



**City of New Buffalo  
224 W. Buffalo Street  
New Buffalo MI 49117  
REGULAR COUNCIL MEETING AGENDA  
October 19, 2020 at 6:30 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Consent Agenda
  - a. City Council Minutes: September 21, 2020
  - b. Receive Monthly Reports: Police, Fire, Water, Park, Building Dept., Streets, Treasurer
  - c. Receive Monthly Minutes: September Library Board Minutes
  - d. Pay Bills for the Month
5. Public Comment
6. Presentation - Marina Building Repair Update
7. New Business
  - a. Halloween Trick or Treat
  - b. Continuation of Police Department Emergency Radio Replacement Program
  - c. Major Essential Backhoe Repairs
  - d. Electric Vehicle Charging Stations Agreement
  - e. Resolution # 20.27 First Quarter 2020-2021 Budget Amendments
  - f. Consideration of the Purchase Price of 435 S. Whittaker Street
  - g. Resolution # 20.28 Endorsing Establishment of a Recreational Funding Fee
8. Updates
9. Correspondence
10. Council Comments
11. Adjournment

**Call to Order at 6:34 p.m.**

**Roll Call. Present: Mayor O'Donnell, Kroll, Robertson, Spirito Absent: Ennis.** Motion by O'Donnell, seconded by Spirito to excuse Ennis due to medical reasons.

**Approval of Agenda.** Motion by O'Donnell seconded by Robertson to approve the agenda: Roll call vote, motion carried, 4-0

**Consent Agenda.** Motion by O'Donnell seconded by Robertson to approve the Consent agenda with the removal of the August 17, 2020 minutes because members of council were absent: roll call vote, motion carried, 4-0.

Motion by O'Donnell seconded by Spirito to approve the August 17, 2020 minutes: roll call vote, motion carried, 3-0. Ennis-Absent, Robertson-Abstained.

**Public Comment:** Susan Robertson spoke in regards to dogs being at Oselka Park.

**Presentation:** Mayor O'Donnell made the announcement that the Deputy Family was donating Pleasure Isle to the City of New Buffalo.

**Old Business**

**Proposal to Create a Code Enforcement Officer Position.** Motion by Robertson seconded by Spirito to approve advertising for a Code Enforcement Officer as a part time position for the City of New Buffalo to be determined by experience at \$15.00 per hour: roll call vote, motion carried 4-0.

**New Business**

**Replacement of Police Radios and Taser.** Motion by Spirito seconded by Kroll to approve the replacement of police radios and taser in the amount of \$9,765.06 roll call vote, motion carried 4-0.

**Appointment of Joint Recreational Authority Members.** Motion by Robertson, seconded by Kroll to appoint Mayor O'Donnell and City Manager, David Richards as the members of the Joint Recreational Authority Board for the City of New Buffalo: roll call vote, motion carried, 4-0.

**North Whittaker Street Temporary Repairs Quote.** Motion by Kroll, seconded by Robertson to approve Black Top Specialist bid for the North Whittaker Street repairs in the amount of \$35,000.00: roll call vote, motion carried, 4-0.

**Replenishment of Whittaker Street Landscaping Quote.** Motion by O'Donnell seconded by Robertson to table this item until next council meeting: roll call vote, motion carried, 4-0.

**Water Plant Tank Repair Engineering.** Motion by Kroll seconded by Robertson to approve to bid the project out in the amount of \$31,325.00 roll call vote, motion carried, 4-0.

**POLC Tentative Agreement Terms:** Motion by Kroll seconded by Spirito to approve the POLC tentative agreement terms: roll call vote, motion carried, 4-0.

Council Comments:

Mayor O'Donnell would like to have a joint short-term rental workshop with the members of the Planning Commission and City Council.

**Motion by O'Donnell, seconded by Kroll to have the joint short-term rental workshop at 6:00 p.m. on Monday, October 12, 2020: roll call vote, motion carried, 4-0.**

Mayor O'Donnell wanted to inform the public that the township was voting on Marquette Greenway. The City of New Buffalo "road diet" had no effect for Greenway.

Kroll wanted to let the public know that the council did approve the website upgrade.

Spirito wanted to thank the Deputy Family for their generous donation.

Motion by O'Donnell, seconded by Robertson to adjourn the meeting at 8:02 p.m.

Adjournment at 8:02 p.m.

amf

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**Lou O'Donnell IV, Mayor**

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**Ann M. Fidler, City Clerk**



Mr. Richards,

It is my pleasure to report some of the highlights from the last month of the Police Department's operations. If you would like additional information on any of these items, please let me know.

- In the last 30 days, the NBPD has taken 98 complaints. Those include 4 accidents, 3 traffic arrests, 7 theft/larceny/fraud, 3 assaults, and 4 ordinance violation complaints.
- During the summer months and continuing now, there have been multiple cars that were entered in the middle of the night and small items taken. PLEASE remember to lock your cars and houses at night. To date this year, we have not had an incident where a person forced their way into a vehicle, they just open an unlocked door.
- Our agency is doing our best to enforce all mandates related to the Covid Pandemic. Please remember to wear a mask in public when other people are around.

Sincerely,

*Rich Killips*

Richard L Killips

Chief of Police

# MEMORANDUM

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To: City Manager, Mayor & Council Members

From: Fire Chief Chris Huston

Date: February 13, 2020

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Last month the Fire Department held the monthly Training meeting and a business meeting. The Department had a total of 5 fire calls.



October 3, 2020

### MONTHLY WATER REPORT FOR SEPTEMBER 2020

Total amount of water treated in month	21,002,000 gals
Average daily pumpage in month	700,000 gals.
Maximum treated for one day	906,000 gals.
Minimum treated for one day	597,000 gals.
Backwash water used in month	365,000 gals.

### COMPARISON BY MONTH AND YEAR

September 2020 (this year) consumption	21,002,000 gals.
September 2019 (last year) consumption	20,740,000 gals.

### CHEMICAL COSTS AND DATA

Chlorine used in month: 579 lbs. @ 0.91 /lb.	\$ 526.89
Fluoride used in month: 620 lbs. @ 0.44/lb.	\$ 272.80
Aluminum sulfate used in month: 6,040 lbs @ \$0.1615 lb.	\$ 975.46
Total amount spent on chemicals	\$ 1,775.15
Total amount per million gallons	\$ 84.52

### MAINTENANCE REPORT

1. Exercised generators and checked on Cathodic protection Systems.
2. GasVoda & Associates worked on telemetry issues @ Water Plant.
3. Cut grass around fire hydrants & Water Department Facilities.
4. Oselka Construction finished up revetment work north & south of Intake Plant & restored site to original condition.

