



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

CITY COUNCIL

REGULAR MEETING AGENDA

Mayor Debbie Jones
Mayor Pro Tem Stuart Bikson
Council Members Jessica Clauser, Christian Hauser,
Sara King, Nancy Salvia and Marilyn Trent

400 Sixth Street	July 27, 2026	7:00 PM
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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment Scheduled/Non-Scheduled/Presentations
 - A. Report and presentation regarding the 2026 Heritage Festival.
 - B. Presentation of Budget from the OPC.
5. Approval of the Consent Agenda
 - A. Consideration of the Minutes of the Regular Meeting of July 13, 2026 and the Special Meeting of July 16, 2026.
 - B. Receipt of the Check Register Report.
6. Old Business/Tabled Items
7. Public Hearings
8. Legislative Deliberation
9. Reports and Regular Business
 - A. Consideration of a Request to Establish a Downtown Social District.
 - B. Consideration of the Rochester Community House Renovation Project - Contract Award and Related Approvals.

- C. Consideration of the Election Security Plan.
 - D. Consideration of Budget Amendments and Receipt of the Quarterly Financial Report.
 - E. Authorization to Retire Municipal Vehicle Loans with General Fund Surplus.
 - F. Annual Evaluation of the Finance Director/Treasurer.
10. Receive a Report from the Various Boards and Commissions
- A. Receipt of a report from the Sustainable Rochester Committee.
 - B. Receipt of a report from RARA.
 - C. Receipt of a report from the Budget and Finance Committee.
 - D. Receipt of a report from the Parking Advisory Committee.
 - E. Receipt of a report from the Asset Committee.
 - F. Receipt of a report from the Paint Creek Trailways Commission.
 - G. Receipt of Report from the Historical Commission.
 - H. Receipt of a report from the Wellness Committee.
11. Public Comment
12. General Miscellaneous
13. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.



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Procedure for Hybrid Public Meeting

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's [YouTube](#) and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)
- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: mfrazho@rochestermi.org.)
- For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter meeting **ID: 819 4116 4673**. When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 4-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.
- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: <https://us02web.zoom.us/j/81941164673> (Downloading Zoom is required.)
- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments.**

For assistance, or questions accessing and/or making public comment during the meeting, or other support, please reach out to our Deputy City Clerk Megan Frazho by email: mfrazho@rochestermi.org.

1. CALL TO ORDER

Mayor Jones at 7:00 p.m.

2. ROLL CALL

PRESENT: Mayor Debbie Jones, Mayor Pro Tem Stuart Bikson, Councilmembers Jessica Clauser, Christian Hauser, Sara King, Nancy Salvia and Marilyn Trent.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE

Mayor Jones led the Pledge of Allegiance.

4. PUBLIC COMMENT SCHEDULED/NON-SCHEDULED/PRESENTATIONS

4A. Swearing in of the new firefighters. City Clerk D'Annunzio swears in 6 new firefighters: Ken McLaurin, Gavin Rose, Anthony Bono, Taylor Dodder, Lee Yott, Atherium Bommarito

4B. Recognition of the Eagle Scout, Gavin from Stoney Creek, and his project to restore the Gazebo in the Rochester Municipal Park.

4C. Presentation by the Rochester School Board Superintendent, Nicholas Russo, on the state of the school district's finances and details of the upcoming millage proposal. Council also asks about the timeline of progress regarding the Rochester School's old headquarters at 501 W. University.

4D. Presentation by Vice President and Media Director, Gabe McCoy, for the Friends of the Clinton River Trail informing Council of the return of what is known as the "Fall Classic." This will be 9:00 am – 1:00 pm on Sunday, September 27th. Opening and closing of the event will be at the Kiwanis Shelter in the Rochester Municipal Park. The proceeds for this event go towards maintaining the trail.

One resident asks about the installation of a stop sign on Romeo around Elizabeth.

5. CONSENT AGENDA

5A. Regular meeting minutes for June 22nd, 2026.

MOTION: Hauser moved to approve the consent agenda, Trent seconded,
To approve the regular meeting minutes for June 22nd, 2026.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia and Trent.

NO: None.

ABSENT: None.

Motion Carried.

5B. Accept receipt of the Check Register report for June 18th through July 6th

MOTION: Hauser moved, Trent seconded,
To approve the check register.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia and Trent.

NO: None.

ABSENT: None.

Motion Carried.

6. OLD BUSINESS/ TABLED ITEMS.

NONE.

7. PUBLIC HEARINGS

NONE.

8. LEGISLATIVE DELIBERATIONS

8A. Consideration of a Bicycle/E-Bike Ordinance – Second reading and adoption.

Attorney Kragt outlines the proposed ordinance and where the boundaries may lie, and what kind of communication and signage would be made.

Council debates the potential actions they can take tonight regarding the ordinance.

Police Chief Rouhib clarifies the permitted modes of transportation and what education and enforcement would look like if the ordinance were passed. He discusses a plan spanning multiple months (120-day rollout) regarding enforcement and what he would like to address when.

9 residents speak in favor of the ordinance while asking Council to be mindful of bicycle users and what the city could possibly do to help facilitate better and more dedicated bicycle use through bike lanes or signage of where they are permitted. They also like that this does not affect the use of bicycles/E-bikes on the trails. There was also an ask to revisit the Master Plan or include a Complete Streets Plan.

Council weighs the borders of the enforcement zone, discussing possible benefits of having a broader zone vs a smaller zone. The one being from University to First Street/bridge seems to have a more unified agreement while also recognizing the zone can be expanded at a later date if needed. Some of the reasoning for the larger zone would be to incorporate the area by the Dairy Queen and Lipumas where there are traditionally lines of people outside.

Councilmember King would also like the Council to put up a mirror for the Clinton River Trail that can help with visibility.

MOTION: King moved, Salvia seconded,
To direct City Administration and Friends of the Clinton River Trail to look into adding a visibility mirror on the Clinton River Trail coming around the corner near Elizabeth.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

Council resumes debating the bike ordinance and the concerns of who this may affect. Would like to keep disabled and those in need in mind. Are there additional markings that need to be added to the alleys and additional signage regarding these ordinance changes. Councilmember Clauser would like to move this task to a committee and focus solely on communication and other areas that need to be addressed such as previously mentioned.

MOTION: Trent moved, Hauser seconded,
To approve the ordinance as presented with the amendment to Sec. 52-233 by defining the downtown area of along Main Street from University to the abutment of the bridge above First Street, and to remove the last sentence of Sec. 52-234, and with the amendment to change the last bullet point of Sec. 52-238 to say "A device may be impounded when it is abandoned or is unlawfully parked, obstructing pedestrian access, or left in violation of posted parking restrictions."

There is further discussion on the enforcement by the Police Department and their education rollout plan. Signage regarding what alternative routes will be is something else to be addressed by the Police Department.

VOTE: YES: Jones, Bikson, Hauser, King, Salvia, Trent.

NO: Clauser.

ABSENT: None.

Motion Carried.

9. REPORTS AND REGULAR BUSINESS

9A. Consideration of Metro Act Permit – Gateway Infrastructure

Gateway Infrastructure discusses their plan for fiber infrastructure.

Council asks the applicant about their business plan, about where their central hub is, and what going forward would look like.

The applicant answers that their central unit will be on the east side of the city with infrastructure expanding west. They also assess on whether other fiber providers are already present in the city as not to overbuild the city.

MOTION: Salvia moved, Bikson seconded,
To approve the gateway infrastructure telecommunication permit and to authorize the City Clerk and City Manager to execute the permit.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

9B. Consideration of a resolution opposing House Bills 5529-5532 and 5581- 5585 regarding local municipal zoning authority.

Council is in agreement about wanting to retain local control over zoning that may be changed in the proposed legislation.

MOTION: Hauser moved, Trent seconded,
To designate the City Clerk to sign the resolution opposing House Bills 5529-5532 and 5581-5585 and send to our State Representative, State Senator, and Governor.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

9C. Consideration to approve the appointment of the Election Workers.

MOTION: Bikson moved, Trent seconded,
To approve the appointment of presented election workers.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

9D. Consideration to approve the preprocessing of absentee ballots on Monday, August 3rd, 2026 from 12:00 pm – 5:00 pm.

MOTION: Trent moved, Bikson seconded,
To approve the preprocessing of absentee ballots from 12:00 pm – 5:00 pm on Monday, August 3rd.

Council is in favor of this preprocessing to stay ahead and be proactive.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

10. BOARDS AND COMMISSIONS REPORTS.

10A. Report from the Historical Commission

No report for this meeting.

10B. Report from the OPC Social and Activity Center

Bikson reports that there was a gift from an Estate to the Center.

10C. Report from the Cemetery Advisory Board

Salvia reviewed public comments for the agenda and there was a request regarding pets in the cemetery. There was also a discussion on the communication plan for the gate campaign. There is also a plan for a tour campaign to be set up with Pat McKay at Mt. Avon.

10D. Report from the Planning Commission

Hauser discusses the public hearings regarding the Graham project and a request for payment in lieu of parking. 134 South Main St. was also discussed regarding their site plan work, which was set for public hearing, and at 139 Romeo was a discussion on parking and set for public hearing as well. 530 Pine Street also was involved in the privatization of a parking lot. There was also an officer election. There is also a joint Council and Planning meeting on the upcoming Thursday to discuss zoning.

10F. Report from the City Beautiful Commission

Clauser reports on the sound amplifier project. Banda comments on the date being August 18th for the opening.

11. PUBLIC COMMENT

NONE.

12. GENERAL MISCELLANEOUS.

City Clerk D'Annunzio reminds the public of the public accuracy test on upcoming Thursday at 2:00. Election worker training will be Wednesday.

Bikson informs the public of the upcoming tennis tournament and its 50th anniversary.

Trent comments on a newspaper article regarding the work of the monarch butterfly environmentalism.

Salvia briefs Council about the potential of an intern for the Council. More details to come.

King comments on the baseball fields in the park and the signs regarding "keep off" and feels that it should be open to the public.

Jones reminds everyone of the opening of the skatepark tomorrow on the 14th at 5:30. Lions Park also has an event as well as the upcoming sidewalk sales and dancing in the streets for the upcoming weekend.

12A. Request to go into closed session for City Council to consider Attorney/Client Privileged Opinion Letter

12B. Request for Closed Session for City Council to consider Periodic Personnel Evaluation of City Clerk.

MOTION: Bikson moved, Salvia seconded,

To go into closed session regarding an Attorney/Client privileged opinion letter and to conduct the personnel evaluation of the City Clerk with intention to potentially return.

VOTE: YES: Jones, Bikson, Clauser, Hauser, King, Salvia, Trent.

NO: None.

ABSENT: None.

Motion Carried.

13. ADJOURN

Mayor Jones adjourned the meeting at 10:41 p.m.

Brian D'Annunzio, City Clerk

Debbie Jones, Mayor

1. CALL TO ORDER

Mayor Jones at 6:30 p.m.

2. ROLL CALL

PRESENT: Mayor Debbie Jones, Councilmembers Christian Hauser, Sara King, Nancy Salvia and Marilyn Trent. Planning Commission Chair Rich Kendziuk, Commissioners Daniel Bachmann, David Berletich, Matthew Stone.

ABSENT: Mayor Pro Tem Bikson, Planning Commission Vice Chair David Hardin, Commissioners Laura Murphy, Jenna Campbell

3. REGULAR BUSINESS

City Planner John Jackson and Lori Morgan of McKenna give their presentation of what the process has looked like and where we are currently.

The Council and Commission have a broad discussion around the timeline of what has happened to date and where we would like to be next meeting.

There are discussions on specific parcels regarding future use and there are discussions about what the new zoning districts mean.

Administration is directing McKenna Planning to have these districts clearly defined in the next joint meeting for Council and Planning Commission.

Specific areas of focus were the parcels by the Department of Public Works building, next to the Eagles Club, South Street future zoning, and other areas underneath the bridge.

Council would also like to make better use of the interactive map and would like that present at the next joint session.

McKenna Planning is looking for Council and Planning Commission to give them direction next meeting on what parcels should be zoned as what regarding the areas of focus.

Council directs Administration to set up the next joint meeting.

4. ADJOURN

Mayor Jones adjourned the meeting at 8:01 p.m.

Brian D'Annunzio, City Clerk

Debbie Jones, Mayor

CHECK REGISTER FOR CITY OF ROCHESTER

CHECK DATE 07/09/2026 - 07/13/2026

Check Date	Check	Vendor	Vendor Name	Amount
Bank A1 ACCOUNTS PAYABLE				
07/09/2026	1491(E)	10691	BLUE CARE NETWORK OF MICHIGAN	21,029.07
07/09/2026	1492(E)	08514	BLUE CROSS BLUE SHIELD OF MIC	136,874.97
07/09/2026	143636	10903	911 TRAINING INSTITUTE	650.00
07/09/2026	143637	07170	ABSOPURE WATER COMPANY	12.00
07/09/2026	143638	10237	AMY BENNETT	1,889.53
07/09/2026	143639	10716	AQUATEST LABORATORIES, INC	532.00
07/09/2026	143640	08950	BARCO PRODUCTS COMPANY	1,405.70
07/09/2026	143641	10527	CHARLES SIBERT	754.65
07/09/2026	143642	00057	CITY OF ROCHESTER HILLS	48,792.00
07/09/2026	143643	00550	CITY OF ROCHESTER-592	3,797.83
07/09/2026	143644	00124	CLINTONRIVER WATERSHED COUNCI	2,220.00
07/09/2026	143645	10688	CONTROLLED FORCE	175.00
07/09/2026	143646	03020	DAN'S EXCAVATING, INC.	9,020.86
07/09/2026	143647	00159	DAVEY TREE EXPERT COMPANY	7,241.00
07/09/2026	143648	00175	DILLMAN & UPTON	348.61
07/09/2026	143649	00880	DTE ENERGY	8,649.46
07/09/2026	143650	01797	GALLS INC.	435.47
07/09/2026	143651	10806	GARY WALSH	75.00
07/09/2026	143652	04977	GIVE THANKS BAKERY & CAFE	40.00
07/09/2026	143653	10156	GREAT LAKES SEGWAY	1,850.00
07/09/2026	143654	10809	HEALTHSOURCE SOLUTIONS, LLC	952.00
07/09/2026	143655	10825	IMPERIAL DADE	1,877.08
07/09/2026	143656	10570	INTERNATIONAL CONTROLS & EQUI	367.50
07/09/2026	143657	10424	JAMES PENMAN	35.00
07/09/2026	143658	10003	JANNAH GARBACK	75.00
07/09/2026	143659	10810	JOHN GARNER	75.00
07/09/2026	143660	MISC	LUCA BIANCHINI	125.00
07/09/2026	143661	10066	MR C'S CAR WASH #6 LLC	356.00
07/09/2026	143662	08121	NICHOLAS BANDA	850.00
07/09/2026	143663	06949	O'CONNOR'S PUBLIC HOUSE	365.00
07/09/2026	143664	10564	OMNIGO SOFTWARE, LLC	2,120.83
07/09/2026	143665	10611	PEGASUS WOODWORKS	140.00
07/09/2026	143666	00480	PENN STATION EAST	50.00
07/09/2026	143667	10823	PHOEBE HOLMES	1,200.00
07/09/2026	143668	10717	PRIORITY WASTE	3,733.94
07/09/2026	143669	09667	QUALITY BUSINESS ENGRAVING	40.00
07/09/2026	143670	10334	RETRO FITNESS-ROCHESTER-SCS F	119.92
07/09/2026	143671	10794	ROBB BRECKENRIDGE	75.00
07/09/2026	143672	10801	ROBERT GENTNER	75.00
07/09/2026	143673	10657	ROCHESTER CORNER BAR	50.00
07/09/2026	143674	00562	ROCHESTER HILLS TIRE & SERVIC	2,340.85
07/09/2026	143675	04897	ROCHESTER MILLS BEER CO.	1,605.00
07/09/2026	143676	10614	SIGNS & MORE	40.50
07/09/2026	143677	08562	SOCRRA	480.00
07/09/2026	143678	08518	SOUTH STREET SKATESHOP	123.00
07/09/2026	143679	09995	SUPERIOR EXCAVATING	6,621.76
07/09/2026	143680	06874	SUPERIOR LOCK & KEY, LLC	308.50
07/09/2026	143681	10643	TELUS COMMUNICATIONS (U.S.) I	113.28
07/09/2026	143682	10835	TIGRIS AQUATIC SERVICES LLC	1,212.00
07/09/2026	143683	09135	ULLIANCE INC	750.00
07/09/2026	143684	08811	USA BLUEBOOK	105.01
07/09/2026	143685	00663	VAN HORN TRUCK PARTS INC.	250.86
07/09/2026	143686	10782	WILLIAM RUSSELL	150.00
07/09/2026	143687	10333	ZEP SALES & SERVICE	197.51
07/13/2026	1486(A)	05089	AMY DREHMER	236.03
07/13/2026	1487(A)	10414	LINEAR CONSULTING FIRM LLC	2,940.00
07/13/2026	1488(A)	08587	NYE UNIFORM	1,059.80
07/13/2026	1489(A)	08210	SUN LIFE FINANCIAL	3,058.23
07/13/2026	1490(A)	09933	TK ELEVATOR	481.03
A1 TOTALS:				
Total of 59 Checks:				280,548.78
Less 0 Void Checks:				0.00
Total of 59 Disbursements:				280,548.78

CHECK REGISTER FOR CITY OF ROCHESTER

CHECK DATE 07/16/2026 - 07/20/2026

Check Date	Check	Vendor	Vendor Name	Amount
Bank A1 ACCOUNTS PAYABLE				
07/16/2026	143689	09358	21ST CENTURY MEDIA - MICHIGAN	387.10
07/16/2026	143690	10921	A&A EPOXY FLOORS	5,600.00
07/16/2026	143691	06102	AJAX PAVING INDUSTRIES	2,296.00
07/16/2026	143692	10236	AMERICAN FIREWORKS COMPANY	7,750.00
07/16/2026	143693	00613	AMERICAN SPEEDY PRINTING	83.00
07/16/2026	143694	06364	ANDERSON, ECKSTEIN AND	7,555.50
07/16/2026	143695	09267	APPLIED INNOVATION	325.10
07/16/2026	143696	07108	C & G NEWSPAPERS	1,324.20
07/16/2026	143697	10524	CHRISTOPHER S FIX INC	9,575.00
07/16/2026	143698	00057	CITY OF ROCHESTER HILLS	5,732.15
07/16/2026	143699	10728	CIVICSMART PARKING TECH, INC	7,667.00
07/16/2026	143700	10828	DATA ZONE 619 LLC	2,630.25
07/16/2026	143701	00159	DAVEY TREE EXPERT COMPANY	150.00
07/16/2026	143702	09899	DAVID CUSTER	320.00
07/16/2026	143703	10913	DEBBIE JONES	45.00
07/16/2026	143704	00880	DTE ENERGY	1,912.61
07/16/2026	143705	07509	ENVIRONMENTAL WOOD SOLUTIONS	113.10
07/16/2026	143706	10848	FERRARA HEATING & AIR COND, I	498.00
07/16/2026	143707	MISC	GEORGE ROUHIB	320.00
07/16/2026	143708	08539	HILTI INC	223.50
07/16/2026	143709	10825	IMPERIAL DADE	38.88
07/16/2026	143710	09291	IPS GROUP INC	4,432.90
07/16/2026	143711	09960	KIMBALL MIDWEST	368.52
07/16/2026	143712	04739	LAWNWORKS, INC.	4,741.50
07/16/2026	143713	MISC	LET'S POP	29.00
07/16/2026	143714	00381	LYTLE PHARMACY	400.00
07/16/2026	143715	10377	MAPLE PRESS PRINTING & DESIGN	4,501.62
07/16/2026	143716	MISC	MARILYN'S DETROIT	39.00
07/16/2026	143717	07060	MESSINA TRUCKING INC.	1,823.00
07/16/2026	143718	08410	MICHIGAN TOURNAMENT FLEET, IN	1,408.54
07/16/2026	143719	10066	MR C'S CAR WASH #6 LLC	10.00
07/16/2026	143720	00457	OAKLAND COUNTY TREASURERS	1,267.50
07/16/2026	143721	10384	PAINT NAIL BAR	225.00
07/16/2026	143722	00480	PENN STATION EAST	75.00
07/16/2026	143723	06537	PONTEM SOFTWARE	905.00
07/16/2026	143724	01023	PRINTING SYSTEMS INC.	113.46
07/16/2026	143725	10717	PRIORITY WASTE	80,964.41
07/16/2026	143726	08184	SHARKAR FARM	17.00
07/16/2026	143727	07867	SPENCER OIL COMPANY	6,884.99
07/16/2026	143728	MISC	STATE OF MICHIGAN	150.00
07/16/2026	143729	07250	TRUCK & TRAILER SPECIALTIES	6,848.97
07/16/2026	143730	08811	USA BLUEBOOK	114.90
07/16/2026	143731	10461	WEIGAND CRUSHING CO	625.00
07/20/2026	1493(A)	03116	CONTRACTORS CONNECTION INC.	270.00
07/20/2026	1494(A)	10454	DLZ MICHIGAN INC	19,923.25
07/20/2026	1495(A)	10702	WINDCAVE INC	1,275.00

A1 TOTALS:

Total of 46 Checks:	191,959.95
Less 0 Void Checks:	0.00
Total of 46 Disbursements:	191,959.95



**Rochester Downtown
Development Authority**

Downtown Collaboration Studio
431 S. Main Street
Rochester, MI 48307
248.656.0060
DowntownRochesterMI.com

DATE: July 23, 2026

TO: Mayor Jones and Rochester City Council

FROM: Kristi Trevarrow, Executive Director
Rochester DDA

RE: Establishment of a Downtown Rochester Social District

Based on previous discussions over the past few years, plus input from City Council, the Rochester DDA is requesting City Council's consideration to create a Downtown Rochester Social District.

