 2017 ASSEMBLED TRAILER (5/11/2017)

Unit 1 stopped at a stop sign heading eastbound on E. Newark St. The driver did not see any traffic coming and proceeded through the intersection. Unit 2 was traveling southbound on S. Main St. and had the right of way. Unit 2 struck Unit 1. There were no injuries. Unit 1 had denting and scraping to the back driver side wheel well and bumper. The tire was also punctured and there was damage to the rim. Unit 2 suffered denting and damage to the front driver side bumper. The driver to Unit 1 was given a citation for disregard stop sign. (10/8/2020)

Unit 1 was traveling westbound on E. Newark St. and was attempting to turn northbound down an alley way pulling a snowmobile trailer with Michigan Registration D703899. As it was turning the passenger side of the trailer made contact with the front end of Unit 2 causing damage. Unit 1 just had damage and denting to the trailer's passenger side wheel well. Unit 2 had denting, scratching and damage to the front bumper as well as to the driver side headlight. D703899 2018 Legend Trailer. White in color. VIN: 1L9BE2725J1317811 Same insurance as Unit 1. (10/26/2020)

Driver of vehicle # 1 was stopped at the stop sign on E. Newark St. Driver # 1 observed a Semi Truck turning from S. Pine River St. and he started backing up his truck. Driver # 1 said that he did not see vehicle # 2 behind him until it was too late. Driver # 2 was parked behind vehicle # 1 and noticed vehicle # 1 backing up. Driver # 2 tried honking her horn, but it was too late to avoid collision. (8/16/2022)

Unit one was stopped at the stop sign on Newark St. Unit one was attempting to turn right onto N. Pine River St. Unit one stated she saw Unit two traveling south on N. Pine River St. Unit one stated she saw Unit two attempting to turn left onto Newark St. Unit one stated she thought unit two was taking the corner tight. Unit One stated she tried to reverse but was unable to. Unit One stated she was hit by Unit two when he turned the corner. Unit two stated he was traveling south on Pine River St. Unit two stated he was attempting to turn left onto Newark St. Unit two said he saw Unit one at the stop sign and then lost visual of her due to his A pillar. Unit two said he took the corner a little tight and that is when he hit Unit one. Unit two said he only had a scrape to his front driver side rim. Unit one's vehicle was towed to Shaw's Auto Body by Gratiot Towing. (12/31/2022)

Unit 1 was turning left (north) on to S Pine River St from W Newark St when it failed to yield for Unit 2 (southbound.) The front end of Unit 1 impacted the front end of Unit 2. The driver of Unit 1 advised he did not see the stop sign and he was running late for court. The driver of Unit 1 complained of pain to his shoulder / chest area (where the seatbelt rested.) The driver of Unit 2 complained of pain to his forearm (where the airbag deployed.) (9/28/2023)

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
0179 (03/2026)

TITLE VI SUB-RECIPIENT ANNUAL CERTIFICATION FORM

This form is to certify compliance with Title VI of the Civil Rights Act of 1964. If your Title VI Plan has been approved by the Michigan Department of Transportation (MDOT), all changes to the organization's Title VI Plan which occurred during the current fiscal year (October 1st through September 30th) must be reported on this form. Please attach additional pages, as necessary, to provide a complete response to each question.

NAME OF ORGANIZATION			
NAME OF TITLE VI COORDINATOR		TITLE	
ADDRESS			
CITY	COUNTY	STATE	ZIP CODE
TELEPHONE NUMBER	FAX NUMBER	E-MAIL ADDRESS	
1. Has your Title VI Coordinator changed during the reporting period or since your last Title VI Plan was approved? If yes, please list the name and contact information for the new coordinator.			Yes No
2. Has your organization had any projects that have Title VI, Limited English Proficiency (LEP), or adverse effects on the community? How many? If yes, what did you do to ensure that those populations are affected by the project had meaningful access to and involvement in the development process?			Yes No
3. What is the number or percentage of Limited English Proficiency (LEP) individuals or community members who experience adverse effects as a result of the project?			
4. How many public involvement meetings did you hold during the reporting period?			
5. Did you provide language assistance at any of your public meetings during the reporting period? How many persons received this assistance?			Yes No
6. Did you receive any formal or informal Title VI complaints, or lawsuits during this reporting period? If yes, how many, and please provide details regarding each complaint or lawsuit and the resolution.			Yes No

7. During this reporting period, how many of your employees have been educated about Title VI and their responsibility to ensure non-discrimination in any of your programs, services, or activities.

8. Please provide any comments or additional information related to the organization's Title VI Plan.

The information reported in this form is accurate and reflects all changes to the organization's Title VI Plan for the current fiscal year.

NAME	TITLE	DATE

If you have any questions regarding Title VI, contact: MDOT Title VI Coordinator (517) 241-7462, or MDOT-TitleVI@Michigan.gov.

PLEASE RETURN COMPLETED FORM VIA E-MAIL ADDRESS, OR FAX NUMBER TO: (517) 335-0945.