### DISTRIBUTION REPORT

1. Replaced leaking meter pit assembly @ 309 N. Whittaker Street.
2. Read water meters.
3. Did staking for Miss Dig Systems.
4. Did ons/offers and checked high reading complaints.
5. Did bacteriologic testing for neighboring communities.
6. Raised meter pits to proper grade during month.
7. Had 2" water service line leak @ Harbor Pointe repaired.
8. Pro Predators removed beaver from Lighthouse Creek at spillway.
9. Started Annual Fire Hydrant Flushing Program.
10. Performed required MDEQ testing & quarterly QC for compliance.
11. Handled water quality complaints during month.

**WATER FILTRATION PLANT • 300 MARX DR • NEW BUFFALO, MICHIGAN 49117 •  
269/469-0381 • FAX 269/469-7397**

12. Preparing for Clearwell Painting Project @ Water Plant during month.
13. Had operator training during month.
14. Did flow test @ 326 South Whittaker Street during month.
15. Repaired leaking 2" meter pit assembly @ 4 Preserveyway Drive
16. Separated meters @ 120 West Water Street (Pleasure Isle Marina).

**FUEL REPORT**

1. Gasoline consumed	106.0 gals.
2. Diesel fuel consumed	6.0 gals.
3. Total fuel consumed	112.0 gals.
4. Average per day	3.7 gals.

**EQUIPMENT USAGE**

Water Department backhoe	5.0 hrs.
Street Department backhoe	0.0 hrs.
Water Department Dump Truck	0.0 hrs.
Other	1.0 hrs.

**BENEFIT MAN HOURS USED DURING MONTH**

	*	<u>vacation</u>	<u>personal</u>	<u>sick</u>	<u>total hrs.</u>
Ken Anderson		0.0 T.M. 57.5 YTD	4.0 T.M. 38.5 YTD	0.0 T.M. 22.0 YTD	4.0 T.M. 118.0 YTD
Chris Huston		40.0 T.M. 128.0 YTD	0.0 T.M. 0.0 YTD	2.0 T.M. 40.5 YTD	42.0 T.M. 168.5 YTD
Robert Gruener		40.0 T.M. 136.0 YTD	0.0 T.M. 0.0 YTD	0.0 T.M. 16.0 YTD	40.0 T.M. 152.0 YTD
Jeff Johnson		0.0 T.M. 136.0 YTD	0.0 T.M. 11.5 YTD	0.0 T.M. 24.0 YTD	0.0 T.M. 171.5 YTD

\* (T.M. = This Month      YTD = Year-to-date)

**Proposed Work For Month of October 2020**

- 1.Continuing Annual Fire Hydrant Flushing Program.
- 2.Continuing COVID-19 Governor Mandates.
- 3.Clean-up on various job sites.
- 4.Making new water taps.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kenneth A. Anderson". The signature is written in a cursive style with a horizontal line underneath.

Kenneth A. Anderson  
City of New Buffalo  
Water Superintendent



October 6, 2020

To: Mayor and City Council:

Another summer season has come and gone. As we leave summer behind and move into fall, the parks department will be very busy getting ready for winter.

We have begun putting everything away in preparation for winter. The lifeguard stands have been moved to the boat ramp, the board walk picked up, power washed and stored. As of October 1st the beach bathrooms were locked for the season and portable toilets brought in. Winterization of the beach, boat ramp and marina will be done the week of October 12<sup>th</sup>. The sun shades at the marina are also on schedule to be removed the week of October 12<sup>th</sup>. The boat ramp office will remain open until mid-November to allow all the commercial haulers and fisherman to continue their use.

The initial topography reports have been completed and preliminary design is under way for the new dune walk! This project has been a long time in the making and I am anxious to see the final design.

Routine trash pickup and maintenance continues at the rest of the city parks. It's hard to believe another summer has come and gone and we are getting ready for winter already.

Respectfully submitted,

Kristen D'Amico  
Parks Director

## Building

Permit #	Contractor	Job Address	Fee Total	Const. Value
PB20-0066	MENDOZA, THOMAS & LYNN M	222 S Norton ST	\$630.00	\$0
<b>Work Description:</b> New addition to existing house approx 700 sq ft				
PB20-0071	Dan & Carol Skoczylas	716 W Detroit ST	\$315.00	\$0
<b>Work Description:</b>				
PB20-0074	Sari Hart	109 N Smith ST	\$420.00	\$0
<b>Work Description:</b> Adding second story to existing house.				
PB20-0069	HISTORIC HORIZON, INC	205 W Mechanic ST	\$315.00	\$0
<b>Work Description:</b> New Doors and windows and siding.				
PB20-0068	KAY, RICHARD & VIRGINIA MA	22 N Smith ST	\$210.00	\$0
<b>Work Description:</b> Detached garage Roofing				
PB20-0067	DORN, JOHN	126 N Smith ST	\$630.00	\$0
<b>Work Description:</b> New addition to existing house				
PB20-0073	WICKERSHAM, RANDOLPH (LE	304 S Willard ST	\$420.00	\$0
<b>Work Description:</b> Interior alterations, new windows, kitchen, and structural beam and posts.				
PB20-0075	Wheeler Christopher J & Stacey L	935 Bell AVE	\$315.00	\$0
<b>Work Description:</b> Re-Roof				
PB20-0070	FARINA, JOSEPH	320 S Willard ST	\$315.00	\$0
<b>Work Description:</b> Strip and re-roof two detached garages				

<b>Total Permits For Type:</b>	<b>9</b>
<b>Total Fees For Type:</b>	<b>\$3,570.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0</b>

## Electrical

Permit #	Contractor	Job Address	Fee Total	Const. Value
PE20-0030	OSELKA, RONALD	701 W Water ST	\$247.50	\$0
<b>Work Description:</b> Electrical work for new laundry and bath				
PE20-0044	Cheryl Mandel	32 Walden WAY	\$165.00	\$0
<b>Work Description:</b> Temp Service for New Home Construction				