In addition to the Social District Authorizing Resolution prepared by City Attorney Kragt, we have also included the following supporting documents:

- Proposed Social District Map
- Proposed Maintenance Plan
- Social District Permitting Process for Businesses
- Michigan Municipal League Social Districts Fact Sheet
- List of Michigan Cities with Social Districts

Police Chief Rouhib and I will both be in attendance to answer any questions.

Thank you for your consideration!

AN ORDINANCE TO AMEND CHAPTER 4, ALCOHOLIC LIQUORS, OF THE ROCHESTER CITY CODE, TO ADD A NEW ARTICLE IV, SOCIAL DISTRICT, WHICH WILL ESTABLISH AND PROVIDE FOR THE REGULATION OF A SOCIAL DISTRICT.

THE CITY OF ROCHESTER ORDAINS:

Section 1. Chapter 4, Alcohol Liquors, of the Rochester Code shall be amended to a new Article IV as follows:

ARTICLE IV. SOCIAL DISTRICT

Sec. 4-50. Title.

This Ordinance shall be known and cited as the “Rochester Social District Ordinance.”

Sec 4-51. Establishment of a Social District and Commons Area

A. Pursuant to the authority granted by Public Act 124 of 2020, the City Council established a Social District and Commons Area. Such establishment and designation of the Social District was done by resolution on August ___, 2026. The boundaries of the Social District and Commons Area shall be clearly marked with appropriate signage.

B. The creation of a Commons Area shall include the adoption of a management and maintenance plan, which may be amended as necessary, for the protection of the health and safety of the community and includes, but is not limited to, limitations on the hours of operation for a Commons Area.

C. Except as provided by state law, the holder of a Social District Permit issued by the Michigan Liquor Control Commission may sell alcoholic liquor for consumption within the confines of a Commons Area if both of the following requirements are met:

1. The holder of the Social District Permit only sells and serves alcoholic liquor on the holder's licensed premises;

2. The holder of the Social District Permit only serves alcoholic liquor to be consumed in the Commons Area in a container to which all of the following apply:

a. the container prominently displays the approved Social District Permittee's trade name or logo that is unique to the Social District Permittee's on-premises license;

b. the container prominently displays a logo or some other mark that is unique to the Commons Area;

c. the container is not glass; and

d. the container has a liquid capacity that does not exceed 16 ounces.

D. A purchaser may remove a container of alcoholic liquor sold by a holder of a Social District Permit from the Social District Permittee's licensed premises to the Commons Area if all of the following conditions are met:

1. The purchaser does not remove the container from the Commons Area;

2. The purchaser does not possess the container in a motor vehicle; and

3. While possessing the container, the purchaser does not enter the licensed premises of a Social District Permittee other than the Social District Permittee from which the purchaser purchased

the container.

E. The consumption of alcoholic liquor from a container in a Commons Area as allowed under this section may only occur during the hours established by the Management and Maintenance Plan for the Commons Area.

F. This section is to be strictly construed as a limited exception to, and not in conflict with, Section 4-2 of the Rochester Code of Ordinances, which generally prohibits the public consumption and possession of open containers of liquor and alcoholic beverages in public.

G. A purchaser of alcoholic liquor violating the restrictions set forth in this Article is guilty of misdemeanor punishable by a fine of up to \$500 and associated court costs.

H. As used in this section:

1. *Commons Area* means an area within the Social District clearly designated and clearly marked in accordance with a resolution adopted by the City Council and which is shared by and contiguous to the premises of at least 2 Qualified Licensees.

2. *Qualified Licensee* means a retailer that holds a license, other than a special license, to sell alcoholic liquor for consumption on the licensed premises; and a manufacturer with either: a) an on-premises tasting room permit, b) an off-premises tasting room license, or c) a joint off-premises tasting room license.

I. The City Council reserves the ability to revoke the Social District designation if it determines that the activities within or existence of the Commons Area threaten the health, safety, or welfare of the public or have become a public nuisance. City Council also reserves the ability and right to revoke the Social District Permit of a Permittee for failing to comply with the Rochester Social District Ordinance, the Management and Maintenance Plan, and/or the City Code, or due to its patrons' negative conduct. Before revoking the designation or Permit, the City Council will hold at least one (1) public hearing, the time and place thereof which shall be noticed as required by the Open Meetings Act, MCL 15.261 *et seq.* on the proposed revocation.

J. The City Clerk is authorized and directed to file this Ordinance and any resolutions setting forth the designation of the Social District and Commons Areas along with the Management and Maintenance Plan adopted pursuant to the Ordinance with the Michigan Liquor Control Commission.

Section 2. SEVERABILITY

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

THIS ORDINANCE shall become effective immediately upon publication.

A true copy of this ordinance may be purchased or inspected at the office of the City Clerk at the Rochester Municipal Building, 400 Sixth Street, Rochester, Michigan, 48307, during regular business hours, 8:00 a.m. to 5:00 p.m. daily, except weekends and holidays.

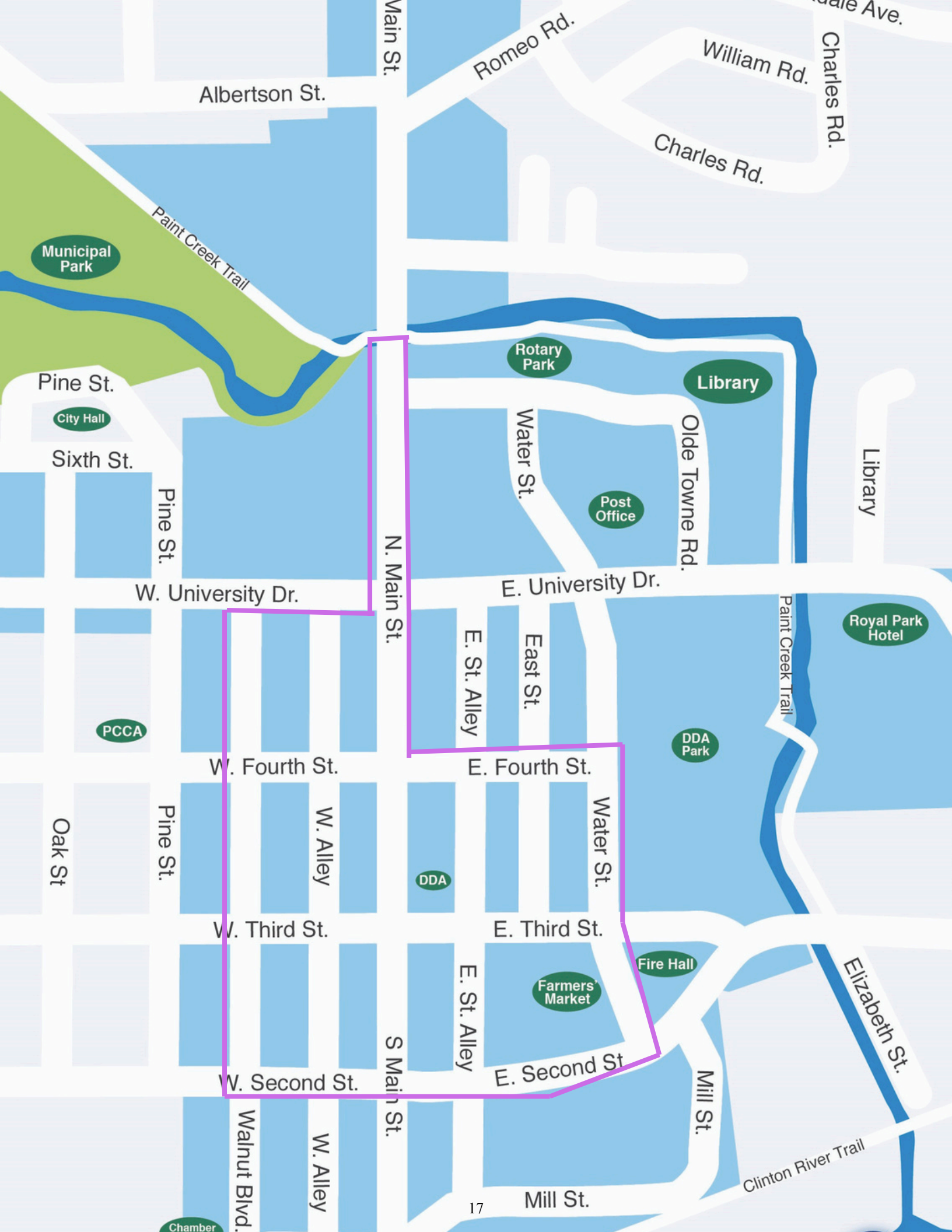
Made and passed by the City Council of the City of Rochester, State of Michigan, this 13th day of July, 2026.

CITY OF ROCHESTER

A Michigan Municipal Corporation

By: _____
Debbie Jones, Mayor

By: _____
Brian D'Annunzio, Clerk



SOCIAL DISTRICT MAINTENANCE PLAN

SIGNAGE

Signage will be placed at the entrance/exit points of the district, letting visitors know when they are “Entering the Social District” or “Leaving the Social District”. We will place the signage on existing lightpoles or signs to reduce clutter in our sign messaging downtown.

CUPS

The DDA will coordinate with a supplier for the businesses to purchase the social district logo cups/lids. Businesses are required to label all cups sold with their business name. To assist with enforcement, we will also provide businesses with Downtown Rochester Social District Wristbands that must be given to every person who purchases a social district beverage.

Businesses that have expressed interest in participating include:

Baus Barber
Bitter Tom’s Tasting Room
D'Marco's/Back Door Taco
Ernie's on the Creek
Kabin Kruser's Oyster Bar
Kruse & Muer on Main
Main Street Billiards
O'Connor's Public House
Paint Creek Tavern
Rochester Bistro
Rochester Brunch House
Rochester Chop House
Rochester Corner Bar
Rochester Mills Beer Company
Royal Park Hotel - Park 600
Saint 1881
Silver Spoon Ristorante
The Roxy
Too Ra Loo/ Hemmingway

BUSINESS APPROVALS

If approved, we would propose bringing the businesses for their permit approvals over (2) consecutive City Council Meetings.

QUARTERLY REPORTING

To ensure ongoing transparency and provide City Council with meaningful information about the operation of the Social District, we will provide quarterly reports summarizing district activity. Reports will include any incidents or issues reported within the Social District, along with any operational observations, feedback received from participating businesses, and recommendations for adjustments or improvements, if needed. If no incidents are reported during a reporting period, that will also be noted.

Social District Permit Information For Local Governmental Units

Pursuant to MCL 436.1551, the governing body of a local governmental unit may designate a Social District within its jurisdiction. Qualified licensees whose licensed premises are contiguous to the commons area within the Social District, and that have been approved for and issued a Social District Permit, may sell alcoholic liquor (beer, wine, mixed spirit drink, spirits, or mixed drinks) on their licensed premises to customers who may then consume the alcoholic liquor within the commons area of the Social District.

If a non-profit organization requests a Special License for a location within a Social District commons area, the governing body of the local unit of government shall delineate the portion of the commons area to be utilized exclusively by the Special Licensee and the portion of the commons area to be used exclusively by Social District permittees. The Special License applicant must submit documentation from the local governmental unit, including a clear diagram, with its application.

The term commons area is defined by MCL 436.1551(8)(a):

"Commons area" means an area within a social district clearly designated and clearly marked by the governing body of the local governmental unit that is shared by and contiguous to the premises of at least 2 other qualified licensees. Commons area does not include the licensed premises of any qualified licensee.

The term qualified licensee is defined by MCL 436.1551(8)(c):

"Qualified licensee" means any of the following:

- *A retailer that holds a license, other than a special license, to sell alcoholic liquor for consumption on the licensed premises. (This includes the following license types: Class C, Tavern, A-Hotel, B-Hotel, Club, G-1, G-2, Brewpub.)*
- *A manufacturer with an on-premises tasting room permit issued under section 536.*
- *A manufacturer that holds an off-premises tasting room license issued under section 536.*
- *A manufacturer that holds a joint off-premises tasting room license issued under section 536.*

A list of all licensees, sorted by county and local governmental unit, may be found on the [MLCC Licensing Lists webpage](#).

The governing body of a local governmental unit may designate a Social District pursuant to MCL 436.1551 under the following conditions:

- Designate a Social District that contains a commons area, as defined in MCL 436.1551(8)(a).
- Establish local management and maintenance plans, including hours of operation, for a commons area.
- Define and clearly mark with signs the designated commons area.
- A governing body of a local governmental unit shall not designate a Social District that would close a road unless the governing body receives prior approval from the road authority with jurisdiction over the road.

- The governing body shall maintain the commons area in a manner that protects the health and safety of the community.
- The governing body may revoke the designation if it determines that the commons area threatens the health, safety, or welfare of the public or has become a public nuisance. Before revoking the designation, the governing body must hold at least 1 public hearing on the proposed revocation. The governing body shall give notice as required under the open meetings act of the time and place of the public hearing before the public hearing.
- The governing body shall file the designation or revocation of the Social District with the MLCC.

Before applying to the MLCC for a Social District Permit, a qualified licensee must first obtain approval from the governing body of the local governmental unit. A fillable resolution for this approval is part of the [Social District Permit Application \(LCC-208\)](#).

Filing the Designation of a Social District with the MLCC

A local governmental unit must file the following items with the MLCC when designating a Social District:

- A copy of the resolution passed by the governing body designating the Social District and commons area.
- A copy of the management and maintenance plans, including the hours of operation, established by the local governmental unit for the Social District and commons area.
- A diagram or map that clearly shows the boundaries of the Social District and commons area. Please indicate the name, address, and location of the qualified licensees that are contiguous to the commons area on the diagram or map.

Submit the items above to:

- By Mail: Michigan Liquor Control Commission - P.O. Box 30005 - Lansing, MI 48933
 - By Fax: (517) 763-0059
 - By Email: mlccrecords@michigan.gov
-

Additional sections of the Liquor Control Code for a local governmental unit to consider when establishing a Social District or commons area within a Social District:

MCL 436.1915

Possessing or consuming alcoholic liquor on public highway or in park, place of amusement, or publicly owned area; authority of local governmental unit or state department or agency to prohibit possession or consumption of alcoholic liquor; definitions.

(1) Alcoholic liquor shall not be consumed on the public highways.

(2) Except as provided in subsections (3) and (4), alcoholic liquor may be possessed or consumed in public parks, public places of amusement, or a publicly owned area not licensed to sell for consumption on the premises.

(3) The governing body of a local governmental unit may prohibit by ordinance, order, or resolution the possession or consumption of alcoholic liquor in any public park, public place of amusement, or publicly owned area that is owned or administered, or both, by that local governmental unit. When land is leased from a department or agency of this state, an ordinance, order, or resolution adopted pursuant to this subsection shall be subject to the approval of the department or agency.

(4) A department or agency of this state that administers public lands may prohibit by rule, order, or resolution the possession or consumption of alcoholic liquor on the public land under its jurisdiction.

(5) As used in this section:

(a) "Local governmental unit" means a county, city, township, village, or charter authority.

(b) "Publicly owned area" means an area under the jurisdiction of a local governmental unit.

MCL 436.1913(1), (2), & (5)

Prohibited conduct; unlicensed premises or place; unlawful consumption of alcoholic liquor; exceptions; construction of section; "consideration" defined.

(1) A person shall not do either of the following:

(a) Maintain, operate, or lease, or otherwise furnish to any person, any premises or place that is not licensed under this act within which the other person may engage in the drinking of alcoholic liquor for consideration.

(b) Obtain by way of lease or rental agreement, and furnish or provide to any other person, any premises or place that is not licensed under this act within which any other person may engage in the drinking of alcoholic liquor for consideration.

(2) A person shall not consume alcoholic liquor in a commercial establishment selling food if the commercial establishment is not licensed under this act. A person owning, operating, or leasing a commercial establishment selling food which is not licensed under this act shall not allow the consumption of alcoholic liquor on its premises.

(5) As used in this section, "consideration" includes any fee, cover charge, ticket purchase, the storage of alcoholic liquor, the sale of food, ice, mixers, or other liquids used with alcoholic liquor drinks, or the purchasing of any service or item, or combination of service and item; or includes the furnishing of glassware or other containers for use in the consumption of alcoholic liquor in conjunction with the sale of food.

Social Districts

Introduction

The State of Michigan enacted a new law intended to spur economic activity and provide flexibility for hospitality businesses by enabling the on-site sale and off-site consumption of alcoholic beverages in designated “Social District” areas. On July 1, 2020, Governor Whitmer signed House Bill 5781 into law (MCL 436.1551) creating the “Social District Permit,” which allows local governments to designate a Social District within their jurisdictions. Businesses that are granted a Social District Permit may sell alcoholic liquor (beer, wine, mixed spirits, or mixed drinks) on their licensed premises to customers who may then consume the alcoholic liquor within the commons area of the Social District.

Permit Information for Local Governments

Local governments may now designate a Social District that contains a “commons area.” Once designated, “qualified licensees” whose licensed premises are contiguous to the commons area within the Social District and who obtain a license from the Michigan Liquor Control Commission (MLCC) may permit patrons to leave the licensed premises with the alcohol and consume it within the commons area.

Under MCL 436.1551(8)(a), a “commons area” is defined as: “an area within a social district clearly designated and clearly marked by the governing body of the local governmental unit that is shared by and contiguous to the premises of at least two other qualified licensees. Commons area does not include the licensed premises of any qualified licensee.”

Along with designating a Social District that contains a commons area, which must be clearly defined and marked with signs, a local government must establish local management and maintenance plans, including hours of operation, for a commons area. The statute provides that a local governmental unit shall not designate a Social District that would close a road unless the governing body receives prior approval from the road authority with jurisdiction over the road. In addition, the commons area must be maintained in a manner that protects the health and safety of the community.

A Social District designation must be filed with the MLCC, and include:

- A copy of the resolution passed by the governing body designating the Social District and commons area;
- A copy of management and maintenance plans, including the hours of operation, established by the local governmental unit for the Social District and commons area; and
- A diagram or map that clearly shows the boundaries of the Social District and commons area and identifies the qualified licensees that are contiguous to the commons area on the diagram or map.