PLEASE SUBMIT THIS FORM BY OCTOBER 5TH OF THE REPORTING YEAR.



SPECIAL EVENTS APPLICATION FORM

Name of Event: HARVEST FEST 2026

Date of Event: 9/19/26 Total Hours (including set-up & clean-up) 12 HRS

Event Start Time: 1 PM Event End Time: 10 PM

Requested Location of Event: DOWNTOWN (CENTER + PINE RIVER)

Type of Event: ☐ Ceremony ☒ Festival ☐ Fundraiser ☐ 5k/10k Run
☐ Concert ☐ Celebration ☐ Other _____

What is the anticipated attendance?: 300

Description of Event: VENDOR MARKET, INFLATABLES + KID
ACTIVITIES, TRACTOR SHOW, KARAOKE + ENTERTAINMENT,
SOCIAL DISTRICT (S PINE RIVER, BETWEEN CENTER
+ NEWARK)

Will there be food/beverages/merchandise sold at the event?: ☒ Yes ☐ No

If Yes, describe: WILL SELL BEER AS FUNDRAISER FOR IPC INSIDE SOCIAL
(Provide a copy of Health Department approval and liquor license, if applicable) DISTRICT

Will there be amplification of music or speakers?: ☒ Yes ☐ No

Will there be an admission fee? ☐ Yes ☒ No If Yes, please include admission fee details:

Organization Name: ITHACA PROMOTIONAL COMMITTEE

Address: _____ Phone: _____

Responsible Party: JOSH STRAND Phone: 989-763-2264

Email Address: josh@miazmarketingolutions.com

Are City Services being requested?: ☒ Yes ☐ No (Fees may be charged for City services)

☐ Police ☐ Fire ☐ First Responder Standby ☐ DPW/Traffic; barricades, trash etc.

If yes, describe in detail what services: SET UP BARRICADES AT MAIN + CENTER,
NEWARK + PINE RIVER, EMERSON + PINE RIVER, MAPLE + CENTER
Also needs barricades at the Farmers MK pavilion for
the Harvest Market.

Resolution No. 2026-15

City of Ithaca

Gratiot County Parks and Recreation Grant Application Resolution

At a regular City Council Meeting held on September 15, 2026 the following resolution was offered by Councilperson _____, and supported by Councilperson _____;

WHEREAS, the City of Ithaca has the authority to construct, operate, and maintain the Woodland Park: The Next Generation Project and

WHEREAS, the City of Ithaca is requesting \$_____ appropriation from the Gratiot County Board of Commissioners, and

WHEREAS, the City of Ithaca desires to enhance, provide or create the Woodland Park: The Next Generation Project to meet the needs of users in Gratiot County,

THEREFORE, BE IT RESOLVED by the City of Ithaca that, pursuant and subject to all of the terms and provisions of the Gratiot County Parks millage, application be made to the Gratiot County Board of Commissioners for funding, and

BE IT FURTHER RESOLVED that Jamey Conn, the City Manager of the City of Ithaca is hereby authorized and directed to cause the necessary data to be prepared and application to be signed and filed with the County of Gratiot;

Motion carried by Roll Call Vote:

Ayes: ()

Nos: ()

Absent: ()

RESOLUTION DECLARED ADOPTED.

Dated: September 15, 2026

Cathy Cameron
City Clerk



Resolution 2026-16

City of Ithaca, MI

RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT® AS PART OF THE 2026 NATIONAL FITNESS CAMPAIGN

At a regular meeting of the City Council held on September 15, 2026 the following resolution was offered by Councilperson _____, and supported by Councilperson _____;

WHEREAS, the City of Ithaca, MI has submitted a Grant Application to National Fitness Campaign (NFC) for participation in the 2026 initiative to install and activate outdoor Fitness Courts® in over 1000 municipalities and schools across the country, and;

WHEREAS, the City of Ithaca, MI will accept a \$50,000 National Grant from the NFC Grant Committee and Statewide Partners, and endeavors to provide a local funding confirmation in the amount of \$174,050 in compliance with the attached Grant Program Requirements to promote and implement a free-to-the-public outdoor Fitness Court®, and;

WHEREAS, the City of Ithaca, MI understands the scope of this project includes the installation of a concrete pad, as well as the assembly of the Fitness Court, both to be completed by separate vendors external to the National Fitness Campaign. Additional funding requirements for the concrete installation and Fitness Court assembly can be found on the attached Grant Program Requirement document provided by the National Fitness Campaign.

WHEREAS, the City Council believes joining the National Fitness Campaign is an important step in building a healthier community, commits to funding/fundraising to participate in NFC's 2026 Campaign, and will earn local and regional recognition as a leader in providing accessible health and wellness infrastructure and programs.

THEREFORE, BE IT RESOLVED, that the City Council will collaborate with NFC to join the National Fitness Campaign, implement the outdoor Fitness Court® program, and make fitness free for community residents and visitors.

Motion carried by Roll Call Vote:

Ayes: ()

Nos: ()

Absent: ()

RESOLUTION DECLARED ADOPTED this 15th day of September, 2026.