PE20-0055	M & B Carpentry 2 LLC	214 S Jameson	\$503.75	\$0
<b>Work Description:</b> New Single Family House				
PE20-0057	Patrick Kennedy & Wendy Kennedy-	429 S Chicago ST	\$394.80	\$0
<b>Work Description:</b> Wiring of new pole building				
PE20-0058	MOORINGS ASSOC, THE	310 Oselka DR # 256	\$168.00	\$0
<b>Work Description:</b> Re-energize existing service from new AEP transformer location, no change to existing panel.				
PE20-0054	Big Brother Real Estate Holdings	36 S Whittaker ST	\$259.35	\$0
<b>Work Description:</b> Alterations for New Entrance				
PE20-0053	CEA RE, INVSTMNTS SUITE 263	310 W Buffalo ST	\$233.10	\$0
<b>Work Description:</b> Electrical work for outside bar				
PE20-0056	Patrick Kennedy & Wendy Kennedy-	429 S Chicago ST	\$176.00	\$0
<b>Work Description:</b> Service Only for detached Pole Barn				

**Total Permits For Type: 8**  
**Total Fees For Type: \$2,147.50**  
**Total Const. Value For Type: \$0**

## Mechanical

Permit #	Contractor	Job Address	Fee Total	Const. Value
PM20-0080	Patrick Kennedy & Wendy Kennedy-	429 S Chicago ST	\$210.00	\$0
<b>Work Description:</b> New Pole Barn				
PM20-0075	M & B Carpentry 2 LLC	214 S Jameson	\$351.75	\$0
<b>Work Description:</b> New Single Family House				
PM20-0077	Bernstein Lawrence D Patricia L Tru	222 S Whittaker ST	\$189.00	\$0
<b>Work Description:</b> A/C Replacement				
PM20-0078	MAZAC, DANIEL & LINDA L	114 S Chicago ST	\$189.00	\$0
<b>Work Description:</b> A/C Unit Replacement				
PM20-0079	KENNEDY, DEBRA HANEY, JEN	206 S Barker ST	\$220.50	\$0
<b>Work Description:</b> A/C & Furnace Replacement				
PM20-0081	MURPHY, BARRETT & LOCKWC	620 Marquette DR	\$189.00	\$0
<b>Work Description:</b>				
PM20-0076	Bender, Timothy M Living Trust	820 W Indiana ST	\$220.50	\$0
<b>Work Description:</b> Pool Heating equipment				

**Total Permits For Type:**

**Total Fees For Type: \$1,569.75**  
**Total Const. Value For Type: \$0**

## Plumbing

Permit #	Contractor	Job Address	Fee Total	Const. Value
PP20-0022	Cheryl Mandel	32 Walden WAY	\$368.55	\$0
<b>Work Description:</b> Plumbing system for new single family home				
PP20-0023	M & B Carpentry 2 LLC	214 S Jameson	\$263.00	\$0
<b>Work Description:</b> Plumbing new single family house				

**Total Permits For Type: 2**  
**Total Fees For Type: \$631.55**  
**Total Const. Value For Type: \$0**

## Report Summary

Population: All Records  
 Permit.AmountBalanceDue <= 700,000,000  
 AND  
 TransactionItem.DateTimeCreated  
 Between 09/01/2020 AND  
 09/30/2020

**Grand Total Fees: \$7,918.80**  
**Grand Total Permits: 26**  
  
**Grand Total Const. Value: \$0**

To: City Manager, Mayor, City council

Date: 10-15-2020

- Patching pot holes
- Monthly brush pickup per ordinance
- Replaced multiple faded, defaced and missing street signs
- Installed door latch guards on 3 exterior door at city hall
- Getting equipment ready for the winter months
- Repaired 1 police vehicle
- Crack sealed multiple newly paved roads for street maintenance
- Started some brief leaf pile pick-ups

From

City of new buffalo street dept



To: Mayor O'Donnell and Council  
Re: Treasurer's Monthly Report  
Date: October 15, 2020

Please find attached the following items for your review:

- A. Summary of Payables as of today.
- B. Statements from:
  - Abonmarche
  - The Curcio Law Firm
- C. Invoice Approval List by Fund
- D. Revenue/Expenditure Report

Please do not hesitate to contact me should you have questions or need additional information.