To the extent a commons area threatens the health, safety, or welfare of the public or has become a public nuisance, a local government may revoke the Social District designation. Before revoking the designation, the local government must hold at least one public hearing on the proposed revocation, with appropriate notice being given under the Open Meetings Act (OMA). Any revocation of the Social District must be filed with the MLCC.

Bars and Restaurants May Apply for a Social District Permit

Bars and restaurants who are “qualified licensees” and wish to take advantage of the new law must first seek application approval from the governing body of their local government. Qualified licensees may then apply to the MLCC for a Social District Permit.

Pursuant to the statute, with some restrictions, qualified licensees include holders of Class C, Tavern, A-Hotel, B-Hotel, Club, G-1, G-2, and Brewpub licenses as well as licensees with on-premises and off-premises tasting rooms.

Upon receiving a Social District Permit, and upon additional approvals that may or may not be required by the municipality, a licensee may sell alcohol on its licensed premises in approved containers for customers to remove and consume in the commons area. A licensee is not permitted to sell alcohol in a commons area.

Approved containers must be glass free and not more than 16 oz., must prominently display the licensee's trade name or logo or some other mark that is unique to the licensee that sold the alcohol as well as a logo or mark unique to the commons area.

This Fact Sheet was provided by Sarah J. Gabis of the law firm of Foster Swift Collins & Swift, P.C.

Michigan Communities with Social Districts

Local governmental units established under MCL 436.1551

Allegan County

Allegan City
Douglas City
Fennville City
Otsego City
Plainwell City
Saugatuck City
Wayland City

Alpena County

Alpena City

Antrim County

Central Lake Village
Elk Rapids Village

Barry County

Hastings City
Middleville Village

Branch County

Coldwater City

Bay County

Bay City

Berrien County

Baroda Village
Benton Harbor City
Bridgman City
Buchanan City
Niles City
St. Joseph City
Stevensville Village
Watervliet City

Benzie County

Frankfort City

Calhoun County

Battle Creek City
Homer Village
Marshall City

Cass County

Dowagiac City

Charlevoix County

Boyne City
East Jordan City
St. James Township

Clinton County

Maple Rapids Village
St. Johns City

Crawford County

Grayling City

Delta County

Escanaba City
Gladstone City

Dickinson County

Iron Mountain City

Eaton County

Charlotte City
Eaton Rapids City

Emmet County

Petoskey City

Genesee County

Davison City
Otisville Village

Goebic County

Ironwood City

Grand Traverse County

Traverse City

Hillsdale County

Hillsdale City
Reading City

Houghton County

Houghton City

Ingham County

Lansing City
Leslie City
Mason City
Webberville Village
Williamston City

Ionia County

Ionia City
Saranac Village

Iosco County

Oscoda Township

Jackson County

Jackson City

Kalamazoo County

Kalamazoo City
Vicksburg Village

Kent County

Ada Township
Byron Township
Caledonia Village
Cedar Springs City
E. Grand Rapids City
Grand Rapids City
Grandville City
Lowell City
Rockford City
Sparta Village

Lapeer County

Almont Village
Imlay City
Lapeer City

Leelanau County

Northport Village

Lenawee County

Adrian City
Blissfield Village
Clinton Village
Morenci City
Tecumseh City

Livingston County

Brighton City
Howell City

Mackinac County

St. Ignace City

Macomb County

Center Line City
Mt. Clemens City
New Baltimore City
Richmond City
St. Clair Shores City

Manistee County

Manistee City

Marquette County

Marquette City
Negaunee City

Mason County

Ludington City
Scottville City

Mecosta County

Big Rapids City

Midland County

Midland City

Monroe County

Dundee Village
Monroe City

Montcalm County

Greenville City

Muskegon County

Montague City
Muskegon City
Whitehall City

Newaygo County

Newaygo City

Oakland County

Berkley City
Clarkston City
Clawson City
Farmington City
Ferndale City
Hazel Park
Holly Village
Lake Orion Village
Milford Village
Novi City
Oak Park City
Oxford Village
Pontiac City
Royal Oak City
South Lyon City
Wixom City

Oceana County

Hart City

Ogemaw County

West Branch City

Osceola County

Reed City

Otsego County

Gaylord City

Ottawa County

Coopersville City
Grand Haven City
Holland City
Hudsonville City
Spring Lake Village
Zeeland City

Presque Isle County

Rogers City

Roscommon County

Roscommon Village

Saginaw County

Frankenmuth City
Merrill Village

Sanilac County

Lexington Village City

Schoolcraft County

Manistique City

Shiawassee County

Durand City
Laingsburg City
Owosso City

St. Clair County

Marine City
Port Huron City

St. Joseph County

Constantine Village
Sturgis City
Three Rivers City

Van Buren County

Decatur Village
Lawton Village
South Haven City

Washtenaw County

Ann Arbor City
Chelsea City
Dexter City
Manchester Village
Milan City
Saline City
Ypsilanti City

Wayne County

Belleville City
Dearborn City
Grosse Ile Township
Grosse Pointe City
Grosse Pointe Farms City
Grosse Pointe Park City
Grosse Pointe Woods City
Northville City
Trenton City
Wyandotte City

Wexford County

Cadillac City

Source: Michigan Liquor Control Commission list provided for Council packet.



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: July 27, 2026
To: Mayor Jones and Council Members
From: Jason Warner, Director of Project Management
Subject: Community House Renovation and Addition

Revenue In:

Grant Funding: GL# 372-000.000-569.006
Community House Renovation and Addition
Michigan LEO FY25 Grant Funding: \$1,977,175.60 (\$2,000,000 grant)
Michigan LEO FY27 Grant Funding: \$1,400,000

Anticipated Budget Impact:

City Bond: GL# 372-751.000-930.005
City Budget Surplus: GL# 631-751.000-930.005
Community House Renovation and Addition
City Funds: \$511,579.48

Kitchen Replacement:
City Funds: NTE \$300,000

Issue: The Community House Renovation and Addition project has been under review and development for several years as the City has evaluated building conditions, public use needs, long-term maintenance concerns, and opportunities to expand programming and event use within the facility. The proposed improvements are intended to preserve the Community House as an important public and civic asset while better supporting community events, gatherings, rentals, and future programming needs.

Analysis: On October 1, 2024, the City of Rochester was awarded a grant from the state of Michigan Department of Labor and Economic Opportunity in the amount of \$2,000,000. This agreement was executed on May 16, 2025. The grant timeline is October 1, 2024, through October 31, 2027. To date, the city has been reimbursed \$22,824.40 from this grant, leaving a current balance of \$1,977,175.60.

The City of Rochester is also receiving a second grant from the state of Michigan Department of Labor and Economic Opportunity in the amount of \$1,400,000 as part of the fiscal year 2026-2027 state budget which was passed by the State

Legislature on July 3, 2025. The fiscal year 2026-2027 budget begins October 1, 2026.

Additionally, funding for the Community House project was included in the City's Capital Improvement Bond, up to \$1,000,000, and from budget surplus in the amount of \$700,000.

Frank Rewold & Sons (FR&S) has been selected as the Construction Manager for the renovation and addition project. FR&S has competitively bid the project and have provided their recommendations to the city.

The total cost of the renovation and addition project is \$3,888,737 which includes \$2,466,268 in direct construction costs, \$246,627 construction contingency, 911,106 in general conditions/trade allowances/CM services, and \$264,736 in owner costs.

Additionally, Rochester Community House kitchen upgrades are not part of the renovation and addition project, but replacement and upgrades will further enhance facility use and are expected to cost not to exceed \$300,000.

Requested Action: Motion to approve the project in the amount of \$3,888,737, to award a contract to Frank Rewold & Sons in the amount of \$3,624,001 and approve city funding in the amount of \$511,579.48.

Motion to approve replacement of the kitchen not to exceed \$300,000

Attachment(s):

- (1) Frank Rewold & Sons Contract Recommendation
- (2) LEO/FY25 budget tracking sheet
- (3) Community House Budget Document
- (4) Funding Source Breakdown
- (5) Preliminary Kitchen Layout



July 8, 2026

Mr. Jason Warner
Director of Project Management
City of Rochester
400 Sixth Street
Rochester, MI 48307

RE: Contract Recommendations for Rochester Community House Addition and Renovation

Dear Mr. Warner:

Frank Rewold and Sons Inc. is thankful for the opportunity to be your construction manager and advocate on the construction of your project. We are pleased to present our contract recommendations and guaranteed maximum price (GMP) amendment including GMP qualifications for the Rochester Community House Addition and Renovation project. Please find these documents enclosed. These documents were prepared and are based on documents issued by Driven Design Studio called Issued for Permit, and Construction dated May 18, 2026.

Upon review of the GMP and contract recommendations, it is important to note items not included, assumptions made, and allowances identified. This is particularly important for how the GMP fits into the overall total project budget and what other items may need to be accounted for in the overall project budget.

Frank Rewold and Sons Inc. accepted bids for the Rochester Community House Addition and Renovation project on Thursday, May 28, 2026 at 2:00 p.m. A prebid meeting was held Thursday, May 14, 2026 at 10:00 a.m. A public bid opening was held Thursday, May 28, 2026 at 2:00 p.m., and bids were sealed upon delivery, publically opened, and read aloud.

All bids were recorded on the attached Bid Opening Summary. A total of 77 bids were received for this project. Frank Rewold and Sons Inc. interviewed the lowest qualified bidders and based on the interviews, recommend the attached contract awards.

Please contact us at (248) 229-8232 if you have any questions regarding the bid process or this document. We look forward to commencing construction and thank you once again for the trust and confidence to deliver this exceptional project for you.

Sincerely,

FRANK REWOLD AND SONS INC.

Nick Vestevich
Estimator

Cc:

1. Jason Warner, Director of Project Management
2. Cody Newman, Design Driven Studio
3. Aseel Putros, AEW Inc.
4. Alan Smith, Executive Director of Rochester Community House

FRANK REWOLD & SONS INC.
CONSTRUCTION MANAGER | GENERAL CONTRACTOR
303 E. THIRD STREET | SUITE 300 | ROCHESTER, MICHIGAN 48307 | p 248.651.7242





5. Frank Rewold, FRS
6. Jason Rewold, FRS
7. Sean Rewold, FRS

Attachments:

1. GMP Qualifications
2. GMP Summary
3. Contract Recommendations
4. Bid Results



Rochester Community House Addition and Renovation GMP Qualifications

Exclusions

- CM preconstruction services, other than this bidding exercise
- Design fees other than MEP
- Owner contingency
- Permits
- Union Fringe Rates
- Builders risk insurance
- Testing services (IE – monitoring existing conditions, third party testing, etc.)
- Overtime/premium time to accelerate schedule, other than the overtime allowance.
- Utility usage costs including temporary heat fuel
- Utility company fees
- Hazardous material testing and abatement
- Contaminated soils
- Ground dewatering
- Existing plant warranty
- Loose furniture
- Furniture/equipment moving
- IT/AV/data equipment and low voltage wiring
- Security equipment, cameras, and low voltage wiring
- Card readers
- Signage

Assumptions/Clarifications/Qualifications:

- The assumptions, clarifications, and qualifications specifically noted below shall take precedence over any conflicting item in the Drawings, Specifications, or contract.
- FRS superintendent intends to use a field trailer.
- One-year standard workmanship warranty included.
- Allowances are included to cover work that is reasonably known to be required or possibly required but is not definable in terms of quantity and such. As such, any overage or under cost will be paid by/returned to the owner if unused funds remain at the end of the project.
- Assume proper temporary wall along corridor to be 10 feet in height, including temporary doors for access to construction site.
- Assumes no existing duct cleaning.
- Assumes existing plumbing lines tying into new plumbing are no further than 30 feet away from new plumbing fixture locations.
- Assume plant quantity for new plants is per the landscaping plan. FRS will coordinate with RCH for potential salvaging of plants if needed.
- Assume no moisture issues within existing concrete slabs for new finished flooring. Mitigation tests will take place prior to floor applications.
- Assume minimal floor grinding required per the included allowance after removing floor tile in lobby area.
- Assume new windows to be fixed and not operable.

FRANK REWOLD & SONS INC.

CONSTRUCTION MANAGER | GENERAL CONTRACTOR
303 E. THIRD STREET | SUITE 300 | ROCHESTER, MICHIGAN 48307 | p 248.651.7242





- Assume exterior wood railing system to be installed on the south, east and north side of building to be consistent with wood top rail, wood posts, and horizontal cabling, excluding the metal railing for the spiral staircase.
- Assume council review and approval is July 27th, 2026, for construction to start on time the beginning of September 2026.

Bid Category	Preliminary Contractors	GMP
Bid Category A - Earthwork and Site Utilities	Dalco Services	\$ 89,800
Bid Category B - Landscaping and Irrigation	KLM Scape & Snow, dba KLM Landscape	\$ 57,460
Bid Category C - Demolition	Maverick Demolition	\$ 60,100
Bid Category D - Concrete Foundations	CI Contracting	\$ 85,200
Bid Category E - Site Concrete and Concrete Flatwork	Calandra & Son's Construction Company	\$ 46,350
Bid Category F - Masonry	Connolly Masonry	\$ -
Bid Category G - Steel	Nacy Engineering & Fabrication, LLC	\$ 18,300
Bid Category H - Metal Railings	IF Metal Works	\$ 81,874
Bid Category I - Rough Carpentry	Wally Kosorski & Co.	\$ 382,370
Bid Category J - Finish Carpentry	Elkhorn Construction LLC	\$ 144,822
Bid Category K - Millwork	Elkhorn Construction LLC	\$ 38,200
Bid Category L - Joint Sealants and Waterproofing	D.C. Byers Company	\$ 10,400
Bid Category M - Building Insulation	FiberClass Insulation	\$ 24,000
Bid Category N - Asphalt Shingles	Esko Roofing	\$ 156,525
Bid Category O - Siding and Decking	Pro-Shield Cladding Contractors	\$ 444,488
Bid Category P - Doors, Frames and Hardware	LaForce, LLC	\$ 24,729
Bid Category Q - Aluminum Doors and Hardware	EGD Glass and Door	\$ 15,558
Bid Category R - Hard Tile	Premier Tile	\$ 1,785
Bid Category S - Wood Flooring	Premier Tile	\$ 13,700
Bid Category T - Carpet and Resilient	Premier Tile	\$ 56,700
Bid Category U - Painting	R&G Painting LLC	\$ 27,740
Bid Category V - Operable Partition	Urbans Partition & Remodeling	\$ 74,800
Bid Category W - Fire Suppression	Jackson Associates	\$ 290,200
Bid Category X - Plumbing	S.E. Kalchik	\$ 10,949
Bid Category Y - HVAC	Rolls Mechanical	\$ 210,900
Bid Category Z - Electrical	RH Electrical Services Inc.	\$ 99,318
Sub-Total		\$ 2,466,268
Allowance; Temp Road		\$ 25,000
Allowance; Temp Partition and Roof		\$ 20,000
Allowance; Temp Fence		\$ 15,000
Allowance; Clean Up		\$ 9,000
Allowance; Final Clean Up		\$ 9,000
Allowance; Overtime		\$ 25,000
Allowance; Existing Misc.Repairs		\$ 70,000
Allowance; Chimney Repairs		\$ 45,000
Allowance; Roofing		\$ 30,000
Allowance; Floor Grinding		\$ 10,000
Allowance; Drywall Patching		\$ 10,000
Allowance; Painting		\$ 10,000
Allowance; Sawcutting		\$ 5,000
CM Pre-Construction Services		\$ 28,755
CM Staffing		\$ 387,409
CM General Conditions		\$ 45,500
CM Construction Contingency (10%)		\$ 246,627
GLI Insurance (.75%)		\$ 25,932
CM Fee (2.8%)		\$ 97,538
Performance, Labor, and Material Bond (1.2%)		\$ 42,972
Construction Totals		\$ 3,624,001

Contract Recommendations

Contract Recommendations		Subtotals	GMP
<u>Bid Category A - Earthwork and Site Utilities</u>			
Dalco Services	Base Bid	\$ 88,000.00	
59187 North Ave.			
Ray Twp., MI 48096			
	Performance and Labor Bond	\$ 1,800.00	
	Contract Recommendation		\$ 89,800
<u>Bid Category B - Landscaping and Irrigation</u>			
KLM Scape & Snow, dba KLM Landscape	Base Bid	\$ 56,865.00	
70570 Powell Rd.	Boulder Wall	Included	
Armada, MI 48005	Alternate; New Landscaping in lieu of salvaging existing	\$ (224.00)	
	Performance and Labor Bond	\$ 818.86	
	Contract Recommendation		\$ 57,460
<u>Bid Category C - Demolition</u>			
Maverick Demolition	Base Bid	\$ 55,000.00	
49575 North Ave.	Roof Removal	Included	
Macomb, MI 48042			
	Performance and Labor Bond	\$ 5,100.00	
	Contract Recommendation		\$ 60,100
<u>Bid Category D - Concrete Foundations</u>			
CI Contracting	Base Bid	\$ 72,300.00	
7135 Dan McGuire Dr.	Spiral Stair Footings	\$ 7,000.00	
Brighton, MI 48114	Wood Deck Footings South Side	\$ 5,000.00	
	Performance and Labor Bond	\$ 900.00	
	Contract Recommendation		\$ 85,200
<u>Bid Category E - Site Concrete and Concrete Flatwork</u>			
Calandra & Son's Construction Company	Base Bid	\$ 45,000.00	
38361 Pineridge St.			
Harrison Township, MI 48045			
	Performance and Labor Bond	\$ 1,350.00	
	Contract Recommendation		\$ 46,350
<u>Bid Category F - Masonry</u>			
Connolly Masonry	Base Bid	TBD	
9706 Andersonville Road			
Clarkston, MI 48346			
	Performance and Labor Bond		
	Contract Recommendation		\$ -
<u>Bid Category G - Steel</u>			
Nacy Engineering & Fabrication, LLC	Base Bid	\$ 18,300.00	
101 Walton Bldv.			
Pontiac, MI 48340			
	Performance and Labor Bond	\$ -	
	Contract Recommendation		\$ 18,300
<u>Bid Category H - Metal Railings</u>			
IF Metal Works	Base Bid	\$ 47,551.00	
30233 Groesbeck Hwy.	Supply east and south side cable rails for wood guardrail	\$ 7,606.00	
Roseville, MI 48066	Supply north side cable rails for wood guardrail	\$ 6,211.00	
	Supply south side cable rails for wood guardrail	\$ 8,409.00	
	Stair Footing Survey	Excluded	
	Install cable railing	\$ 10,671.00	
	Performance and Labor Bond	\$ 1,426.00	
	Contract Recommendation		\$ 81,874
<u>Bid Category I - Rough Carpentry</u>			
Wally Kosorski & Co.	Base Bid	\$ 357,600.00	
33500 Kelly Rd.	Furnish and install 10' temporary wall in corridor	\$ 19,740.00	
Clinton Township, MI 48035			
	Performance and Labor Bond	\$ 5,030.00	
	Contract Recommendation		\$ 382,370
<u>Bid Category J - Finish Carpentry</u>			
Eikhorn Construction LLC	Base Bid	\$ 141,982.00	
5297 Brookshire Dr.			
Almont, MI 48003			
	Performance and Labor Bond	\$ 2,840.00	
	Contract Recommendation		\$ 144,822
<u>Bid Category K - Millwork</u>			
Eikhorn Construction LLC	Base Bid	\$ 37,000.00	
5297 Brookshire Dr.			
Almont, MI 48003			
	Performance and Labor Bond	\$ 1,200.00	
	Contract Recommendation		\$ 38,200

Contract Recommendations

Bid Category L - Joint Sealants and Waterproofing			
D.C. Byers Company	Base Bid	\$ 10,200.00	
14495 8 Mile Rd.			
Warren, MI 48089			
	Performance and Labor Bond	\$ 200.00	
	Contract Recommendation		\$ 10,400
Bid Category M - Building Insulation			
FiberClass Insulation	Base Bid	\$ 24,000.00	
50370 Dennis Ct.			
Wixom, MI 48393			
	Performance and Labor Bond	\$ -	
	Contract Recommendation		\$ 24,000
Bid Category N - Asphalt Shingles			
Esko Roofing	Base Bid	\$ 149,680.00	
13640 33 Mile Rd.	Add new gutters and downspouts on existing building	\$ 4,600.00	
Bruce Township, MI 48065			
	Performance and Labor Bond	\$ 2,245.00	
	Contract Recommendation		\$ 156,525
Bid Category O - Siding and Decking			
Pro-Shield Cladding Contractors	Base Bid	\$ 434,564.00	
28287 Beck Rd., Suite D1	Trex Rain - Escape System for storage area only	\$ 14,662.00	
Wixom, MI 48393	South Deck Wall Plank	\$ 19,830.00	
	East Deck Joists	\$ 8,539.00	
	South Deck: add 4x4 treated wood posts and 2x6 railing	\$ 1,820.00	
	North Deck: Remove wood railing, include top rail and posts for cable railing	\$ (8,335.00)	
	Remove plywood sheathing on existing siding. Includes removing existing siding	\$ (11,417.00)	
	Go to Hardie board siding - standard color siding	\$ (6,209.00)	
	Remove Faux Stone from scope	\$ (10,398.00)	
	Performance and Labor Bond	\$ 1,432.00	
	Contract Recommendation		\$ 444,488
Bid Category P - Doors, Frames and Hardware			
LaForce, LLC	Base Bid	\$ 24,469.00	
289 Robbins Dr.			
Troy, MI 48083			
	Performance and Labor Bond	\$ 260.00	
	Contract Recommendation		\$ 24,729
Bid Category Q - Aluminum Doors and Hardware			
EGD Glass and Door	Base Bid	\$ 15,370.00	
10325 Highland Rd.			
White Lake, MI 48386			
	Performance and Labor Bond	\$ 188.00	
	Contract Recommendation		\$ 15,558
Bid Category R - Hard Tile			
Premier Tile	Base Bid	\$ 1,750.00	
12971 Eaton St.			
Detroit, MI 48227			
	Performance and Labor Bond	\$ 35.00	
	Contract Recommendation		\$ 1,785
Bid Category S - Wood Flooring			
Premier Tile	Base Bid	\$ 13,450.00	
12971 Eaton St.	No Subfloor		
Detroit, MI 48227			
	Performance and Labor Bond	\$ 250.00	
	Contract Recommendation		\$ 13,700
Bid Category T - Carpet and Resilient			
Premier Tile	Base Bid	\$ 55,600.00	
12971 Eaton St.			
Detroit, MI 48227			
	Performance and Labor Bond	\$ 1,100.00	
	Contract Recommendation		\$ 56,700
Bid Category U - Painting			
R&G Painting LLC	Base Bid	\$ 26,000.00	
966 S. Duck Lake Rd.			
Milford, MI 48381			
	Performance and Labor Bond	\$ 1,740.00	
	Contract Recommendation		\$ 27,740
Bid Category V - Operable Partition			
Urbans Partition & Remodeling	Base Bid	\$ 72,000.00	
19430 Gerald P.O. Box 5289			
Northville, MI 48167			
	Performance and Labor Bond	\$ 2,800.00	
	Contract Recommendation		\$ 74,800
Bid Category W - Fire Suppression			
Jackson Associates	Base Bid	\$ 284,800.00	
1111 W. Oakley Park Rd.			
Commerce Township, MI 48390			

Contract Recommendations

	Performance and Labor Bond	\$ 5,400.00	
	Contract Recommendation		\$ 290,200
Bid Category X - Plumbing			
S.E. Kalchik	Base Bid	\$ 10,651.00	
24735 Crestview Court			
Farmington Hills, MI 48335			
	Performance and Labor Bond	\$ 298.00	
	Contract Recommendation		\$ 10,949
Bid Category Y - HVAC			
Rolls Mechanical	Base Bid	\$ 175,700.00	
1490 Torrey Rd.	Revisions	\$ 33,000.00	
Fenton, MI 48430			
	Performance and Labor Bond	\$ 2,200.00	
	Contract Recommendation		\$ 210,900
Bid Category Z - Electrical			
RH Electrical Services Inc.	Base Bid	\$ 99,775.00	
1397 Piedmont Ave., Suite 300	Deduct chandeliers in corridor	\$ (3,740.00)	
Troy, MI 48083	Provide pricing for exterior wall packs on north deck	\$ 995.00	
	Performance and Labor Bond	\$ 2,288.00	
	Contract Recommendation		\$ 99,318
	Total Contract Recommendations		\$ 2,466,268

Contract Recommendations

Other Project Costs			Totals
	<u>Allowances</u>		
	General Contingency - 10%	\$ 246,626.79	
	<u>General Condition Allowances</u>		
	Temp Road	\$ 25,000.00	
	Temp Partition and Roof	\$ 20,000.00	
	Temp Fence	\$ 15,000.00	
	Clean Up	\$ 9,000.00	
	Final Clean Up	\$ 9,000.00	
	Overtime	\$ 25,000.00	
	<u>Trade Allowances</u>		
	Existing Misc. Repairs	\$ 70,000.00	
	Chimney Repairs	\$ 45,000.00	
	Roofing	\$ 30,000.00	
	Floor Grinding	\$ 10,000.00	
	Drywall Patching	\$ 10,000.00	
	Painting	\$ 10,000.00	
	Sawcutting	\$ 5,000.00	
	Allowance Subtotal		\$ 529,627
	CM Pre-Construction Services		\$ 28,755
	CM Staffing		\$ 387,409
	CM General Conditions		\$ 45,500
	General Liability Insurance (.75%)		\$ 25,932
	CM Fee (2.8%)		\$ 97,538
	Performance, Labor, and Material Bond (1.2%)		\$ 42,972
	Total Other Project Costs		\$ 1,157,733
	Total Included Project Costs		\$ 3,624,001

Category No. : **A**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Earthwork and Site Utilities**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Dalco Services	\$88,000	\$1,800	x		☒	☒	☒	
Jacklyn Contracting	\$89,000	\$3,000	x	x	☒	☒	☒	
East Edge Excavating LLC	\$113,795	\$1,748	x	x	☒	☒	☒	
Radich Construction LLC	\$182,535	\$5,600	x	x	☒	☒	☒	
RRD Construction Company	\$138,960				☒	☒	☐	
Verdeterre Contracting	\$238,000	\$2,500	x	x	☒	☒	☒	Voluntary Deduct
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Apparent Low Bidder:	\$88,000							

Company Name: Dalco Services
Bids Recorded By: **Nick Vesteich**
Witnessed By: **Jason Warner**

Category No. : **B**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Landscaping and Irrigation**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Alt. New Landscaping in lieu of salvaging	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Edwards Landscaping	\$27,888.75	\$697.22		x	x	☒	☒	☒	
KLM Scape & Snow LLC, dba KLM Landscape	\$56,865	\$818.86	-\$224.00	x	x	☒	☒	☒	
Dalco Services	\$97,000	\$1,900		x	x	☒	☒	☒	
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Apparent Low Bidder:	\$27,889								

Company Name: Edwards Landscaping
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. : C
Project: 11665 - Rochester Community House
Bid Category/Description: Demolition

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Maverick Demolition	\$51,100	\$5,100	x	x	☒	☒	☐	Voluntary Alternates
DKI International Inc.	\$75,000	\$1,500	x	x	☒	☒	☒	Voluntary Alternate
Blue Star Inc.	\$65,200	\$783	x	x	☒	☒	☒	Voluntary Alternate
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Apparent Low Bidder:	\$51,100							

Company Name: Maverick Demolition

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : D
Project: 11665 - Rochester Community House
Bid Category/Description: Concrete Foundations

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
CI Contracting	\$72,300	\$900	x	x	☒	☒	☒	Voluntary Alternates
Poured Brick Walls, Inc.	\$112,122	\$1,700	x	x	☒	☒	☒	
J.J. Barney Construction	\$125,000	\$1,635	x	x	☒	☒	☒	
Great Lakes Contracting Solutions LLC	\$196,934	\$2,954	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$72,300							

Company Name: CI Contracting
Bids Recorded By: **Nick Vesteovich**
Witnessed By: **Jason Warner**

Category No. : **E**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Site Concrete and Concrete Flatwork**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Calandra & Son's Construction Company	\$45,000	\$1,350	x	x	☒	☒	☒	
Maverick Demolition	\$75,100	\$7,500	x	x	☒	☒	☐	
Hartwell Cement Company	\$71,700	\$1,800	x	x	☒	☒	☒	
Albanelli Cement Contractors, Inc.	\$104,700	\$1,700	x	x	☒	☒	☒	Voluntary Alternate
J.J. Barney Construction Inc.	\$55,000	\$500	x	x	☒	☒	☒	
Great Lakes Contracting Solutions LLC	\$73,895	\$1,108	x	x	☒	☒	☒	
Metropolitan Concrete Corp.	\$57,555	\$800	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$45,000							

Company Name: Calandra & Son's Construction Company

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : **E**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Masonry**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Connolly Masonry	\$38,760	\$445	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$38,760							

Company Name: Connolly Masonry
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. : **G**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Structural Steel**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Men of Steel, Inc.	\$19,000		x	x	☒	☒	☒	
Cass Erectors and Fabricators	\$25,150		x	x	☒	☒	☒	
Nacy Engineering & Fabrication, LLC	\$31,550		x	x	☒	☒	☒	Includes Curve Stair Railing
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Apparent Low Bidder:	\$19,000							

Company Name: Men of Steel, Inc.
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. : **H**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Metal Railings**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
I.F. Metalworks	\$47,551	\$1,426	x	x	☒	☒	☒	Voluntary Alternates
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Apparent Low Bidder:	\$47,551							

Company Name: I.F. Metalworks
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. :
Project:
Bid Category/Description:

!
11665 - Rochester Community House
Rough Carpentry

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Alt. Provide metal truss in lieu of wood truss	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Wally Kosorski & Co.	\$357,600	\$5,030	-\$7,900	x	x	☒	☒	☒	
City Renovation & Trim	\$435,900	\$8,700		x	x	☒	☒	☒	
ANM Construction, Inc.	\$285,720	\$2,600		x	x	☒	☒	☒	Multiple Bid Discount
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Apparent Low Bidder:	\$285,720								

Company Name: ANM Construction, Inc.

Bids Recorded By: **Nick Vesteich**

Witnessed By: **Jason Warner**

Category No. :
Project: **11665 - Rochester Community House**
Bid Category/Description: **Finish Carpentry**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
ANM Construction, Inc.	\$474,500	\$4,500	x	x	☒	☒	☒	Multitple Bid Discount
Elkhorn Construction Co. Inc.	\$141,982	\$2,840	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$141,982							

Company Name: Elkhorn Construction Co. Inc.

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : **K**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Millwork**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Elkhorn Construction Co. Inc.	\$37,000	\$1,200	x	x	☒	☒	☒	
Wally Kosorski & Co.	\$39,720	\$784	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$37,000							

Company Name: Elkhorn Construction Co. Inc.

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : L
Project: 11665 - Rochester Community House
Bid Category/Description: Joint Sealants and Waterproofing

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
D.C. Byers Company	\$10,200	\$200	x	x	☒	☒	☒	Quoted Mel-Rol Membrane, not licensed for Rub R Wall
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Apparent Low Bidder:	\$10,200							

Company Name: D.C. Byers Company
Bids Recorded By: **Nick Vesteich**
Witnessed By: **Jason Warner**

Category No. : **M**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Building Insulation**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
FiberClass Insulation	\$34,300		x	x	☒	☒	☐	Includes basement
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Apparent Low Bidder:	\$34,300							

Company Name: FiberClass Insulation

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : N
Project: 11665 - Rochester Community House
Bid Category/Description: Asphalt Shingles

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Esko Roofing & Sheet Metal	\$149,680	\$2,245	x	x	☒	☒	☒	See unit costs
Butcher & Butcher Construction	\$150,000	\$1,620	x	x	☒	☒	☒	See unit costs
Royal Roofing	\$194,000	\$2,300	x	x	☒	☒	☒	See unit costs
Allen Brothers, Inc.	\$182,000	\$2,730	x	x	☒	☒	☒	See unit costs
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Apparent Low Bidder:	\$149,680							

Company Name: Esko Roofing & Sheet Metal

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : Q
Project: 11665 - Rochester Community House
Bid Category/Description: Siding and Decking

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Pro-Shield Cladding Contractors LLC	\$434,564	\$1,432	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$434,564							

Company Name: Pro-Shield Cladding Contractors LLC

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : **P**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Doors, Frames, and Hardware**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
LaForce, LLC	\$24,469	\$260	x	x	☒	☒	☒	
Unified Door & Hardware Grp. DBA Rayhaven Group	\$26,300		x	x	☒	☒	☒	Voluntary Alternates
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Apparent Low Bidder:	\$24,469							

Company Name: LaForce, LLC
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. : **Q**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Aluminum Doors and Hardware**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
EGD Glass and Door	\$15,370	\$188	x	x	☒	☒	☒	
B&B Glass Company	\$16,245	\$325	x	x	☒	☒	☒	
Rochester Hills Contract Glazing	\$38,000		x	x	☒	☒	☒	
Pearl Glass & Metals	\$31,520		x	x	☒	☒	☒	
Sandhill Glass Co.	\$21,776	\$550	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$15,370							

Company Name: EGD Glass and Door

Bids Recorded By: (Name Here)

Witnessed By: (Name Here)

Category No. : **R**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Hard Tile**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Permier Tile Design Inc.	\$1,750	\$35	x	x	☒	☒	☒	
R&G Painting LLC	\$2,500		x	x	☒	☒	☒	
Continental Interiors, Inc.	\$5,500	\$100	x	x	☒	☒	☒	Multiple Bid Discount
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Apparent Low Bidder:	\$1,750							

Company Name: Permier Tile Design Inc.

Bids Recorded By: **Nick Vesteich**

Witnessed By: **Jason Warner**

Category No. : S
Project: 11665 - Rochester Community House
Bid Category/Description: Wood Flooring

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Premier Tile Design Inc.	\$13,450	\$250	x	x	☒	☒	☒	
Master Craft Floors	\$20,985	\$242	x	x	☒	☒	☒	Multiple Bid Discount
Kuhn Specialty Flooring	\$19,500	\$300	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$13,450							

Company Name: Premier Tile Design Inc.

Bids Recorded By: **Nick Vesteich**

Witnessed By: **Jason Warner**

Category No. : **I**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Carpet and Resilient**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Premier Tile Design Inc.	\$55,600	\$1,100	x	x	☒	☒	☒	
Continental Interiors, Inc.	\$98,950	\$1,500	x	x	☒	☒	☒	Multiple Bid Discount
NBS Commercial Interiors	\$62,417.25	\$1,162.20	x	x	☒	☒	☒	
BE Z Flooring	\$77,992.69		x	x	☒	☒	☒	Multiple Bid Discount
Master Craft Floors	\$83,885	\$987	x	x	☒	☒	☒	Multiple Bid Discount
Flooring Services, Inc.	\$75,596	\$1,900	x	x	☒	☒	☒	
Conventional Carpet DBA Consolidated	\$69,898	\$1,050	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$55,600							

Company Name: Premier Tile Design Inc.

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : U
Project: 11665 - Rochester Community House
Bid Category/Description: Painting

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
R&G Painting LLC	\$26,000		x	x	☒	☒	☒	
Bella Paint & Design Inc.	\$31,200	\$1,000	x	x	☒	☒	☒	Voluntary Alternate
Diamond Custom Painting	\$32,140	\$884	x	x	☒	☒	☐	
MPM Painting, LLC	\$45,500	\$1,255	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$26,000							

Company Name: R&G Painting LLC
Bids Recorded By: **Nick Vesteich**
Witnessed By: **Jason Warner**

Category No. : V
Project: 11665 - Rochester Community House
Bid Category/Description: Operable Partitions

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Urabn's Partition & Remodeling Con.	\$72,000	\$2,800	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$72,000							

Company Name: Urabn's Partition & Remodeling Con.

Bids Recorded By: **Nick Vestevich**

Witnessed By: **Jason Warner**

Category No. : **W**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Fire Suppression**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Jackson Associates Inc.	\$284,800	\$5,400	x	x	☒	☒	☒	
Professional Sprinkler, Inc.	\$394,080	\$7,800	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$284,800							

Company Name: Jackson Associates Inc.

Bids Recorded By: **Nick Vesteich**

Witnessed By: **Jason Warner**

Category No. : **X**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Plumbing**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
S.E. Kalchik Mechanical, Inc.	\$10,651	\$298	x	x	☒	☒	☒	
Rolls Mechanical	\$17,700	\$212	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$10,651							

Company Name: S.E. Kalchik Mechanical, Inc.

Bids Recorded By: **Nick Vesteich**

Witnessed By: **Jason Warner**

Category No. : Y
Project: 11665 - Rochester Community House
Bid Category/Description: HVAC

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
Rolls Mechanical	\$175,700	\$2,200	x	x	☒	☒	☒	
Dennys Heating, Cool & Refrigeration	\$212,000	\$2,592	x	x	☒	☒	☒	
SysTemp Corp.	\$315,000	\$4,220	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$175,700							

Company Name: Rolls Mechanical
Bids Recorded By: **Nick Vestevich**
Witnessed By: **Jason Warner**

Category No. : **Z**
Project: **11665 - Rochester Community House**
Bid Category/Description: **Electrical**

Bids Due:	5/28/2026
Bids Opened:	2PM

Company	Base Bid	PLM Bond	Bid Memo #1	Bid Memo #2	Iran Economic Sanctions	Familial Disclosure	Bid Security	Comments
RH Electrical Services Inc.	\$99,775	\$2,288	x	x	☒	☒	☒	
E.L. Electrical Contracting Inc.	\$112,500	\$1,600	x		☒	☒	☒	
Daniel Electric	\$103,850	\$5,192	x	x	☒	☒	☒	
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Apparent Low Bidder:	\$99,775							

Company Name: RH Electrical Services Inc.