Kind regards,

*Kate Vyskocil*

Kate Vyskocil  
Treasurer

BANK CODE: POOL CHECK DATE: 10/13/2020 INVOICE PAY DATE FROM 10/13/2020 TO 10/13/2020

Check Date	Bank	Check #	Vendor Code	Vendor Name	Amount	# Invoices
10/13/2020	POOL	00000040726	2862	ABONMARCHE CONSULTANTS INC	4,000.00	1
10/13/2020	POOL	00000040727	1004	ALEXANDER CHEMICAL CORP	52.50	1
10/13/2020	POOL	00000040728	3458	ALL PHASE ELECTRIC SUPPLY CO	47.70	2
10/13/2020	POOL	00000040729	3490	AMERICAN SAFETY & FIRST AID	58.45	1
10/13/2020	POOL	00000040730	2038	ANDERSON, KENNETH	50.00	1
10/13/2020	POOL	00000040731	3608	ART & IMAGE	26.00	1
10/13/2020	POOL	00000040732	MISC	BOLAND SR, THOMAS	100.11	1
10/13/2020	POOL	00000040733	4298	BOLTON, JOSHUA	50.00	1
10/13/2020	POOL	00000040734	4534	CDW GOVERNMENT	3,019.86	1
10/13/2020	POOL	00000040735	4712	CHARLES NICHOLAS CURCIO	3,370.00	1
10/13/2020	POOL	00000040736	2029	CITY OF NEW BUFFALO	3,969.53	1
10/13/2020	POOL	00000040737	3469	CLUSTER, MICHAEL	50.00	1
10/13/2020	POOL	00000040738	3552	COMCAST	983.77	1
10/13/2020	POOL	00000040739	4661	COUNTRY LANE REMODELING/MIKE PLIS	3,480.00	4
10/13/2020	POOL	00000040740	4462	D'AMICO KRISTEN	50.00	1
10/13/2020	POOL	00000040741	4782	DOMESTIC UNIFORM RENTALS	976.37	13
10/13/2020	POOL	00000040742	4782	DOMESTIC UNIFORM RENTALS	441.10	4
10/13/2020	POOL	00000040743	4785	DOUBLEDAY OFFICE PRODUCTS	2,829.00	1
10/13/2020	POOL	00000040744	4911	DUNELAND CUSTOM REPAIR CENTER	374.22	1
10/13/2020	POOL	00000040745	3822	ELECTION SOURCE	25.55	1
10/13/2020	POOL	00000040746	1047	ETNA SUPPLY COMPANY	4,851.08	7
10/13/2020	POOL	00000040747	3537	EXIT 4 STORAGE	181.05	1
10/13/2020	POOL	00000040748	1058	GRSD SEWER AUTHORITY	89,776.34	10
10/13/2020	POOL	00000040749	3529	GRUENER, ROBERT	50.00	1
10/13/2020	POOL	00000040750	2089	HEI WIRELESS	1,719.90	1
10/13/2020	POOL	00000040751	4500	HULL LIFT TRUCK	439.19	3
10/13/2020	POOL	00000040752	3678	HUSTON, CHRISTOPHER	50.00	1
10/13/2020	POOL	00000040753	2963	IDEXX DISTRIBUTION CORP	60.04	1
10/13/2020	POOL	00000040754	1073	INDIANA MICHIGAN POWER	1,003.38	3
10/13/2020	POOL	00000040755	4693	J. P. GILLEN & ASSOCIATES/EDGE IT	2,694.00	1
10/13/2020	POOL	00000040756	3531	JOHNSON, JEFFREY	50.00	1
10/13/2020	POOL	00000040757	4805	JOY'S JOHNS	4,400.00	1
10/13/2020	POOL	00000040758	3661	KENNETH L KORP	575.00	1
10/13/2020	POOL	00000040759	3297	KNOLL BROTHERS OF MICH INC	10.00	1
10/13/2020	POOL	00000040760	2944	LAKELAND HEALTHCARE	3,413.66	3
10/13/2020	POOL	00000040761	4206	LAKESHORE RECYCLING & DISPOSAL LLC	21,701.60	2
10/13/2020	POOL	00000040762	4943	M&M DISTRIBUTION, LLC	969.00	1
10/13/2020	POOL	00000040763	2007	MAGRO INC	199.95	1
10/13/2020	POOL	00000040764	4499	MANUEL EUDAVE/EUDAVE LANDSCAPING	1,640.00	1
10/13/2020	POOL	00000040765	3382	MEDIC 1	9,013.00	1
10/13/2020	POOL	00000040766	3524	MENARDS	571.03	6
10/13/2020	POOL	00000040767	4807	MICHIGAN DEPT OF NATURAL RESOURCES	1,197.88	1
10/13/2020	POOL	00000040768	3511	MICHIGAN ELECTION RESOURCES	96.70	1
10/13/2020	POOL	00000040769	3439	MICHIGAN MUNICIPAL LEAGUE	1,500.00	1
10/13/2020	POOL	00000040770	4062	MICHIGAN STATE POLICE	129.75	1
10/13/2020	POOL	00000040771	2072	MMTA	75.00	1
10/13/2020	POOL	00000040772	4495	MUTT MITT	386.61	1
10/13/2020	POOL	00000040773	4646	NATURE'S WAY LANDSCAPING	2,694.32	1
10/13/2020	POOL	00000040774	1113	NEW BUFFALO AREA SCHOOLS	775.40	1
10/13/2020	POOL	00000040775	4498	NEW BUFFALO HARDWARE	197.87	13
10/13/2020	POOL	00000040776	4498	NEW BUFFALO HARDWARE	446.30	13
10/13/2020	POOL	00000040777	4498	NEW BUFFALO HARDWARE	172.84	9
10/13/2020	POOL	00000040778	1063	NEW BUFFALO MEDICAL CENTER PC	300.00	3
10/13/2020	POOL	00000040779	2032	NEW BUFFALO TOWNSHIP	2,000.00	1
10/13/2020	POOL	00000040780	3635	OSCAR'S PRINTING & COPY CENTER	1,475.99	1
10/13/2020	POOL	00000040781	2037	OVERHEAD DOOR	485.00	1
10/13/2020	POOL	00000040782	1100	PARRETT COMPANY	75.52	1
10/13/2020	POOL	00000040783	MISC	PATEL, MANANKUMAR	125.00	1

## CHECK PROOF

Page: 2/2

BANK CODE: POOL CHECK DATE: 10/13/2020 INVOICE PAY DATE FROM 10/13/2020 TO 10/13/2020

Check Date	Bank	Check #	Vendor Code	Vendor Name	Amount	# Invoices
10/13/2020	POOL	00000040784	2085	PINE GROVE CEMETERY AUTHORITY	2,500.00	1
10/13/2020	POOL	00000040785	3892	POWERPLAN	10,076.50	1
10/13/2020	POOL	00000040786	3739	PRAXAIR DISTRIBUTION INC	87.28	1
10/13/2020	POOL	00000040787	4684	PRIDE THE PORTABLE TOILET COMPANY	270.00	3
10/13/2020	POOL	00000040788	4650	PRO SAFETY INNOVATONS	199.49	2
10/13/2020	POOL	00000040789	2065	RIDGE AUTO PARTS	232.18	7
10/13/2020	POOL	00000040790	4703	SAFEBUILT LLC	8,877.70	3
10/13/2020	POOL	00000040791	2374	SEIFERT'S FARM SUPPLY	138.00	1
10/13/2020	POOL	00000040792	3199	SITTIG ASSESSMENT SERVICES LLC	2,142.50	1
10/13/2020	POOL	00000040793	3156	STAPLES	237.13	1
10/13/2020	POOL	00000040794	4186	STAR UNIFORMS	185.80	1
10/13/2020	POOL	00000040795	3497	STATE OF MICHIGAN DEQ	646.00	1
10/13/2020	POOL	00000040796	4938	SUMMIT COMPANIES	150.00	1
10/13/2020	POOL	00000040797	2467	TELE-RAD INC	283.61	3
10/13/2020	POOL	00000040798	2844	THREE OAKS FORD	433.68	2
10/13/2020	POOL	00000040799	4453	TRUGREEN PROCESSING CENTER	43.00	1
10/13/2020	POOL	00000040800	2969	USA BLUEBOOK	814.66	1
10/13/2020	POOL	00000040801	3564	VANCE OUTDOORS INC	366.00	1
10/13/2020	POOL	00000040802	3922	VERIZON WIRELESS	470.77	1
10/13/2020	POOL	00000040803	4350	VERSAW EARTHWORKS LLC	800.00	1
10/13/2020	POOL	00000040804	4942	VIGILANT SOLUTIONS LLC	4,050.00	1
10/13/2020	POOL	00000040805	4941	VILLWOCKS OUTDOOR LIVING, INC.	95.00	1
10/13/2020	POOL	00000040806	MISC	WALTON, KAYLA	125.00	1

Num Checks: 81

Num Stubs: 0

Num Invoices: 175

Total Amount: 212,680.86



Engineering • Architecture • Land Surveying

**CITY OF NEW BUFFALO**

Attn: David Richards  
City Hall  
224 W. Buffalo Street  
New Buffalo, MI 49117

**INVOICE**

No. 132120  
09/15/2020

**20-0145 City of New Buffalo Engineer of Record Retainer, Berrien Co., New Buffalo, MI.**  
Project Manager: Anthony C. McGhee

Professional services through 8/31/2020, provision of services for downtown landscape improvements and North Whittaker high water mitigation efforts.