Bids Recorded By: **Nick Vesteovich**

Witnessed By: **Jason Warner**



LEO/FY25 Grant

Grant amount \$ 2,000,000.00 Expenditure/Reeimbursement Total \$ 22,824.40 Date Updated: 7/9/2026 Balance \$ 1,977,175.60

Reimbursement Date	Reimbursement #	Reimbursement Amount	
5/27/2025	1	\$	8,996.80
1/16/2026	2	\$	13,670.60
	3	Canceled	
1/16/2026	4	\$	157.00

Community House Budget Document

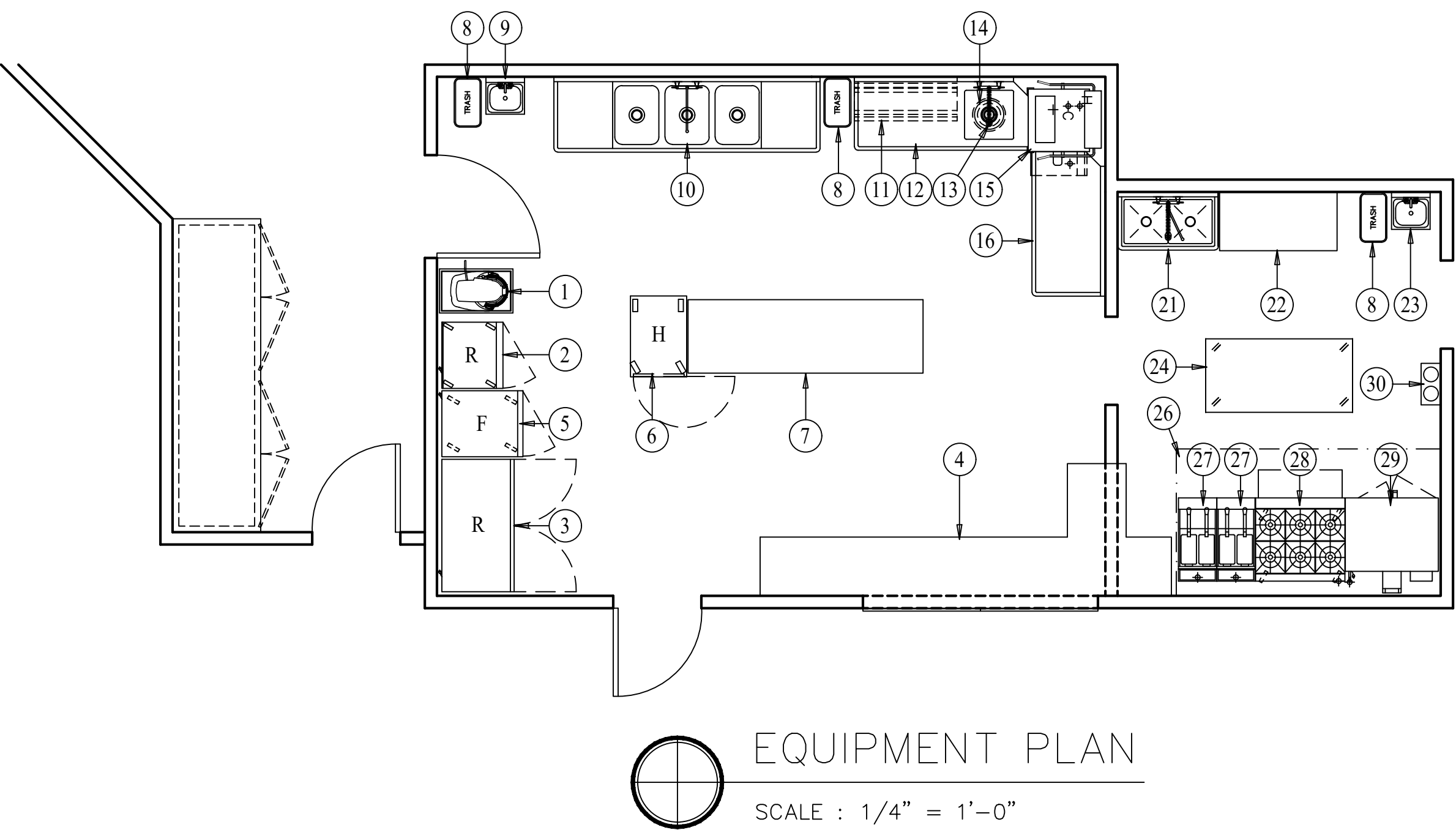
Updated 7/22/2026

Renovation & Addition

Total Contract Recommendations	\$ 2,466,268.00		
		\$	2,466,268
Construction Contingency 10%	\$ 246,627.00		
General Condition/Trade Allowances	\$ 283,000.00		
		\$	529,627
CM Pre-Con Services	\$ 28,755.00		
SM Staffing	\$ 387,409.00		
CM Gen Conditions	\$ 45,500.00		
Liability	\$ 25,932.00		
CM Fee	\$ 97,538.00		
Bonds	\$ 42,972.00		
		\$	911,106
		\$	3,624,001.00
Hazardous Matl Abatement	\$ 28,500.00		
Air Monitoring	\$ 3,800.00		
A/E/C Con Admin 3%	\$ 73,988.04	Allowance	
Survey/Staking .5%	\$ 12,331.34	Allowance	
Testing/Inspections .5%	\$ 12,331.34	Allowance	
FFE Allowance 1%	\$ 24,662.68	Allowance	
Builder's Risk Insurance	\$ 30,000.00	Allowance	
Permits	\$ 35,000.00	Allowance	
Owner Contingency 20%	\$ 44,122.68		
		\$	264,736
Renovation & Addition Grand Total		\$	3,888,737
Kitchen Upgrades	\$ 300,000		
		\$	300,000
Grand Total		\$	4,188,737



Funding Source Breakdown			
Funding Sources	Original Balance	Spent to Date	Current Balances
LEO/FY25 Grant	\$ 2,000,000		
LEO/FY27 Grant	\$ 1,400,000		
City Bond	\$ 1,000,000		
City Budget Surplus	\$ 700,000		
Total			\$ 5,100,000
Renovation & Addition			
LEO/FY25 Grant	\$ 2,000,000	\$ 22,842.40	\$ 1,977,157.60
LEO/FY27 Grant	\$ 1,400,000	\$ -	\$ 1,400,000.00
City Funding Difference	\$ 488,737.08	N/A	\$ 511,579.48
Project Total	\$ 3,888,737		
Additional Upgrades			
Kitchen	\$ 300,000		\$ 300,000
City Funding Difference	\$ 788,737.08		\$ 811,579.48



EQUIPMENT PLAN

SCALE : 1/4" = 1'-0"

GENERAL NOTES:
IT IS THE OWNERS RESPONSIBILITY TO MEET ALL STATE AND LOCAL CODES.
THESE PLANS REPRESENT THE FOODSERVICE LAYOUT FOR DESIGN PURPOSES
ONLY AND ARE NOT INTENDED FOR CONSTRUCTION.
PLEASE VERIFY ALL DIMENSIONS BEFORE ORDERING EQUIPMENT.

DESIGNED BY
MA

DRAWN BY
DFG

SCALE
1/4"=1'-0"

SHT. #
1 OF 3

EQUIPMENT SCHEDULE	
ITEM #	DESCRIPTION
1	EXISTING 20 QT. MIXER w/STAND
2	EXISTING REACH-IN ONE-DOOR REFRIGERATOR
3	EXISTING REACH-IN TWO-DOOR REFRIGERATOR
4	PASS-THRU S/S COUNTER
5	REACH-IN ONE-DOOR FREEZER
6	EXISTING MOBILE HEATED CABINET
7	EXISTING S/S WORK TABLE
8	(3) TRASH RECEPTACLE
9	S/S HAND SINK
10	EXISTING S/S THREE-COMPARTMENT SINK
11	WALL-MOUNTED S/S SORTING SHELF
12	S/S SOILED DISHTABLE
13	PRE-RINSE FAUCET
14	DISPOSER
15	VENTLESS DISHWASHER
16	CLEAN DISHTABLE
17	SPARE NUMBER
18	SPARE NUMBER
19	SPARE NUMBER
20	SPARE NUMBER
21	EXISTING S/S TWO-COMPARTMENT SINK
22	EXISTING S/S WORK TABLE
23	S/S HAND SINK
24	MOBILE S/S WORK TABLE
25	SPARE NUMBER
26	S/S EXHAUST HOOD
27	(2) FRYER
28	SIX-BURNER RANGE
29	DOUBLE DECK CONVECTION OVEN
30	FIRE SUPPRESSION SYSTEM

NOTE:

ARCH. TRADES TO PROVIDE PLYWOOD WALL BACKER
FOR ALL WALL-MOUNTED SHELVES, DISH SORTING
SHELVES, MICROWAVE SHELVES, HAND SINKS, PAPER
TOWEL & SOAP DISPENSERS FOR SUPPORT.

REVISIONS:
—

DATE:
06-14-23

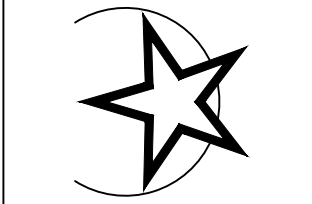
JOB NAME:
ROCHESTER COMMUNITY HOUSE

ADDRESS:
ROCHESTER, MICHIGAN

SHEET TITLE:
EQUIPMENT PLAN



GOLD STAR PRODUCTS
DESIGN • EQUIPMENT • SUPPLIES • DISPOSABLES
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Phone: (248) 548-9840 • Fax: (248) 548-9844
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ROCHESTER COMMUNITY HOUSE
BEFORE AND AFTER





ROCHESTER COMMUNITY HOUSE
BEFORE AND AFTER



ROCHESTER COMMUNITY HOUSE
BEFORE AND AFTER





ROCHESTER COMMUNITY HOUSE
BEFORE AND AFTER



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

Date: July 23rd, 2026
To: City Council and Election Commission
From: Brian D'Annunzio, City Clerk
Copies: Megan Frazho, Nik Banda, Chief Rouhib, Chief Demoff, Director Schafer
Subject: Elections Emergency Preparedness Plan

The City has an emergency preparedness plan in the event of a disaster, manmade or natural, and what the role of each individual or department is in that event. There are plans for setting up an emergency management station as well as setting up a secondary "city hall" in the event of something occurring at the Municipal Building which would render it inoperable. After attending a Bureau of Elections seminar last year, there was a recommendation from the Bureau about establishing something similar specifically for elections.

What I am submitting to you for your review is a plan laid out detailing our backup plan should a polling location become compromised and unusable, whether that is on Election Day or just prior to and requires a change of location. While I would still be looking for direction from the State and County if such a matter were to occur, this serves as a ready-made plan that has been briefed and reviewed by City departments so that we may be ready, locally.

While it is not required, as we have never had one, I would prefer this to be in place prior to the upcoming August election. If this requires additional work, I will incorporate those changes and ask for it to be passed ahead of the November midterms. I have had our Police Chief, Fire Chief, Director of Public Works, and City Manager all review and give their feedback. I have also now heard feedback from a few on Council and included those changes as well.

This is something I think would be an added benefit to the city to have in place should the need arise. Backup locations are not included in the plan to 1. Not broadcast our backups and 2. Give us flexibility in choosing a backup location on the fly in response to whatever emergency may be occurring. Please be notified that staff and Directors have had discussions on potential backup locations and we have come to an agreement should we need.

Requested Action: I am looking for your approval and adoption of the Election Emergency Preparedness Plan. If more time is needed and it does not fall into place prior to that meeting, then I will work in your feedback and bring this back to you prior to the November election. I will be happy to meet with you or answer any questions you may have regarding the plan.



ELECTION EMERGENCY PREPAREDNESS PLAN

Prepared and presented by the Rochester
City Clerk's Office

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TOPICS

- Plan Activation Triggers
- Precinct Relocation
- Securing of Materials
- Staff Duties
- Communication Plan

CONTACTS

- ☎ 248-733-3700 ext. 235
- ✉ elections@rochestermi.org
- ✉ bdannunzio@rochestermi.org
- ✉ mfrazho@rochestermi.org
- 🌐 rochestermi.org/elections



Introduction

The purpose of this action is to establish a cohesive plan in which all city departments are aligned, in case of an event that requires the relocation of a regular polling place. This plan is for an event of a regular polling location being affected in a way that cannot permit regular voting to continue and requires a complete relocation of a precinct. If such an event occurs, there are now procedures in place and this will be referred to as activating the Election Emergency Preparedness Plan (EEPP). The Clerk's Office has come to agreement with department Directors, namely the Police Chief, Fire Chief, and Department of Public Works Director, for the planning of backup polling locations.

Regular polling locations are the Municipal Building, also known as City Hall, (Precinct 1) and St. Paul's Methodist Church (Precincts 2 and 3). The Absentee Counting Board (AVCB) is also located in the corner conference room of the Municipal Building. Early voting (EV) currently occurs for nine (9) consecutive days starting the tenth day from an election. There is no early voting on the Monday, the day before Election Day. Early voting occurs in the Council Chambers of the Municipal Building. Backup plans for AVCB and EV voting are also included in this document.

Intro Cont.

The activation of the EEPP is a coordinated effort of the Clerk's Office assessing the situation with other city departments such as Police, Fire, and the Department of Public Works. This plan is designed to have a list of duties for each role as well as for each department so there is as much clarity as possible in the event of the plan's activation. This plan has an emphasis on communication and what offices will need to be contacted should the need arise.

In the next section are the key priorities set forth to focus on. This shortlist is the goal of the Clerk's Office. Following that will be a list of potential actions that may cause an activation of the EEPP and are listed for review by City Council and city staff. The section following will be a list of expected duties to be carried out by the necessary staff -- including a checklist of each staff's priorities. The end section is list of other equipment and materials that may need attention. Part of the goal of this plan is to have all resources consolidated in a few locations so that it reduces inefficient use of time.

Typical Duties of the Clerk's Office

On Election Day, what are the typical duties carried out by the Clerk, Deputy Clerk, and DPW elections assistant?

City Clerk

On Election Day, the City Clerk is usually stationary at the Municipal Building operating the elections desk. They are fielding calls to the elections phone line, and fielding calls from precinct chairs regarding the spoiling of absentee ballots. They are also assisting with any needs the absentee counting board may require.

Deputy City Clerk

On Election Day, the Deputy City Clerk is usually the mobile person, shifting between precincts and assisting where needed. They will mainly be the point of contact for Precinct's 2 & 3.

DPW Elections Assistant

Each election, the Department of Public Works provides a support staff that primarily serves as assisting in any transportation or setup purposes. They are a key figure in ensuring a smooth election.

Priorities

In the event of a situation, this list summarizes the top goals, in order, of activating this plan

- 1. Assess and establish the safety of all involved**
- 2. Secure all pertinent election materials at affected location**
- 3. Reestablish voting at backup location**
- 4. Communicate to public via electronic communication and physical signage**

Priorities Defined

Safety

Safety of all involved is the top priority. Staff will ensure all involved at the polling location are safe and secure. This includes, city staff, election workers, voters, and anyone else who may be present. If required, city staff or precinct workers will contact emergency services to ensure this priority is met. In the event of a weather emergency, it is expected that each building's emergency weather plan is followed. There are postings of what to do in case of inclement weather at both St. Pauls Church and the Municipal Building (City Hall)

Election Materials

Election materials being secured will include the tabulator, the voter assist tabulator (VAT), the VAT's printer, the poll book, voted and unvoted ballots, the ballot box, the laptop with the flash-drive of the E-poll book.

Communication with Public

Communication will be broadcast via the City's website, the City's Facebook pages, and alerts sent out to Ready Rochester, city newsflash, and our media contacts such as the Rochester Post and other news outlets

Preparedness Materials....

Plans

All affected staff will be given a copy of this plan in a binder. It is expected each staff member involved will have reviewed this plan. There are binders of this plan also to be contained in the Clerk election materials closet in the corner conference room of the Municipal Building, each Precinct's materials bin, the City's vault, at the Fire Hall, and at the Department of Public Works Office.

Signage

Signage will be preprinted and stored in election supply closet ready for immediate use with space to include the handwritten location. They will also be stored in the vault. Preprinted signs will include something to the effect of: "Due to *circumstances*, voting has moved from this location to *inserted location* until further notice."

Other Materials

As of present, June 2026, the City has additional tabulators that will not be utilized in future elections due to the consolidation of precincts in 2025. As a result, these tabulators are not needed; however, these tabulators will still be tested and stored in the event that the County or State gives us permission to utilize these tabulators in the event there arises an equipment issue with a tabulator planning to be used. These extra tabulators will be stored and on hand as backups if permitted.

Location Assessment.....

Guidelines

Depending on the location, it may be different personnel deciding whether to activate the EEPP. This will most likely depend on which polling location is affected. This sets out the expectations, though of course variations may occur due to unforeseen circumstances in an emergency.

Municipal Building - Pct. 1

Incident happens at Municipal Building – Clerk and Deputy Clerk, if on site, will assess situation and activate EEPP if needed OR they will set a pause on voting for cleanup of the location to resume voting at the regular location after cleanup has finished.

St. Paul's - Pct. 2 & 3

Incident happens at St. Paul's – Deputy Clerk and DPW election assistant will assess the situation and initiate EEPP if needed OR they will set a pause on voting for cleanup of the location to resume voting at regular location after cleanup has finished.

Risk Assessment

Guidelines

Many potential incidents should serve as obvious triggers of the plan's activation such as an active fire, active shooter, destruction to the polling location in all or in part so much so that the regular voting process cannot continue (fallen tree, flood, storm damage).

Some incidents may leave room for ambiguity. Something may occur that might only delay voting at a regular polling location, something that may be able to be cleaned up and cornered off. Many of the same steps would be taken such as informing the State, County, and all local staff and Council, but may stop short in relocating and only seek an extension of voting hours if permitted from the State.

Some of these incidents, for example, may be a very shallow flooding of only partially the room. If at the municipal building, this discussion will be between the City Clerk, Deputy City Clerk, and DPW election assistant. If the incident is at St. Paul's, this will most likely be a discussion between the Deputy City Clerk and DPW elections assistant while keeping the City Clerk informed and will come to a consensus on action. While we cannot measure everything, there will be reliance on the judgement of the Clerk's Office and Department of Public Works alongside the Police and Fire Department.

Activation of EEPP

What happens after an activation?

Affected administrators will be contacted in the chain of communications by the Clerk's Office if not already informed otherwise. These administrators and Council, as necessary, can set up an Emergency Operations Command Center per the City's regular Emergency Preparedness Plan in the Corner Conference Room or another available space in the Municipal Building depending on the potential use of the conference room for AV tabulation.

What are the roles?

The next section discusses the roles of the City Clerk, Deputy City Clerk, and City Manager, and the Election Commission (City Council) in what actions they should take should the need arise.

Chain of Command

Should there be disagreement on whether the plan should be activated or not, the final decision lies with the City Clerk. The City Clerk will take into account all factors and opinions of the Deputy City Clerk, DPW elections assistant and any other pertinent opinions. In the absence of the City Clerk, the following order shall be: Deputy City Clerk, DPW elections assistant, City Manager, City Treasurer. If the incident is so encompassing that it triggers the City-wide Emergency Preparedness Plan, the City Clerk will work in coordination with the Fire Chief and defer to their judgement on what voting will look like within that plan.

Activation of EEPP

City Clerk

The Clerk will be primarily responsible for sending out all communications after the activation. The Clerk will remain at the election station (front office desk with QVF and Elections phone line) to still field calls from other precincts and continue QVF management. The City Clerk will be responsible for managing communications regarding the precinct location changes. They will contact the necessary people belonging to the backup locations, the State, the County, and local officials to inform them of the situation.

The notification order is as follows:

1. Clerk contacts the required city staff to begin preparation of shifting the polling location.
2. Clerk contacts State of Michigan BOE via call 800-292-5973
Elections@Michigan.gov
3. Clerk contacts County Elections via email 248-858-0563elections@oaklandcountymi.gov
4. Clerk contacts City Manager via phone
5. Clerk contacts City Council via email
6. Clerk either sends or contacts Admin Assist. to send out E-blast informing of the change of location and using all other forms of previously listed ways of communication

Activation of EEPP

Deputy City Clerk

The Deputy City Clerk will most likely be the field operator and manager for all things involving the EEPP given their mobility. It is their duty to assess and secure the regular location and establish the backup location. They will ensure all people involved are OK regarding health and safety. They will ensure all staff of the affected precinct is OK and able to relocate and resume their job duties. If there are any staffing changes, those will be noted in the poll book, and if there are any staffing shortages, they may contact from a pool of emergency poll workers as needed.

The Deputy Clerk can call upon aid from the Police or DPW at the location to monitor ballots, the tabulator(s), voter assist terminal (VAT) and any other sensitive election materials, they document the time of the incident, (later will document the time of re-opening of the polls at backup location) For example, if an incident closes the regular polling location at 3:30 and the polls re-open at the backup location at 4:15, then we would have documentation to be asking the State/judge for a 45 minute extension of voting hours. Polling would close at 8:45 instead of 8:00 for example if granted. The Deputy Clerk will have Public Works election staff assistant with transporting any materials as needed.

Activation of EEPP

Deputy City Clerk Checklist

The Deputy City Clerk should follow these guidelines and checklist of ensuring a smooth activation of the plan:

1. Deputy Clerk calls Police or DPW staff if required, if not already on site, to help oversee evaluation of the affected regular location
2. Make list of any damaged/destroyed election materials
3. Deputy Clerk works with DPW staff for help relocating materials/supplies
4. Deputy Clerk oversees transportation of election materials to new location and coordinates any necessary replacements
5. Deputy Clerk puts out signage at affected regular location indicating the relocation to the backup location.

Activation of EEPP

City Manager

The City Manager is most likely to be the liaison between the Council and the Clerk's Office and will be most likely responsible for updating them with the ongoing event after the City Clerk sends the initial communication to Council and staff, depending on availability of the Clerk.

After receiving communication from the City Clerk regarding activation of the plan:

1. Check in with the City Clerk
2. Make contact with City Council
3. Assist as where needed

Activation of EEPP

City Council/Election Commission

The Council/Election Commission will be informed via the Clerk or City Manager on what incident has occurred and what steps are being taken. While the Election Commission may not be looked at for direct physical involvement, they may be looked at to convene and declare a state of emergency. If the incident is all encompassing as to trigger the City's regular emergency preparedness plan, they will follow that procedure and may be asked much of the same: such as declaring a state of emergency and ensuring all steps of the plan are being followed

Election Materials

Potential Incidents

Election supplies may be damaged or destroyed with or without requiring the activation of the EEPP; as this Plan primarily is designed to assess the possible shifting and relocation of the polling location, other incidents may happen where activation & relocation is not required.

If the tabulator is inoperable but voting can continue at the regular polling location, ballots may continue being issued and put into the manual ballot tray of the tabulator ballot box. If the EEPP is activated with the tabulator being out of commission, if approved by the County, the backup tabulator will be deployed to the backup polling location. Voted ballots will be secured and stored for the end of voting to be run through the tabulator by precinct staff if permitted by the County. Otherwise we will follow their direction.

If the remaining unvoted ballots or other paper materials are damaged or destroyed, the Clerk will assess if unused absentee ballots or unused precinct ballots are in supply and able to be used, if not, the County will be contacted for guidance and resupply.

If the voting program on the precinct laptops goes down, there is a paper list of registered voters that can be referenced in issuing ballots. Those voters who have voted prior to the program crashing -- the paper applications to vote will serve as the record of those voters and will be later crossed off in the paper backup registration list.



City of Rochester

400 Sixth Street
Rochester, MI 48307
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www.rochestermi.org

MEMORANDUM

Date: July 21, 2026
To: City Council
From: Anthony Moggio, Finance Director / Treasurer
Subject: Quarterly Financial Report Ending June 30, 2026 (Pre-Audit)

Issue: Quarterly Financial Report Ending June 30, 2026 (Pre-Audit)

Analysis: Scheduled Financial Presentation

Requested

Action: Motion to approve as presented

Attachment: Quarterly Financial Report

BUDGET AMENDMENTS

7/21/2026

Proposed FYE 2027				
Date	Requested by	Net Change	GL#	Notes
7/27/2026	Police	58,000	101-301.000-957.000	EMD Software Project Rollout Timing
	Park	23,800	101-751.000-805.000	Park Path Project Timing, Roll Forward
	DPW	114,000	202-451.000-805.060	CCTV For I&I Roll Forward
	DPW	140,000	202-463.000-805.000	Streets Striping & Crosswalks Project Timing, Roll Forward
	DPW	50,000	203-451.000-805.060	CCTV For I&I Roll Forward
	DPW	59,000	203-463.000-805.064	Tree Trimming Timing, Roll Forward
	DPW	30,000	209-276.000-805.000	Cemetery Tree Program & Maintenance
	DDA	433,000	248-965.000-995.203	DDA Projects Roll Forward Timing
	DPW	26,000	488-900.000-974.266	Valve Turner Purchase Timing
	DPW	98,000	592-538.000-805.000	CCTV For I&I Roll Forward
	DPW	51,000	631-265.000-930.000	City Hall Improvements Timing, Roll Forward
	DPW	125,000	631-751.000-930.010	DNR Grant Match for Elizabeth Park
	Council	26,204	631-751.000-930.031	Council Request for Additional Kiwanis Playground Features
	Fire	300,000	661-900.000-977.000	Annual Debt Service for Ladder Truck
	Finance	453,935	661-900.000-977.000	Vehicle Loan Payoff Request
	DPW	295,000	661-900.000-977.000	Purchased Vehicle Delivery Timing, Roll Forward

PERFORMANCE INDICATORS ACTUALS vs. BUDGET

	2025/26 AMENDED BUDGET	Q1	Q2	Q3	PRE-AUDIT Q4	YTD ACTUAL	YTD %	NOTES
Investment Results								
General Fund Revenues (101)	\$19,690,918	\$4,984,417	\$10,318,950	\$2,024,560	\$2,435,870	\$19,763,798	100%	
General Fund Expenditures (101)	\$19,167,799	\$3,835,976	\$3,726,416	\$5,321,813	\$5,568,732	\$18,452,938	96%	
Major Road Expenditures (202)	\$1,771,963	\$231,991	\$242,691	\$381,075	\$246,787	\$1,102,543	62%	PROJECT TIMING
Local Road Expenditures (203)	\$2,969,664	\$1,279,377	\$586,971	\$451,532	\$275,334	\$2,593,214	87%	PROJECT TIMING
Cemetery Expenditures (209)	\$255,233	\$50,256	\$48,611	\$59,697	\$49,038	\$207,601	81%	ADDITIONAL TREE WORK WAS PLANNED
Drug Law Enforcement (265)	\$51,482	\$0	\$0	\$319	\$57,253	\$57,572	112%	CORE SERVICES GRANT TIMING EXPIRED
CDBG General Projects (276)	\$88,112	\$234	\$12,547	\$88,863	\$5,526	\$107,170	122%	PROJECT TIMING
Facilities & Capital Bond Fund (370)	\$327,682	\$270,966	\$500	\$56,216	\$0	\$327,681	100%	
Water & Sewer Improvement (488)	\$1,497,050	\$335,692	\$82,733	\$471,345	\$82,733	\$972,501	65%	PROJECT TIMING
Brownfield Redevelopment Authority (243)	\$12,968	\$0	\$11,428	\$2,520	\$0	\$13,948	108%	
Principal Shopping District Fund (245)	\$632,779	\$112,092	\$219,704	\$143,683	\$88,252	\$563,731	89%	PERSONNEL COSTS - STAFFING INTERRUPTION
Downtown Development (248)	\$4,888,502	\$422,150	\$825,016	\$595,202	\$1,271,058	\$3,113,426	64%	GRAHAM PROJECT TIMING
Capital Projects (499)	\$6,997	\$1,928	\$3,960	\$60	\$587	\$6,535	93%	SUNDIAL PROJECT
Automobile Parking System (514)	\$2,204,111	\$297,606	\$451,321	\$288,725	\$1,167,692	\$2,205,344	100%	
Water & Sewer (592)	\$5,978,702	\$1,282,007	\$1,441,335	\$1,378,644	\$1,282,677	\$5,384,663	90%	
Facilities & Grounds Maintenance (631)	\$1,091,209	\$102,471	\$199,453	\$428,989	\$607,875	\$1,338,788	123%	FRONT COSTS, AWAITING PARTIAL REIMBURSEMENT
Revolving Equipment (661)	\$2,251,306	\$280,021	\$373,085	\$252,306	\$297,683	\$1,203,095	53%	VEHICLE TIMING
Self-Insurance (677)	\$1,985,987	\$447,625	\$472,283	\$490,871	\$456,934	\$1,867,713	94%	

One of the missions for Rochester's Finance Department is to provide transparent financial services with integrity and accountability for our community.

PERFORMANCE INDICATOR KEY:

ON TRACK GREEN UNDER EXPENSE/OVER REVENUE

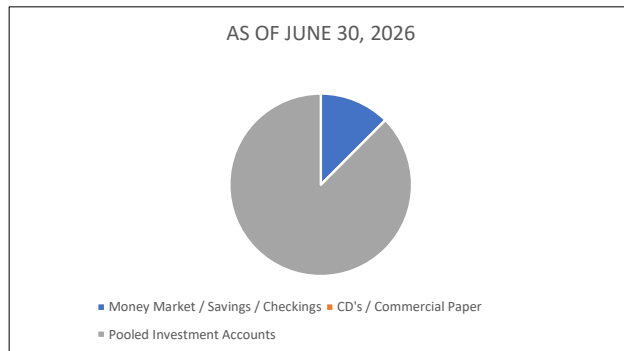
MONITOR YELLOW 10 - 25% OFF BUDGET

ACTION RED < 25% OFF BUDGET

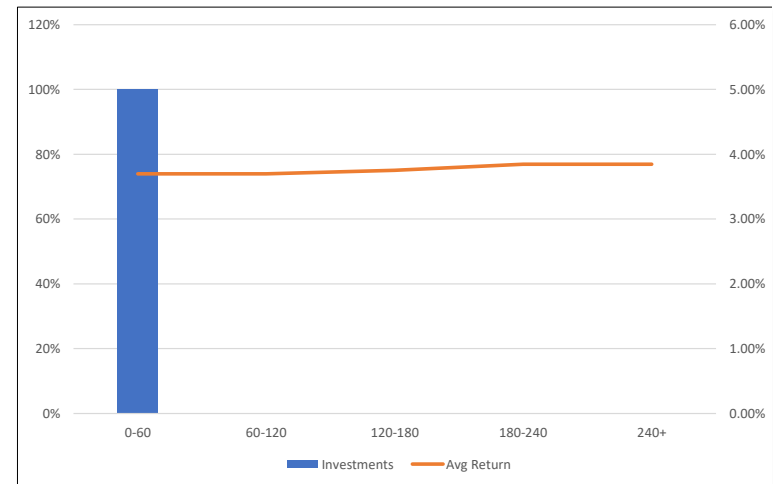
This financial Report is based upon detailed information produced by the City's financial management system. This report is designed to provide a general overview of the City of Rochester's finances. Questions or requests for information can be address to the Finance Director/Treasurer at City Hall, Finance Department, 400 Sixth Street, Rochester, MI 48307; or 248-733-3700; or info@rochestermi.org.

INVESTMENT RESULTS

City of Rochester Bank Deposits & Investment Securities As of JUNE 30, 2026			
Account		Balance	% of Total
Money Market / Savings / Checkings	Subtotal	\$ 4,563,129	13%
CASH.IN.BANK		4,479,007	12%
DDA MERCHANT ACCOUNT		2,500	0%
DAILY INT ACCT TAX RECEIPTS		1	0%
CASH ACCOUNT- AUTOMATIC A/P		(750)	0%
CASH -CHASE SAVINGS		11,727	0%
CHASE-PARKING METERS		56,045	0%
HUNTINGTON MONEY MKT		-	0%
CHASE MERCHANT ACCOUNT		12,500	0%
CHASE - VENMO		2,099	0%
CD's / Commercial Paper	Subtotal	-	0%
CERTIFICATE OF DEPOSIT		-	0%
MULTI-BANK SECURITIES		-	0%
Pooled Investment Accounts	Subtotal	31,870,624	87%
MICHIGAN CLASS		20,178,619	55%
OAKLAND CNTY LOCAL INVEST POOL		54,337	0%
MORGAN STANLEY		750,000	2%
SAGE ADVISORY INVESTMENT		10,887,668	30%
Total		\$ 36,433,753	



City of Rochester Bank Deposits & Investment Securities As of JUNE 30, 2026				
Account	Balance	Avg Days to Maturity	Balance % of Total	Avg Return Percent
Money Market / Savings / Checking/Pooled Accounts	\$ 36,433,753	0-60	100%	3.70%
CD's		60-120	0%	3.70%
		120-180	0%	3.75%
		180-240	0%	3.85%
		240+	0%	3.85%
Total	\$ 36,433,753			

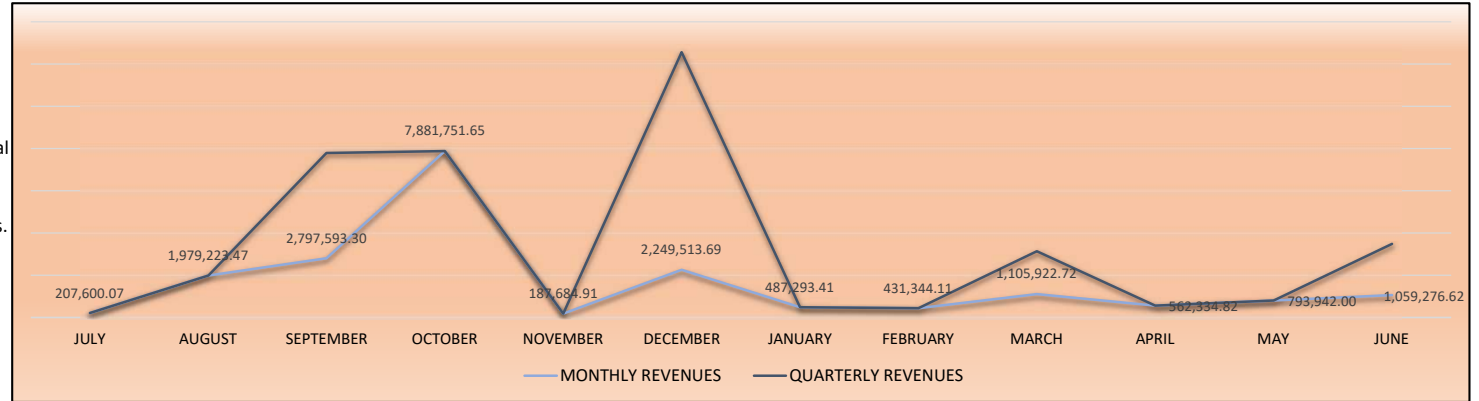


The City's funds shall be invested in accordance with all applicable City policies, **Michigan Public Act 20 of 1943**, and Federal regulations, in a manner designed to achieve the following objectives, listed in priority order:

1. Preservation of capital and protection of investment principal.
2. Maintenance of sufficient liquidity to meet anticipated cash flows.
3. Diversification to avoid unreasonable market risks.
4. Attainment of a competitive market rate of return.

GENERAL FUND QUARTERLY REVENUE

Current Property Taxes are collected in a largely cyclical manner, with the highest volumes in August and early September. Real Property Tax Revenue is on track to meet the FYE 2026 forecast on a gross tax receipt basis. Revenues remain relatively stable in the following months.



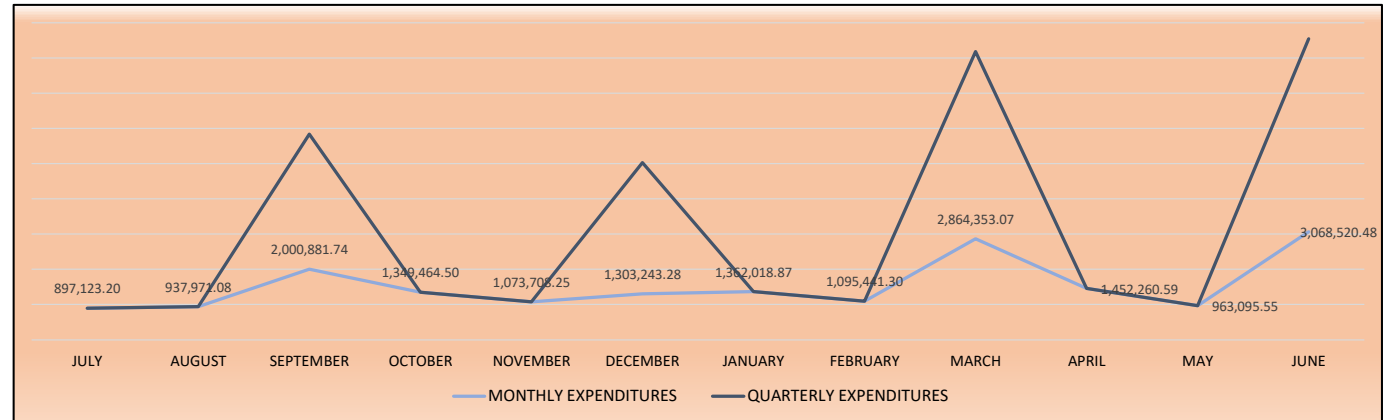
		2025-26 AMENDED BUDGET	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 (10/1 - 12/31/25)	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit		PERFORMANCE INDICATOR	
							As of 6/30/26			
							YTD ACTUAL	YTD %		
GL NUMBER	TOP 10 REVENUES PER ADOPTED BUDGET									COMMENT
Revenues										
402.000	CURRENT PROPERTY TAXES	\$11,846,958	\$3,448,028	\$8,037,147	\$0	\$361,784	\$11,846,958	100%	ON TRACK	STATE DISTRIBUTION
676.000	ADMINISTRATIVE CROSS CHARGE	\$2,633,701	\$658,425	\$658,425	\$658,425	\$658,425	\$2,633,701	100%	ON TRACK	
574.002	CONSTITUTIONAL SALES TAX	\$1,390,000	\$242,085	\$492,579	\$231,546	\$399,696	\$1,365,906	98%	ON TRACK	
638.000	MEDICAL REIMBURSEMENT ALS	\$382,090	\$104,550	\$84,122	\$87,681	\$83,665	\$360,018	94%	ON TRACK	
573.000	LOCAL COMMUNITY STABILIZATION	\$473,421	\$0	\$243,421	\$0	\$308,693	\$552,114	117%	ON TRACK	
447.000	ADMINISTRATIVE FEES	\$400,720	\$104,415	\$216,931	\$37,197	\$42,176	\$400,720	100%	ON TRACK	
582.000	SCHOOL LIAISON PROGRAM	\$329,436	\$0	\$125,292	\$204,144	\$0	\$329,436	100%	ON TRACK	
665.072	INTEREST -MICHIGAN CLASS	\$272,466	\$40,126	\$108,286	\$92,991	\$65,799	\$307,202	113%	ON TRACK	PERMIT DRIVEN
477.000	CABLE FRANCHISE FEES	\$157,688	\$40,890	\$39,820	\$38,121	\$38,414	\$157,245	100%	ON TRACK	
491.000	BUILDING PERMIT FEES	\$314,095	\$67,176	\$81,182	\$101,417	\$107,870	\$357,645	114%	ON TRACK	
657.000	OTHER ORDINANCE VIOLATIONS	\$67,000	\$22,488	\$19,627	\$14,905	\$15,436	\$72,456	108%	ON TRACK	

PERFORMANCE INDICATOR KEY:

ON TRACK	GREEN UNDER ON EXPENSE / OVER ON REVENUE
MONITOR	YELLOW 10 - 25% OFF BUDGET
ACTION	RED < 25% OFF BUDGET

GENERAL FUND QUARTERLY EXPENDITURES

Monthly Expenses are relatively stable with some peaks anticipated in early fall and summer. Cost savings is a priority in all departments, with all City personnel striving to provide highest quality services with the most cost economical means.