Invoice Amount \$4,000.00

*All invoices are due upon receipt. After 30 days, interest of 1.5% per month will be added to any unpaid balance.*

*If, upon receipt of an invoice from Abonmarche, the client has any questions, or if there are any discrepancies in the invoice, the Client shall identify the issue in writing within ten (10) days of its receipt. If no written objection is made within the ten (10) day period, any such objection shall be deemed waived.*

Please remit to **Abonmarche Consultants, Inc.**  
**PO Box 1088**  
**Benton Harbor, MI 49023**

A handwritten signature, possibly 'D. Richards', is written in black ink. Below the signature, the date '9/21/2020' is written in a similar style.

# CLF

THE CURCIO LAW FIRM

710 Liberty Street, Suite C  
Spring Lake, Michigan 49456

City of New Buffalo  
224 West Buffalo Street  
New Buffalo, MI 49117

7-00001-NB - General

## INVOICE

Invoice # 232  
Date: 10/1/2020  
Due Upon Receipt



Invoice Number	Services Commencing	Services Through	Balance Due
232	9/1/20	9/30/20	\$3,370.00

INVOICE GL DISTRIBUTION REPORT  
 POST DATES 09/15/2020 - 10/13/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 000							
101-000-033.000	10/07/20	BOLAND SR, THOMAS	UB refund for account: 0000000108	10/07/2020	10/14/20	19.30	40732
						<u>19.30</u>	
Total For Dept 000							
Dept 215 CLERK							
101-215-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	1,413.52	40716
						<u>1,413.52</u>	
Total For Dept 215 CLERK							
Dept 253 TREASURER							
101-253-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	1,243.53	40716
101-253-831.000	09/30/20	MMTA	MEMBERSHIP RENEWAL	3008	10/13/20	75.00	40771
101-253-853.000	10/13/20	KATE VYSKOCIL	PHONE STIPEND OCTOBER 2020	101320	10/13/20	50.00	40807
						<u>1,368.53</u>	
Total For Dept 253 TREASURER							
Dept 257 ASSESSOR							
101-257-818.000	09/01/20	SITTIG ASSESSMENT SERVICES LLC	ASSESSMENT SERVICE/09/2020	09/01/20	10/13/20	2,142.50	40792
						<u>2,142.50</u>	
Total For Dept 257 ASSESSOR							
Dept 262 ELECTIONS							
101-262-756.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	310.58	40645
101-262-756.000	09/09/20	MICHIGAN ELECTION RESOURCES	OPERATING SUPPLIES/ELECTIONS	13358	10/13/20	96.70	40768
101-262-756.000	09/26/20	ELECTION SOURCE	ELECTION OPERATING SUPPLIES	20-54511	10/13/20	25.55	40745
						<u>432.83</u>	
Total For Dept 262 ELECTIONS							
Dept 266 ATTORNEY							
101-266-826.400	09/30/20	CHARLES NICHOLAS CURCIO	LEGAL SERVICES SEPTEMBER 2020	232	10/13/20	3,370.00	40735
101-266-826.400	10/01/20	DICKINSON WRIGHT PLLC	COVID-19 PLAN FOR CITY	1491539	10/13/20	1,500.00	40718
						<u>4,870.00</u>	
Total For Dept 266 ATTORNEY							
Dept 276 CEMETERY							
101-276-969.000	10/01/20	PINE GROVE CEMETERY AUTHORITY	CEMETARY/10/01/2020	10/01/2020	10/13/20	2,500.00	40784
						<u>2,500.00</u>	
Total For Dept 276 CEMETERY							
Dept 298 GENERAL GOVERNMENT							
101-298-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	2,862.94	40716
101-298-728.000	09/03/20	STAPLES	OFFICE SUPPLIES/GEN GOV	6035517820074317	10/13/20	237.13	40793
101-298-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	3.34	40774
101-298-818.000	09/25/20	ABONMARCHE CONSULTANTS INC	ENG OF REC HIGH WATER MITIGATION/DO	132120	10/13/20	4,000.00	40726
101-298-831.000	09/30/20	MICHIGAN MUNICIPAL LEAGUE	MML ANNUAL DUES	100720	10/13/20	1,500.00	40769
101-298-854.000	10/13/20	J. P. GILLEN & ASSOCIATES/EDGE	IT SERVICES SPETMEBER 2020	1458	10/13/20	2,694.00	40755
101-298-903.000	09/18/20	OSCAR'S PRINTING & COPY CENTEF	BUISNESS CARDS/POLICE/POSTCARDS/GEN	121214	10/13/20	1,261.62	40780
101-298-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	18.78	40725
101-298-920.000	08/02/20	CITY OF NEW BUFFALO	WATER/08/02/20-09/30/20	08/02/20	10/13/20	277.86	40736
101-298-920.000	10/09/20	COMCAST	COMCAST/GEN GOV/POLICE/PARK/10/09/2	10/09/20	10/13/20	256.49	40738
101-298-920.000	09/02/20	INDIANA MICHIGAN POWER	ELECTRIC/POLICE/GEN GOV/09/02/20-10	04342433929-19	10/13/20	477.56	40754
101-298-931.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	244.71	40645
101-298-931.000	09/21/20	ALL PHASE ELECTRIC SUPPLY CO	BUILDING MAINTENANCE/GEN GOV	4610708133	10/13/20	21.18	40728
101-298-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/GEN GOV	0909209505	10/13/20	144.57	40741
101-298-931.000	09/03/20	NEW BUFFALO HARDWARE	BUILDING MAINTNANCE/GEN GOV	A158347	10/13/20	17.06	40775
101-298-931.000	09/04/20	NEW BUFFALO HARDWARE	BUILDING MAINTENANCE/GEN GOV	A158465	10/13/20	18.49	40775
101-298-931.000	09/10/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/GEN GOV	B60135	10/13/20	13.56	40775
101-298-931.000	09/14/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/GEN GOV	A159914	10/13/20	21.98	40776
101-298-931.000	09/09/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/GEN GOV	A159195	10/13/20	26.17	40776
101-298-931.000	09/09/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/GEN GOV	A159170	10/13/20	21.00	40776
101-298-931.000	09/22/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/GEN GOV	60984	10/13/20	7.49	40776