GL NUMBER TOP EXPENSES PER ADOPTED BUDGET		2025-26 AMENDED BUDGET	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 10/1 - 12/31/25	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit		PERFORMANCE INDICATOR	COMMENT
							As of 6/30/26			
							YTD ACTUAL	YTD %		
EXPENDITURES										
703.202	PATROL OFFICER SALARY MEDICAR	\$1,480,990	\$292,940	\$375,813	\$311,378	\$405,886	\$1,386,018	94%	ON TRACK	
701.001	EMPLOYEE WAGES	\$1,136,116	\$229,733	\$277,848	\$275,776	\$328,244	\$1,111,600	98%	ON TRACK	
701.001	EMPLOYEE WAGES	\$1,038,725	\$219,937	\$282,433	\$237,115	\$301,248	\$1,040,733	100%	ON TRACK	
995.203	TRANS TO MVH LOCAL STREET FUN	\$939,857	\$0	\$0	\$939,857	\$0	\$939,857	100%	ON TRACK	
959.000	PUBLIC LIBRARY-CONTRIBUTION	\$737,201	\$317,856	\$0	\$419,345	\$0	\$737,201	100%	ON TRACK	
805.005	CONTRACT SVCS - REFUSE COLL	\$861,151	\$212,805	\$286,583	\$144,713	\$217,069	\$861,170	100%	ON TRACK	
703.201	CHIEF & SGTS SALARY-MEDICARE	\$688,942	\$139,469	\$181,635	\$158,817	\$210,063	\$689,985	100%	ON TRACK	
716.000	HOSPITALIZATION	\$591,969	\$121,604	\$152,999	\$141,095	\$185,613	\$601,312	102%	ON TRACK	
995.631	TRANS TO FACILITIES & GROUNDS	\$1,088,924	\$0	\$0	\$0	\$1,088,924	\$1,088,924	100%	ON TRACK	
701.002	PART-TIME WAGES	\$430,000	\$93,620	\$108,860	\$95,312	\$141,162	\$438,953	102%	ON TRACK	
718.000	RETIREMENT CONTRIBUTION	\$367,908	\$328,636	\$0	\$39,272	\$0	\$367,908	100%	ON TRACK	

PERFORMANCE INDICATOR KEY:	
ON TRACK	GREEN UNDER ON EXPENSE / OVER ON REVENUE
MONITOR	YELLOW 10 - 25% OFF BUDGET
ACTION	RED < 25% OFF BUDGET

GENERAL FUND QUARTERLY EXPENDITURES BY DEPARTMENT

DEPT #	DEPARTMENT NAME	2025-26 AMENDED BUDGET	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 10/1 - 12/31/25	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit As of 6/30/26		PERFORMANCE INDICATOR	COMMENT
							YTD ACTUAL	YTD %		
101.000	CITY COUNCIL	\$143,014	\$13,203	\$24,307	\$18,200	\$38,391	\$94,100	65.8%	ON TRACK	ELECTION DRIVEN
172.000	CITY MANAGER	\$672,396	\$185,418	\$174,050	\$145,309	\$157,965	\$662,741	98.6%	ON TRACK	
191.000	ELECTIONS	\$80,561	\$12,585	\$25,294	\$5,124	\$7,754	\$50,757	63.0%	ON TRACK	
201.000	FINANCE	\$1,040,130	\$212,629	\$237,229	\$273,713	\$265,961	\$989,533	95.1%	ON TRACK	
215.000	CITY CLERK	\$229,524	\$62,144	\$50,968	\$47,591	\$69,707	\$230,411	100.4%	ON TRACK	MEETING DRIVEN MEETING DRIVEN
247.000	BOARD OF REVIEW	\$2,401	\$236	\$236	\$1,182	\$0	\$1,655	68.9%	ON TRACK	
265.000	CIVIC CENTER	\$99,181	\$23,996	\$22,349	\$30,974	\$21,593	\$98,912	99.7%	ON TRACK	
289.000	GENERAL SERVICES	\$429,743	\$57,637	\$53,326	\$129,553	\$76,139	\$316,656	73.7%	ON TRACK	
301.000	POLICE DEPARTMENT	\$5,336,283	\$1,171,817	\$1,232,626	\$1,333,549	\$1,279,537	\$5,017,529	94.0%	ON TRACK	TIMING OF DISBURSEMENT DONATION
336.000	FIRE DEPARTMENT	\$3,282,035	\$576,405	\$776,044	\$942,020	\$931,601	\$3,226,070	98.3%	ON TRACK	
371.000	PROTECTIVE INSPECTIONS	\$420,413	\$76,109	\$100,928	\$82,671	\$238,282	\$497,990	118.5%	ON TRACK	
400.000	PLANNING COMMISSION	\$60,107	\$3,921	\$24,579	\$9,437	\$7,350	\$45,287	75.3%	ON TRACK	
410.000	ZONING BOARD OF APPEALS	\$1,104	\$89	\$0	\$0	\$486	\$574	52.0%	ON TRACK	CROSS CHARGE SCHEDULE
803.000	HISTORICAL COMMISSION	\$66,100	\$20,224	\$10,737	\$8,256	\$24,110	\$63,327	95.8%	ON TRACK	
441.000	PUBLIC WORKS	\$2,427,206	\$524,135	\$566,257	\$602,694	\$616,139	\$2,309,225	95.1%	ON TRACK	
528.000	SANITATION	\$867,923	\$214,445	\$287,383	\$145,993	\$218,989	\$866,810	99.9%	ON TRACK	
529.000	ENVIRONMENTAL SERVICES	\$279,641	\$27,446	\$30,781	\$9,877	\$230,466	\$298,570	106.8%	ON TRACK	CROSS CHARGE SCHEDULE
751.000	PARKS & RECREATION	\$459,653	\$58,898	\$117,167	\$119,429	\$120,428	\$415,921	90.5%	ON TRACK	
792.000	LIBRARY	\$737,201	\$317,856	\$0	\$419,345	\$0	\$737,201	100.0%	ON TRACK	
806.000	CITY BEAUTIFUL COMMISSION	\$6,300	\$1,704	-\$4,775	\$250	\$2,665	-\$157	-2.5%	ON TRACK	
890.000	BUDGET CONTINGENCIES									
901.000	LAND ACQUISITION									
965.000	APPROPRIATIONS TO OTHER FUNDS	\$2,525,266	\$270,966	\$500	\$995,573	\$1,261,170	\$2,528,208	100.1%	ON TRACK	

PERFORMANCE INDICATOR KEY:	
ON TRACK	GREEN UNDER ON EXPENSE / OVER ON REVENUE
MONITOR	YELLOW 10 - 25% OFF BUDGET
ACTION	RED < 25% OFF BUDGET

AUTO PARKING FUND QUARTERLY REVENUES & EXPENDITURES

GL NUMBER TOP 10 REVENUES PER ADOPTED BUDGET		2025-26 AMENDED BUDGET	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 (10/1 - 12/31/25)	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit		COMMENT
							As of 6/30/26		
							YTD ACTUAL	YTD %	
514-652.000	PARKING METER COLLECTIONS	\$1,300,000	\$353,693	\$363,640	\$328,135	\$338,540	\$1,384,008	106%	
514-699.494	TRANSFER FROM DDA	\$325,000	\$0	\$0	\$325,000	\$0	\$325,000	100%	
514-657.001	PARKING FINES	\$285,345	\$94,582	\$84,586	\$108,177	\$101,078	\$388,423	136%	
514-652.001	PARKING PERMITS	\$145,000	\$50,319	\$46,990	\$47,800	\$42,923	\$188,032	130%	
514-676.000	ADMINISTRATIVE CROSS CHARGE	\$43,327	\$10,832	\$10,832	\$10,832	\$10,832	\$43,327	100%	

		2025-26 AMENDED BUDGET	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 (10/1 - 12/31/25)	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit		
							As of 6/30/26		
							YTD ACTUAL	YTD %	
GL NUMBER	TOP EXPENDITURES PER ADOPTED BUDGET	BUDGET	(7/1 - 9/30/25)	(10/1 - 12/31/25)	(1/1 - 3/31/26)	(4/1 - 6/30/26)	ACTUAL	%	COMMENT
514-974.202	PARKING LOT IMPROVEMENT PROJ	\$500,000	\$108,461	\$120,514	\$617	\$233,412	\$463,004	93%	USAGE DRIVEN PROJECT TIMING
514-991.000	PRINCIPAL ON BONDS	\$590,000	\$0	\$0	\$0	\$590,000	\$590,000	100%	
514-993.001	INTEREST ON BONDS	\$202,475	\$0	\$101,238	\$0	\$101,238	\$202,475	100%	
514-995.001	ADMINISTRATIVE CROSS CHARGE	\$191,939	\$47,985	\$47,985	\$47,985	\$47,985	\$191,939	100%	
514-703.108	ORDINANCE OFFICER SALARIES	\$176,000	\$37,324	\$47,749	\$40,721	\$54,945	\$180,738	103%	
514-963.002	MERCHANT SERVICE FEES	\$86,000	\$26,013	\$26,478	\$29,205	\$24,126	\$105,822	123%	
514-805.000	CONTRACTUAL SERVICES	\$79,947	\$23,867	\$36,855	\$46,638	\$38,652	\$146,012	183%	
514-716.000	HOSPITALIZATION	\$78,700	\$19,462	\$22,712	\$20,261	\$27,114	\$89,549	114%	
514-925.000	PARKING LOT-LIGHTING	\$48,402	\$8,426	\$13,891	\$15,501	\$11,481	\$49,299	102%	
514-704.105	PART TIME PARKING ENFORCEMENT	\$42,436	\$5,027	\$4,642	\$8,008	\$8,161	\$25,838	61%	
514-985.002	METER WIFI/DATA/BACK-END COST	\$20,000	\$0	\$0	\$0	\$0	\$0	0%	
514-995.002	EQUIPMENT RENTAL	\$24,720	\$0	\$0	\$24,720	\$0	\$24,720	100%	

PERFORMANCE INDICATOR KEY:
ON TRACK
MONITOR
ACTION

LONG-TERM DEBT REPORTING

LONG-TERM DEBT	ELIGIBLE FOR REFINANCING	6/30/25 AUDIT 2025-25 BALANCE	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 (10/1 - 12/31/25)	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	As of 6/30/26	COMMENT
							Pre-Audit YTD ACTUAL	
2010A Oakland-Macomb Interceptor Bonds, Maturing: thru 4/1/2031, 2.5% interest	Bonds Issued by Oakland County. Rochester cannot individually refinance the City's portion of the total bond.	\$267,993						ON TRACK
2010B Oakland-Macomb Interceptor Bonds, Maturing: thru 4/1/2030, 1.5-5.9% interest		\$68,087						
2019 Oakland-Macomb Interceptor Bonds, Maturing: thru 4/1/2030, 1.85% interest		\$64,336						
2020 Oakland-Macomb Interceptor Bonds, Maturing: thru 7/1/32, interest 2 - 5.0%		\$1,273,664						
2020B Oakland-Macomb Interceptor bonds, maturing thru 7/1/43, Interest 4. - 5.0%		\$278,370						
2011 Oakland-Macomb Interceptor Bonds, Maturing: thru 10/1/2033, 2.5% interest		\$465,207	\$335,504	\$30,835	\$122,643	\$110,125	\$599,108	
2013A Oakland-Macomb Interceptor Bonds, Maturing: thru 10/1/2033, 2.0% interest		\$1,090,993						
2014A Oakland-Macomb Intereceptor Bonds, Maturing: thru 10/1/2034, 2.0% - 3.5% interest		\$112,429						
2015 Oakland-Macomb Interceptor Bonds, Maturing: thru 4/1/2036, 2.5% interest		\$430,432						
2017 Clinton River Water Resource Bonds, Maturing: thru 10/1/2038, 2.5% interest		\$782,381						
2015 Capital Improvement Parking Bonds, Maturing: thru 5/1/2035, 2.0% - 3.0% interest	5/1/2025	\$7,075,000	\$0	\$101,238		\$792,475	\$893,713	ON TRACK
2019 State Revolving Fund Sewer Bond, Maturing: thru 10/1/2040, 2.5% interest	N/A	\$3,061,103	\$186,023		\$34,148		\$220,171	ON TRACK
2019 Facilities & Capital Bond (DPW Building)	10/1/2029	\$4,095,000	\$270,966		\$55,716		\$326,682	ON TRACK
2020 DWRF Capital Improvement Water Bond, Maturing: 04/01/2043, 1.875% interest	N/A	\$6,218,059	\$58,294		\$353,464		\$411,758	ON TRACK
2020 General Obligation Bond (Pension), Series 2020, Maturing: 10/1/2034, 0.279 -2.236% interest	10/1/2031	\$5,850,000	\$599,248		\$47,120		\$646,368	ON TRACK
2025 Capital Improvement Bond, Maturing: 06/30/2045, 4.1709% interest, refundable 10/1/2034	10/1/2034	\$2,560,000	\$135,681			\$53,522	\$189,203	ON TRACK

PERFORMANCE INDICATOR KEY:	
ON TRACK	
MONITOR	
ACTION	

SHORTER TERM (FINANCED) DEBT REPORTING

FINANCED DEBT	ELIGIBLE FOR REFINANCING	2025-26 REMAINING BALANCE	1ST QUARTER Q1 (7/1 - 9/30/25)	2ND QUARTER Q2 (10/1 - 12/31/25)	3RD QUARTER Q3 (1/1 - 3/31/26)	4TH QUARTER Q4 (4/1 - 6/30/26)	Pre-Audit As of 6/30/26	COMMENT
							YTD ACTUAL	
Fire Dept. Engine 2 Lease Purchase	Paid off 9/2025	\$11,986	\$11,986				\$11,986	PAID OFF
Fire Dept. Rescue 1 Lease Purchase	3.09% Fixed Rate, Payoff in FYE2027	\$74,864	\$9,358	\$9,358	\$9,358	\$9,358	\$37,432	ON TRACK TO PAY OFF IN FYE27
ERC - LED Lighting Program	\$299,070 with \$811.84 reduction montly	\$260,000	\$117	\$117	\$117	\$117	\$0	
Fire Ambulance - Alpha	CFCU Draw 1 - 6.27%, Eligible Now	\$155,619	\$6,908	\$6,908	\$6,908	\$6,908	\$27,631	
Fire Ambulance - Bravo	CFCU Draw 2 - 5.69%, Eligible Now	\$132,143	\$5,570	\$5,570	\$5,570	\$5,570	\$22,279	
DPW Freightliner	CFCU Draw 3 - 6.75%, Eligible Now	\$166,172	\$13,237	\$13,237	\$13,237	\$13,237	\$52,949	

PERFORMANCE INDICATOR KEY:
ON TRACK
MONITOR
ACTION

FUND BALANCE GROUP		Updated Fund Balance Policy	Range	2024-25 FINAL End Fund Balance	2025-26 PROJECTED End Fund Balance	2026-27 PROPOSED End Fund Balance	2027-28 PROPOSED End Fund Balance	2028-29 PROPOSED End Fund Balance
Discretionary General	General Fund	5,330,000	40 - 50%	10,575,759	11,072,682	11,128,618	11,527,504	11,895,683
	Capital Projects	40,000	20 - 25%	156,152	151,518	157,444	163,548	169,834
	Facilities & Grounds	85,000	60 - 70%	722,592	467,579	57,358	54,040	50,624
	Revolving Equipment	510,000	40 - 50%	769,127	35,644	41,762	(33,934)	(190,902)
	Healthcare	100,000	35 - 40%	143,247	127,173	189,633	253,968	320,233
	Discretionary General Subtotal	6,065,000		12,366,877	11,854,596	11,574,815	11,965,126	12,245,472
Restricted for Roads	Major Roads	50,000	60 - 70%	2,016,551	1,401,189	894,603	372,589	(165,084)
	Local Roads	1,000,000	60 - 70%	2,000,635	869,152	1,132,837	1,694,201	2,298,011
	Roads Subtotal *	1,050,000		4,017,186	2,270,341	2,027,440	2,066,790	2,132,927
Restricted for Water & Sewer	Water & Sewer Capital	2,130,000	25 - 30%	4,800,842	5,110,905	4,458,688	1,324,091	1,361,457
	Water & Sewer Operating	1,550,000	25 - 30%	3,580,037	3,400,473	3,227,636	3,052,016	2,871,127
	Water & Sewer Subtotal	3,680,000		8,380,879	8,511,378	7,686,324	4,376,107	4,232,584
Restricted for Parking	Auto Parking Fund	100,000	30 - 35%	1,288,913	1,258,058	1,104,075	1,017,843	943,369
	Auto Parking Subtotal	100,000		1,288,913	1,258,058	1,104,075	1,017,843	943,369

as of 6/30/26

* Per Statutory Regulations of ACT 51, monies in Local Roads can be transferred without limitations providing greater budget flexibility.

Project	Budget	Q4 FYE2026 Apr-Jun	Q1 FYE 2027 Jul-Sept	Q2 FYE2027 Oct-Dec	Q3 FYE 2027 Jan-Mar	Q4 2027 Apr-Jun
Reliability Study 592-536.000-802.000	\$38,000	\$0				
Well #5 Pump & Aerator Upgrades 592-537.000-932.100	\$83,261.00	\$27,733.25				
BRIC Grant	\$125,530 \$94,147.50 Grant \$31,382.50 City	\$0 Term: September 23, 2024 – September 22, 2027				
PCT Bridge 31.7	\$1,018,520.23 \$721,210 Grant \$300,000 Grant	\$965,382.08				
Skatepark 372-751.000-930.006	\$500,000	\$500,000				
Community House 370-751.000-930.005	\$2,700,000 \$2,000,000 Grant \$700,000 City	\$22,824.40 Term: October 1, 2024 – October 31, 2027				
Clinton River Trail 372-751.000-930.001	\$1,200,000 \$1,200,000 Grant \$1,200,000 City	\$559,291.65				

Project	Budget	Q4 FYE2026 Apr-Jun	Q1 FYE 2027 Jul-Sept	Q2 FYE2027 Oct-Dec	Q3 FYE 2027 Jan-Mar	Q4 2027 Apr-Jun
Ludlow Park	\$993,800.00 \$797,000 Grant	\$488,392.18				
Parking Deck Puck Replacement	\$121,000	\$121,000				
Local Road Improvement (LRIP) Letica 202-451.000- 805.057	\$267,017 \$30,018 LRIP Funds	\$0				
Tri-Party Road Project Runyon Right Turn Lane 202-451.000- 805.057	\$272,795 \$90,932 City Portion	\$0				
Major Road Project Runyon 202-451.000- 805.057	\$315,0107	\$0				

Project	Budget	Q4 FYE2026 Apr-Jun	Q1 FYE 2027 Jul-Sept	Q2 FYE2027 Oct-Dec	Q3 FYE 2027 Jan-Mar	Q4 2027 Apr-Jun
Local Road Project Great Oaks Sub 202-451.000-805.057	\$491,630		\$0			
Drace Storm Sewer 203-451.000-805.060	\$34,495		\$0			
Parking Lot 14 203-451.000-805.060	\$562,498		\$0			
Kiwanis Playgroud 631-751.000-931.031	\$376,202	\$181,101				
Skating Shelter	\$37,000		\$0			
Halbach Concession/ Bathrooms	\$20,000		\$0			

Project	Budget	Q4 FYE2026 Apr-Jun	Q1 FYE 2027 Jul-Sept	Q2 FYE2027 Oct-Dec	Q3 FYE 2027 Jan-Mar	Q4 2027 Apr-Jun
CDBG 2025	\$26,764	\$0				
CDBG 2026	\$26,764	\$0				
Elizabeth Park DNR Trust Fund	\$500,000 \$375,000 Grant	\$0				



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

MEMORANDUM

DATE: July 20, 2026
TO: Mayor and City Council
FROM: Anthony Moggio, Finance Director/Treasurer
SUBJECT: Authorization to Retire Municipal Vehicle Loans Using Prior Fiscal Year End Surplus
BUDGET IMPACT: One-time General Fund surplus expenditure not to exceed \$421,000; eliminates all remaining debt service on three financed vehicles and captures ongoing interest savings.

INTRODUCTION:

As discussed during goals & objectives, I am submitting the request to City Council to authorize prior years General Fund Surplus fully retire three financed municipal vehicles held through Element 22 Commercial Group and Chief Financial Credit Union (Accounts CHIEF-0684, CHIEF-0729, and CHIEF-1026). The lender's locked payoff figures total \$420,754.81 effective July 31, 2026.

BACKGROUND:

Following the FYE 2025 audit, the Budget and Finance Committee reviewed the City's year-end surplus on November 14, 2025 and directed staff to identify non-bond obligations that could be paid off. Staff identified three Chief Financial Credit Union vehicle loans — two fire-department vehicles and one Department of Public Works truck — as candidates for early retirement. These were presented to Council as part of the December 2025 surplus-allocation discussion and carried into the Committee's goals-and-objectives and debt-strategy review in early 2026.

The Committee's position was consistent: because the fixed rates on these loans exceed the conservative return the City earns on short-term investments, carrying the debt costs the General Fund. The loans are serviced through the Revolving Equipment Fund, which has faced structural cash-flow pressure for several years. Administration therefore recommends executing the payoff from the FYE 2026 year-end surplus, with a lender payoff date of July 31, 2026 — the start of FYE 2027.