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Fund 101 GENERAL FUND							
Dept 298 GENERAL GOVERNMENT							
101-298-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUIDING SUPPLIES/GEN GOV/09/23/20	0923209505	10/13/20	147.75	40742
101-298-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	SPECIAL ORDER/2 CASES OF TOILET PAP.	09/23/20	10/13/20	139.90	40742
101-298-931.000	08/05/20	DOUBLEDAY OFFICE PRODUCTS	ROOM DIVIDERS AND LABOR	43545	10/13/20	2,829.00	40743
101-298-931.000	09/24/20	ART & IMAGE	BUILDING MAINTENANCE/GEN GOV	2960	10/13/20	26.00	40731
101-298-931.000	10/12/20	ALL PHASE ELECTRIC SUPPLY CO	BUILDING REPAIR/GEN GOV	4610708150	10/13/20	105.90	
101-298-932.000	10/01/20	VILLWOCKS OUTDOOR LIVING, INC.	IRRIGATION STARTUP/GEN GOV.	33027	10/13/20	95.00	40805
101-298-932.000	09/24/20	TRUGREEN PROCESSING CENTER	GROUNDS REPAIR/POLICE STATION	129524706	10/13/20	43.00	40799
101-298-943.000	09/09/20	ADAMS REMCO INC	EQUIPMENT RENTAL/GEN GOV	INV200210	09/14/20	386.94	40620
101-298-943.000	09/01/20	US BANK EQUIPMENT FINANCE	EQUIPMENT RENTAL/GEN GOV	423406297	09/14/20	239.68	40704
101-298-943.000	10/01/20	PITNEY BOWES INC	EQUIPMENT RENTAL/GEN GOV/10/01/20-1.	1016407481	10/13/20	180.00	40722
101-298-943.000	09/30/20	PITNEY BOWES INC	COPIER RENTAL/GEN GOV/04/01/20-09/3	1016372124	10/13/20	46.02	40722
Total For Dept 298 GENERAL GOVERNMENT						18,365.12	
Dept 305 POLICE							
101-305-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE--PPO 1000 PLAN OCT	092820	09/28/20	2,382.79	40715
101-305-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	6,777.63	40716
101-305-722.000	08/27/20	LAKELAND HEALTHCARE	MEDICAL EXPENSE/POLICE	19971687	10/13/20	100.23	40760
101-305-722.000	09/06/20	LAKELAND HEALTHCARE	BLOOD DRAW/ER TREATMENT/POLICE	97062	10/13/20	685.00	40760
101-305-722.000	07/19/20	LAKELAND HEALTHCARE	BLOOD DRAW/ER SERVICE/POLICE	966813	10/13/20	2,628.43	40760
101-305-728.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	76.28	40645
101-305-751.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	90.49	40645
101-305-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	480.09	40774
101-305-756.000	09/11/20	PRO SAFETY INNOVATONS	OPEATING SUPPLIES/POLICE	1427	10/13/20	64.95	40788
101-305-768.000	09/15/20	STAR UNIFORMS	UNIFORMS/POLICE	11185-1	10/13/20	185.80	40794
101-305-768.000	09/29/20	MAGRO INC	UNIFORM/HOCKENHULL/POLICE	09/29/20	10/13/20	199.95	40763
101-305-768.100	10/01/20	VANCE OUTDOORS INC	AMMUNITION/POLICE	3753020-IN	10/13/20	366.00	40801
101-305-818.000	10/06/20	MICHIGAN STATE POLICE	FINGER PRINTING/POLICE	551567609	10/13/20	129.75	40770
101-305-851.000	09/25/20	TELE-RAD INC	RADIO MAINTENANCE/POLICE	899176	10/13/20	160.00	40797
101-305-851.000	09/25/20	TELE-RAD INC	RADIO MAINTENANCE/POLICE	899172	10/13/20	45.00	40797
101-305-851.000	09/25/20	TELE-RAD INC	RADIO MAINTENANCE/POLICE	899147	10/13/20	78.61	40797
101-305-853.000	09/10/20	MICHIGAN STATE POLICE	TELEPHONE/POLICE	551-5670717	09/14/20	57.00	40671
101-305-853.000	10/01/20	CLUSTER, MICHAEL	PHONE STIPEND/CLUSTER/10/01/2020	10/01/2020	10/13/20	50.00	40737
101-305-853.000	08/24/20	VERIZON WIRELESS	VERIZON/POLICE/ PARK/STREET/08/24/2	VERIZON	10/13/20	300.47	40802
101-305-903.000	09/18/20	OSCAR'S PRINTING & COPY CENTE	BUISNESS CARDS/POLICE/POSTCARDS/GEN	121214	10/13/20	214.37	40780
101-305-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	18.79	40725
101-305-920.000	08/02/20	CITY OF NEW BUFFALO	WATER/08/02/20-09/30/20	08/02/20	10/13/20	169.56	40736
101-305-920.000	10/09/20	COMCAST	COMCAST/GEN GOV/POLICE/PARK/10/09/2	10/09/20	10/13/20	256.50	40738
101-305-920.000	09/02/20	INDIANA MICHIGAN POWER	ELECTRIC/POLICE/GEN GOV/09/02/20-10	04342433929-19	10/13/20	477.57	40754
101-305-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/POLICE	0909209705	10/13/20	96.05	40741
101-305-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/POLICE/09/23/20	0923209705	10/13/20	111.95	40742
101-305-933.000	09/28/20	CDW GOVERNMENT	REPLACE FAILED CAR COMPUTER/COMPUTE	09/28/20	10/13/20	3,019.86	40734
101-305-933.000	09/30/20	RIDGE AUTO PARTS	EQUIPMENT/POLICE	423572	10/13/20	26.99	40789
101-305-933.100	09/11/20	VIGILANT SOLUTIONS LLC	PARKING ENFORCEMENT SYSTEM/POLICE/P.	22110085	10/13/20	2,025.00	40804
101-305-934.000	09/24/20	PRO SAFETY INNOVATONS	DEFIBRILATER MAINTENANCE/POLICE	1443	10/13/20	134.54	40788
101-305-939.000	09/16/20	ART & IMAGE	VEHICLE MAINTENANCE/POLICE	3608	09/14/20	207.72	
101-305-939.000	09/22/20	THREE OAKS FORD	VEHICLE MAINTENANCE/STREET	145160CITB99	10/13/20	78.96	40798
101-305-939.000	09/21/20	THREE OAKS FORD	VEHICLE MAINTENANCE	145159	10/13/20	29.46	40798
101-305-943.000	09/15/20	PARRETT COMPANY	PRINTER RENTAL/POLICE	54468	10/13/20	75.52	40782
Total For Dept 305 POLICE						21,801.31	
Dept 336 FIRE							
101-336-751.000	10/02/20	KNOLL BROTHERS OF MICH INC	GASOLINE/FIRE	029279	10/13/20	10.00	40759
101-336-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	3.34	40774

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Fund 101 GENERAL FUND							
Dept 336 FIRE							
101-336-767.000	09/02/20	NEW BUFFALO HARDWARE	EQUIPMENT/FIRE	A158113	10/13/20	20.75	40775
101-336-818.000	10/01/20	NEW BUFFALO TOWNSHIP	PROFESSIONAL & CONTRACTUAL/FIRE	10/01/20	10/13/20	2,000.00	40779
101-336-818.000	10/08/20	COUNTRY LANE REMODELING/MIKE I	MOWING/FIRE	1643	10/13/20	80.00	40739
101-336-853.000	10/01/20	HUSTON, CHRISTOPHER	PHONE STIPEND/HUSTON/FIRE	10/01/2020	10/13/20	50.00	40752
101-336-920.000	08/05/20	INDIANA MICHIGAN POWER	ELECTRIC/FIRE/08/05/20-09/01/20	04031410105-16	09/14/20	279.47	40659
101-336-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	19.06	40725
101-336-920.000	08/02/20	CITY OF NEW BUFFALO	WATER/08/02/20-09/30/20	08/02/20	10/13/20	403.78	40736
101-336-931.000	09/17/20	OVERHEAD DOOR	BUILDING REPAIR/FIRE	0047628	10/13/20	485.00	40781
101-336-933.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	31.79	40645
101-336-933.000	09/25/20	SUMMIT COMPANIES	EQUIPMENT MAINTENANCE/FIRE/09/25/20	1566936	10/13/20	150.00	40796
101-336-979.000	09/29/20	HEI WIRELESS	PORTABLE RADIO/FIRE DEPT.	101678	10/13/20	1,719.90	40750
Total For Dept 336 FIRE						5,253.09	
Dept 371 INSPECTION SERVICES							
101-371-819.000	10/01/20	SAFEBUILT LLC	MECHANICAL/BUILDING/ELECTRICAL INSP:	4047	10/13/20	73.00	40790
101-371-819.000	10/01/20	SAFEBUILT LLC	PLUMBING/ELECTRICAL/BUILDING/MECHAN	4048	10/13/20	2,484.00	40790
101-371-819.100	10/01/20	SAFEBUILT LLC	MECHANICAL/BUILDING/ELECTRICAL INSP:	4047	10/13/20	75.00	40790
101-371-819.100	10/01/20	SAFEBUILT LLC	PLUMBING/ELECTRICAL/BUILDING/MECHAN	4048	10/13/20	814.50	40790
101-371-819.200	09/18/20	M&B CARPENTRY 2 LLC	REFUND OVERPAYMENT OF ELECTRICAL PE:	091820	09/18/20	55.40	
101-371-819.200	10/01/20	SAFEBUILT LLC	MECHANICAL/BUILDING/ELECTRICAL INSP:	4047	10/13/20	150.00	40790
101-371-819.200	10/01/20	SAFEBUILT LLC	PLUMBING/ELECTRICAL/BUILDING/MECHAN	4048	10/13/20	1,032.30	40790
101-371-819.300	10/01/20	SAFEBUILT LLC	PLUMBING/ELECTRICAL/BUILDING/MECHAN	4048	10/13/20	1,098.90	40790
101-371-819.400	10/01/20	SAFEBUILT LLC	RENTAL INSPECTIONS	4028	10/13/20	3,150.00	40790
Total For Dept 371 INSPECTION SERVICES						8,933.10	
Dept 442 STREET OPERATING							
101-442-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	3,785.04	40716
101-442-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	48.16	40774
101-442-756.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	160.59	40645
101-442-756.000	09/24/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/STREET	A161637	10/13/20	20.98	40777
101-442-756.000	09/21/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/STREET	B60888	10/13/20	18.99	40777
101-442-756.000	09/15/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/STREET	101442756	10/13/20	24.97	40777
101-442-756.000	09/18/20	RIDGE AUTO PARTS	OPERATING SUPPLIES/STREET	422855	10/13/20	9.48	40789
101-442-756.000	09/22/20	PRAXAIR DISTRIBUTION INC	OPERATING SUPPLIES/STREET	99057316	10/13/20	87.28	40786
101-442-767.000	09/04/20	FASTENAL COMPANY	EQUIPMENT/STREET	INMIC233211	09/14/20	278.36	40650
101-442-767.000	09/10/20	NEW BUFFALO HARDWARE	EQUIPMENT/STREET	A159377	10/13/20	81.25	40776
101-442-767.000	09/24/20	NEW BUFFALO HARDWARE	EQUIPMENT/STREET	A161540	10/13/20	14.78	40777
101-442-767.000	09/17/20	NEW BUFFALO HARDWARE	EQUIPMENT/STREET	A160405	10/13/20	17.98	40777
101-442-767.000	09/22/20	M&M DISTRIBUTION, LLC	EQUIPMENT/STREET	31196	10/13/20	969.00	40762
101-442-768.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	121.89	40645
101-442-818.000	10/01/20	LAKESHORE RECYCLING & DISPOSAL	DUMPSTER PICKUP/NOV/2020	111678/NOV	10/13/20	116.00	40761
101-442-818.000	09/29/20	NEW BUFFALO MEDICAL CENTER PC	DOT PHYSICAL/BOLTON/STREET/09/29/20	09/29/20	10/13/20	100.00	40778
101-442-818.000	09/23/20	NEW BUFFALO MEDICAL CENTER PC	DOT PHYSICAL/SCHULTZ/STREET	09/23/20	10/13/20	100.00	40778
101-442-818.000	10/08/20	COUNTRY LANE REMODELING/MIKE I	BRUSH HOG/STREETS	1647	10/13/20	1,000.00	40739
101-442-818.000	10/08/20	COUNTRY LANE REMODELING/MIKE I	MOWING/STREETS	1645	10/13/20	420.00	40739
101-442-853.000	10/01/20	BOLTON, JOSHUA	PHONE STIPEND/BOLTON/10/01/2020	10/01/2020	10/13/20	50.00	40733
101-442-853.000	08/24/20	VERIZON WIRELESS	VERIZON/POLICE/ PARK/STREET/08/24/2	VERIZON	10/13/20	40.01	40802
101-442-920.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/STREETS/09/2020	04706607555-18	10/13/20	814.26	40720
101-442-920.000	09/23/20	COMCAST	COMCAST/STREET/WATER/09/23/20-10/23	09/23/20	10/13/20	187.34	40719
101-442-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	15.45	40725
101-442-920.000	08/02/20	CITY OF NEW BUFFALO	WATER/08/02/20-09/30/20	08/02/20	10/13/20	836.02	40736
101-442-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/GARAGE	0909200105	10/13/20	63.25	40741
101-442-931.000	09/08/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/STREET	A159028	10/13/20	18.99	40775