FISCAL IMPACT AND ANALYSIS:

The City has received formal, locked payoff statements from Element 22 Commercial Group, dated May 21, 2026 and calculated to an effective payoff date of July 31, 2026:

Account	Rate	Maturity	Principal Balance	Accrued Int. & Fees	Total Payoff	Per Diem*
CHIEF-0684	6.270%	10/26/2032	\$147,116.46	\$2,400.82	\$149,517.28	\$25.27
CHIEF-0729	5.690%	01/05/2033	\$123,201.65	\$1,824.57	\$125,026.22	\$19.21
CHIEF-1026	6.750%	05/15/2029	\$143,175.93	\$2,178.46	\$145,354.39	\$26.48
TOTAL			\$413,494.04	\$6,403.85	\$419,897.89	\$70.96

*Accrued amounts include interest from each loan's last paid-to date through July 31, 2026, late-charge adjustments not applicable, and recording fees. A combined per diem of \$70.96 accrues for each day the payoff occurs after July 31, 2026. The lender demands expire August 11, 2026.

Retiring these obligations is advantageous for three reasons:

- **Eliminates negative carry.** The loans carry fixed rates of 5.69% to 6.75%, above the conservative yield the City currently earns on invested reserves. Paying them off captures that spread immediately and avoids all remaining scheduled interest through the loans' maturities (2029 through 2033).
- **Strengthens the Revolving Equipment Fund.** Once the loans are retired, the debt-service amounts already budgeted in the Revolving Equipment Fund can be retained to help close that fund's long-standing structural gap rather than paying outside interest.
- **No prepayment penalty.** The financing terms permit full prepayment at any time without penalty, making this the highest and best use of one-time surplus dollars.

PUBLIC COMMUNICATIONS:

Use of the year-end surplus, including retirement of these loans, was presented publicly to City Council as part of the December 2025 surplus-allocation discussion. The payoff will be reflected in the quarterly debt and payments report.

SUMMARY:

Administration recommends a one-time, penalty-free payoff of three high-interest municipal vehicle loans using FYE 2026 General Fund surplus. The action eliminates a negative interest carry, removes all remaining debt service on the three vehicles, and improves the position of the Revolving Equipment Fund, while keeping the General Fund balance above policy minimums.

ATTACHMENTS:

Element 22 Commercial Group Loan Payoff Requests for Accounts CHIEF-0684, CHIEF-0729, and CHIEF-1026 (dated May 21, 2026). Element 22 Commercial Group is the underwriting loan company for Chief Financial Credit Union.

SUGGESTED COUNCIL ACTION:

Motion to authorize the Finance Director/Treasurer to pay off the three vehicle agreements for \$419,897.89 with funds drawn from the unallocated General Fund surplus.



6312 W Main St.
Kalamazoo, MI 49019
269.216.3814
www.element22cg.com

05/21/2026

City of Rochester
277 E 2nd St.
Rochester, MI 48307
Account: CHIEF-0684

LOAN PAYOFF REQUEST

Dear City of Rochester

You are authorized to use the following amounts to payoff the above-mentioned loan.

Payoff Date	07/31/2026
Maturity Date	10/26/2032
Next Payment Due	05/26/2026
Interest Rate	6.270%
Interest Paid-To Date	04/27/2026
Principal Balance	\$147,116.46
Unpaid Interest	\$0.00
Accrued Interest From 04/27/2026 To 07/31/2026	\$2,400.82
Unpaid Late Charges	\$0.00
Accrued Late Charges	\$230.26
Unpaid Charges	\$0.00
Prepayment Penalty	\$0.00
Other Fees	\$0.00
Trust Balance	\$0.00
Payoff Amount	\$149,747.54

Please add **\$25.27** for each additional day past **07/31/2026**.

We reserve the right to amend this demand should any changes occur that would increase the total amount for payoff. **Please note this notice expires on 08/11/2026**, at which time you are instructed to contact this office for additional instructions.

Please use wire instructions located on the last page for payment.

Sincerely,

Sierra Brush
Executive Assistant
269-216-3814

sbrush@element22cg.com



6312 W Main St.
Kalamazoo, MI 49019
269.216.3814
www.element22cg.com

05/21/2026

City of Rochester
277 E. 2nd St.
Rochester, MI 48307
Account: CHIEF-0729

LOAN PAYOFF REQUEST

Dear City of Rochester

You are authorized to use the following amounts to payoff the above-mentioned loan.

Payoff Date	07/31/2026
Maturity Date	01/05/2033
Next Payment Due	06/05/2026
Interest Rate	5.690%
Interest Paid-To Date	04/27/2026
Principal Balance	\$123,201.65
Unpaid Interest	\$0.00
Accrued Interest From 04/27/2026 To 07/31/2026	\$1,824.57
Unpaid Late Charges	\$0.00
Accrued Late Charges	\$185.66
Unpaid Charges	\$0.00
Prepayment Penalty	\$0.00
Other Fees	\$0.00
Trust Balance	\$0.00
Payoff Amount	\$125,211.88

Please add **\$19.21** for each additional day past **07/31/2026**.

We reserve the right to amend this demand should any changes occur that would increase the total amount for payoff. **Please note this notice expires on 08/11/2026**, at which time you are instructed to contact this office for additional instructions.

Please use wire instructions located on the last page for payment.

Sincerely,

Sierra Brush
Executive Assistant
269-216-3814

sbrush@element22cg.com



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Kalamazoo, MI 49019
269.216.3814
www.element22cg.com

05/21/2026

City of Rochester
400 6TH ST
ROCHESTER, MI 48307
Account: CHIEF-1026

LOAN PAYOFF REQUEST

Dear City of Rochester

You are authorized to use the following amounts to payoff the above-mentioned loan.

Payoff Date	07/31/2026
Maturity Date	05/15/2029
Next Payment Due	06/15/2026
Interest Rate	6.750%
Interest Paid-To Date	05/12/2026
Principal Balance	\$143,175.93
Unpaid Interest	\$0.00
Accrued Interest From 05/12/2026 To 07/31/2026	\$2,118.22
Unpaid Late Charges	\$0.00
Accrued Late Charges	\$441.24
Unpaid Charges	\$0.00
Prepayment Penalty	\$0.00
Other Fees (See itemization attached)	\$60.00
Trust Balance	\$0.00
Payoff Amount	\$145,795.39

Please add **\$26.48** for each additional day past 07/31/2026.

We reserve the right to amend this demand should any changes occur that would increase the total amount for payoff. **Please note this notice expires on 08/11/2026**, at which time you are instructed to contact this office for additional instructions.

Please use wire instructions located on the last page for payment.

Sincerely,

Sierra Brush
Executive Assistant
269-216-3814

sbrush@element22cg.com



City of Rochester

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www.rochestermi.org

To: Honorable Mayor and City Council Members

From: Nik Banda, City Manager

Date: July 23, 2026

RE: City Treasurer/Finance Director yearly review.

As part of the City's annual performance evaluation process, we will conduct the annual performance evaluation of Finance Director/Treasurer Anthony Moggio. Please contact me if you have any questions.

SUSTAINABLE ROCHESTER COMMITTEE

Meeting Agenda

Date: 7.13.26

Time: noon-1 pm

Location: DPW Conference Room

Attendees: Jason Warner, Colin Petitt, Anthony Moggio, Resident, Jane Dick, Councilmember, Marilyn Trent, Mayor ProTem, Stuart Bikson (Welcoming new member Anna Resiegh)

1. My Green Michigan Contract to present to City Council

2. Roll-out & Set Up Review

- a. Choose a date to begin the program
- b. Create a sign
- c. Provide content for the website page
- d. Where can this program be promoted

3. Recycling Education and Myth Busters

- Information on the website. Discuss opportunities to improve recycling information for residents
 - Educational materials
 - Community outreach
- Working on a list that will have a list on the website for items that can be repurposed, reused and where to drop them off.
 - Towels
 - Glasses
 - Electronics
 - Medical supplies

6. Recycling Facility Tour (TBD)

- Priority Waste recycling

7. Solarize Oakland County Event- Marilyn attended the event at Rochester Mills

8. Misc./Next Steps

- Determine next meeting date
- Explore future pilot programs, grants, and partnerships

9. Action Items

10. Adjourn



Regular Board Meeting Agenda

Chairman: John Muenk, Vice Chair: Emily Schoeller, Secretary: David Berletich
Board Members: Sara King, Dr. Julie Alspach, Theresa Mungoli, Amanda MacCormick
Student Representatives: TBD

500 E. Second Street

July 15, 2026

5:00 PM

1. Call to Order
2. Roll Call
3. Reading and consideration of the minutes:
 - a. [June 17, 2026, Regular Board Meeting Minutes](#)
4. Approval of Agenda
5. Public comment – reserved time (for items listed on this agenda)
6. Communications
 - a. Secretary of the Board
 - b. Members of the Board
7. Financial Reports
 - a. List of Bills – June 2026
 - i. Request for approval of the bills in the amount of: [\\$182,601.55](#)
 - b. Review of the monthly budget reports
 - i. [Revenue Vs Budget](#)
 - ii. [Expense Vs Budget](#)
 - iii. [Trial Balance Report](#)
 - iv. [Year over Year June Dashboard](#)
8. Unfinished Business
 - a. Capital Improvement Projects
 - i. Parking Lot milling/resurfacing/stripping
 1. Review of Core Sampling
9. New Business
 - a. [2026 2nd Quarter Amendment](#)
 - i. For Review, Consideration and Approval at the July 15, 2026 Meeting. [Resolution](#)



Regular Board Meeting Agenda

Chairman: John Muenk, Vice Chair: Emily Schoeller, Secretary: David Berletich
Board Members: Sara King, Dr. Julie Alspach, Theresa Mungoli, Amanda MacCormick
Student Representatives: TBD

500 E. Second Street

July 15, 2026

5:00 PM

- b. [2027 Budget, 2028 & 2029 Projections](#)
 - i. For Review, Consideration and Approval at the July 15, 2026 Meeting. [Resolution](#)
- 10. Administrative Reports
 - a. Executive Recreation
 - Director's Report
 - i. [Report](#)
 - b. Assistant Recreation
 - Director's Report
 - i. [Report](#)
 - c. Communications Officer Report
 - i. [Report](#)
 - d. Sports Report
 - i. [Report](#)
 - e. Camps Report
- 11. Miscellaneous
- 12. Public Comments – General
- 13. Adjournment

Sub-Committees:

Human Resources Committee – Emily Schoeller, Theresa Mungoli, Dr. Julie Alspach
Budget Committee – David Berletich, Dr. Julie Alspach, Sara King
Policy and Procedures Committee – Emily Schoeller, David Berletich, Sara King
Strategic Planning Committee – Theresa Mungoli, Amanda MacCormick, John Muenk



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
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www.rochestermi.org

FINANCE & BUDGET COMMITTEE MEETING AGENDA

*Debbie Jones, Stuart Bikson, Marilyn Trent, Nik Banda,
Anthony Moggio, Marcy Moriwaki,
Fire Chief Scott Demoff*

400 Sixth Street	Friday, July 17, 2026	8:00 am
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1. Fire Department Goals and Objectives for FYE 27 Budget
2. Quarterly Finance Report (Pre-Audit Position), Budget Amendments
3. Master Fee Schedule Review
4. Next Committee Meeting, August 7, 2026, 8 am

ROCHESTER POLICE DEPARTMENT

400 SIXTH STREET
ROCHESTER, MICHIGAN 48307
PHONE (248) 651-9621
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GEORGE T. ROUHIB
CHIEF OF POLICE

Parking Advisory Committee (PAC)

July 23rd, 2026

AGENDA

- I. Introduction**
- II. Old Business**
 - A. Civic Smart – Lot 5
 - B. Lot 5 success (no permits, 3hr limit)
 - C. IPMI Conference
- III. New Business**
 - A. Discussion of Pay Stations
 - B. Presentation of Pay Stations from IPS, Orikan, and Flowbird
 - C. Gate Lighting
- IV. Financial Report (Finance Department)**
- V. Closing Remarks**



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400 Sixth Street
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Asset Management Committee Meeting

Agenda July 22nd, 2026

Committee Members: Debbie Jones (Mayor), Nancy Salvia (City Council Member), Christian Hauser (City Council Member)

City Staff Members: Nicholas Schaefer (Director of Public Works), Nik Banda (City Manager), Anthony Moggio (Finance Director), Marcy Moriwaki (Deputy Finance Director), Jason Dickinson (Public Works Superintendent), Aseel Putros (AEW Engineering), Jason Warner (Director of Project Management)

Residents Christine Fend, Mike Hathaway

Agenda:

- 1) Presentation by Colin Drat from Raftelis regarding water/sewer rates and CIP 5-year plan.
- 2) 2026 road construction Schedule update.
Local Roads (Great Oaks) Major Roads (Runyon Rd).
Tri-Party 2026 Project; adding right hand turn lane on Runyon Rd at Dequindre.
- 3) Projects update from Jason Warner (Community House)
- 4) Discussion of potential sprinkler ordinance.
- 5) Set next meeting.

Committee Purpose:

The purpose of the Asset Management Committee is to regularly review rate structures and city asset conditions in order to organize and implement capital improvement plans for all city owned assets in a cost-effective manner so as to maximize the return on investments through a triple

bottom line analysis protecting city finances, the residents of Rochester, and the natural environment.



4393 Collins Road
Rochester, MI 48306
(248) 651-9260
Paintcreektrail.org

PAINT CREEK TRAILWAYS COMMISSION
REGULAR PUBLIC MEETING NOTICE AND AGENDA

Tuesday, July 21, 2026, 7:00 p.m.

Rochester City Hall, 400 Sixth Street, Rochester, Michigan 48307

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to the Flag of the United States of America
4. Amendments to/Approval of July 21, 2026, Agenda
5. Approval of Invoices
6. Approval of Treasurer's Report
7. Approval of Minutes – July 16, 2026, Meeting
8. General Public Comment
9. Presentation: Clinton River Oaks
10. For Consideration: Eastport Village Requests
11. For Approval: City of Rochester Hills Bridge Repair Project
12. For Discussion: Bridge 31.7 Ribbon Cutting Ceremony
13. For Discussion: Labor Day Bridge Walk
14. Manager's Report
15. Commissioner Reports
16. Adjournment

Next meeting: Tuesday, August 18, 2026, 7:00 p.m.,
Rochester City Hall, 400 Sixth Street, Rochester, Michigan 48307



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Rochester Historical Commission Regular Meeting Agenda

Chairperson: William Pietrzyk, Vice Chairman: TBD
Secretary: TBD, Treasurer: Cy Saverino, Archives & Accessions Liaison: Lynn Anderson
Greater Rochester Heritage Days Liaison: Don Sienkiewicz, Rochester Cemetery Commission:
William Pietrzyk, Downtown Development Authority (DDA): Don Sienkiewicz,
RHC Members: Robert Michalka, Julia Johnaon, Donald Washeleski, Jo Soko, Tim Petro,
Rochester City Council Liaison: Mayor Jones, Alternate Kay Johnson

400 Sixth Street	July 23, 2026	7:00 pm
• Call to order • Approval of RHC meeting minutes for June 30, 2026- All • Treasurers Report – Cy ○ 2027 Budget Report Ending Date June 30, 2026 • Secretary Report – Communications – Bill/Cy • Update on Historical Plaque Program – Lynn • Van Hoosen Museum Update on Archive Project- Lynn • RHC Liaison Reports ○ Archives & Accessions – Lynn ○ Founder's Day March 21, 2027– Bill ○ DDA – Don ○ Resulta Greater Rochester Hertiage Days June 5-6, 2027 – Don ○ Rochester Cemetery Commission July 7 and Next Meeting August 3– Bill ○ Number of Sales of DUR Book – Cy ○ Unfinished and New Business • Miscellaneous • Adjournment: Next Meeting August 27, 2026		



City of Rochester Community Wellness Sub-Committee

Organizational Meeting Agenda

Date: Thursday, July 16, 2026

Time: 12:00 p.m. – 1:00 p.m.

Location: Rochester City Hall

1. Call to Order

- Welcome and introductions
- Purpose of the Community Wellness Sub-Committee

2. Background

Review of Health Source Solutions Presentation

- Key takeaways from the recent City Council presentation
- Community wellness trends
- Benefits of preventative health and wellness initiatives
- Opportunities for municipalities to promote healthier communities with limited resources

3. Committee Mission and Vision

Discussion of the committee's purpose, including:

- Promoting healthy lifestyles for residents of all ages
- Supporting physical, mental, and social well-being
- Connecting residents with existing community resources
- Encouraging participation rather than creating costly new programs

4. Review of Existing City Wellness Initiatives

Discuss how successful employee wellness concepts might be adapted for residents, including:

- Walking challenges
- Hydration campaigns
- Mental health awareness
- Preventive health education
- Healthy lifestyle newsletters
- Wellness tips and monthly themes
- Community fitness challenges
- Local resource directories

5. Community Wellness Opportunities (Minimal to No Budget)

Discussion topics:

Partnerships

- Rochester Community Schools
- Rochester Public Library
- Older Persons' Commission (OPC)
- Paint Creek Trail
- Rochester Municipal Park
- Downtown Rochester businesses
- Local fitness centers
- Ascension Providence Rochester Hospital
- Corewell Health
- Oakland University
- Oakland County Health Division
- Non-profit organizations

Existing Community Assets

- Parks and trails

- Farmers Market
- Community Garden
- Library programming
- Community events
- Seasonal festivals
- Senior programming
- Youth recreation opportunities

Low-Cost Wellness Programming Ideas

- Monthly community walking clubs
- "Walk with Council" events
- Bike-to-work/community rides
- Healthy recipe sharing
- Wellness speaker series
- Mental wellness month
- Stress management workshops
- Chair yoga in the park
- Volunteer opportunities promoting social connection
- Community step challenges using free fitness apps
- Hydration and nutrition campaigns
- Healthy holiday initiatives

6. Communications Strategy

Discussion of ways to promote wellness using existing communication channels:

- City website
- Social media
- Utility bill inserts
- E-newsletters
- Community calendar

- Partnerships with local organizations
- Digital wellness toolkit

7. Measuring Success

Identify simple metrics such as:

- Program participation
- Community engagement
- Social media reach
- Partnership development
- Resident feedback
- Attendance at wellness events

8. Future Goals

Potential long-term objectives:

- Annual Community Wellness Month
- Mayor's or Council Wellness Challenge
- Community Wellness Fair
- Healthy Business Recognition Program
- Volunteer Wellness Ambassador Program
- Annual wellness survey
- Grant opportunities as they become available

9. Next Steps

- Determine committee meeting frequency
- Assign research topics
- Identify initial pilot wellness initiative
- Develop timeline for implementation
- Schedule next meeting

10. Public Comment

11. Adjournment

Discussion Questions for the Committee

To help establish a sustainable community wellness program, consider discussing:

- What health and wellness needs currently exist within the Rochester community?
- Which existing City programs already promote wellness and could be expanded?
- How can we leverage partnerships instead of creating new City-funded programs?
- What no-cost or low-cost initiatives would have the greatest impact?
- How do we encourage participation across all age groups?
- What role should local businesses play in supporting community wellness?
- How can we recognize and celebrate healthy community engagement?
- What grants or sponsorship opportunities should be explored in the future?
- How can wellness become part of existing City events rather than requiring new events?
- How can we ensure the program remains sustainable without requiring additional staff or significant funding?

Suggested First-Year Pilot Initiatives

To mirror the City's employee wellness program while keeping costs minimal, the committee could consider:

- **Community Walking Challenge** – Residents log miles individually or by neighborhood using free fitness apps.
- **Monthly Wellness Theme** – Topics such as hydration, heart health, mental wellness, nutrition, sleep, sun safety, and fall prevention.
- **"Discover Rochester" Trail Passport** – Encourage residents to explore parks and trails by visiting different locations.
- **Wellness Resource Hub** – A dedicated page on the City's website featuring local classes, trails, health resources, and events.
- **Community Wellness Newsletter** – Monthly tips and information distributed through existing City communication channels.
- **Business Wellness Partners** – Local businesses offer occasional discounts or host free wellness demonstrations.
- **Wellness Wednesdays** – A recurring social media series highlighting simple health tips, local walking routes, seasonal produce, and community resources.

This approach emphasizes collaboration, prevention, and education while leveraging Rochester's existing parks, trails, community organizations, and communication channels. It aligns closely with the philosophy presented by Health Source Solutions: building a culture of wellness through engagement, healthy habits, and community partnerships rather than significant financial investment.