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Dept 442 STREET OPERATING							
101-442-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/STREET/09/23/20	0923200105	10/13/20	63.25	40741
101-442-932.000	10/01/20	NATURE'S WAY LANDSCAPING	MAINTENANCE CONTRACT	10/01/20	10/13/20	2,694.32	40773
101-442-932.000	09/30/20	NEW BUFFALO HARDWARE	GROUNDS REPAIR/STREET	A162531	10/13/20	32.97	40776
101-442-932.000	09/25/20	NEW BUFFALO HARDWARE	GROUNDS REPAIR/STREET	B61164	10/13/20	47.98	40777
101-442-932.000	09/29/20	SEIFERT'S FARM SUPPLY	GROUNDS REPAIR/STREET	214035	10/13/20	138.00	40791
101-442-932.000	10/02/20	MENARDS	GROUNDS REPAIR/STREET	61432	10/13/20	181.84	40766
101-442-933.000	09/18/20	EXIT 4 STORAGE	EQUIPMENT MAINTENANCE/STREETS	42802	10/13/20	181.05	40747
101-442-933.000	09/15/20	HULL LIFT TRUCK	EQUIPMENT MAINTENANCE/STREET	PSI-0195827	10/13/20	44.27	40751
101-442-933.000	09/15/20	HULL LIFT TRUCK	EQUIPMENT MAINTENANCE/STREET	PSI-0185792	10/13/20	44.27	40751
101-442-933.000	09/21/20	ALL PHASE ELECTRIC SUPPLY CO	EQUIPMENT/STREET	4610707342	10/13/20	26.52	40728
101-442-933.000	09/18/20	DUNELAND CUSTOM REPAIR CENTER	MAINTENANCE/STREET	291	10/13/20	374.22	40744
101-442-933.000	10/10/20	POWERPLAN	BACKHOE SERVICE AND REPAIR	B10122	10/13/20	5,038.25	40785
101-442-939.000	09/22/20	THREE OAKS FORD	VEHICLE MAINTENANCE/STREET	145160CITB99	10/13/20	78.96	40798
101-442-939.000	09/21/20	THREE OAKS FORD	VEHICLE MAINTENANCE	145159	10/13/20	29.46	40798
101-442-962.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	(206.64)	40645
Total For Dept 442 STREET OPERATING						18,168.79	
Dept 448 STREET LIGHTING							
101-448-926.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/STREET LIGHTING/09/2020	04459418614-18	10/13/20	351.46	40720
101-448-926.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/STREET LIGHTING/09/01/20-0	04023785704-19	10/13/20	1,759.29	40723
Total For Dept 448 STREET LIGHTING						2,110.75	
Dept 523 SOLID WASTE COLLECTION							
101-523-818.000	10/01/20	LAKESHORE RECYCLING & DISPOSAL	WEEKLY CURSIDE PICKUP/NOV/2020	111679NOV	10/13/20	20,674.60	40761
101-523-818.000	10/01/20	LAKESHORE RECYCLING & DISPOSAL	DUMPSTER PICKUP/NOV/2020	111678/NOV	10/13/20	188.00	40761
Total For Dept 523 SOLID WASTE COLLECTION						20,862.60	
Dept 651 AMBULANCE SERVICE							
101-651-818.000	09/01/20	MEDIC 1	AMBULANCE SERVICE/09/01/2020	09/01/2020	10/13/20	9,013.00	40765
Total For Dept 651 AMBULANCE SERVICE						9,013.00	
Total For Fund 101 GENERAL FUND						117,254.44	
Fund 202 MAJOR STREET FUND							
Dept 463 ROUTINE MAINTENANCE							
202-463-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	090120	10/13/20	336.25	
Total For Dept 463 ROUTINE MAINTENANCE						336.25	
Dept 474 TRAFFIC SERVICES							
202-474-756.000	09/01/20	ECONO SIGN & BARRICADE	STREET SIGNS	10-962591	09/14/20	456.22	5161
202-474-784.000	10/06/20	BEAVER RESEARCH CO	MAGNUM ICE MELT	0319496-IN	10/13/20	773.03	
Total For Dept 474 TRAFFIC SERVICES						1,229.25	
Total For Fund 202 MAJOR STREET FUND						1,565.50	
Fund 203 LOCAL STREET FUND							
Dept 463 ROUTINE MAINTENANCE							
203-463-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	090120	10/13/20	67.26	
Total For Dept 463 ROUTINE MAINTENANCE						67.26	
Total For Fund 203 LOCAL STREET FUND						67.26	
Fund 208 PARK FUND							
Dept 000							

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Fund 208 PARK FUND							
Dept 000							
208-000-255.000	09/15/20	NANCY VAN NIELEN	DEPOSIT REFUND FOR OSELKA PK PAVILL	091420	09/14/20	25.00	40675
208-000-255.000	10/07/20	WALTON, KAYLA	DEPOSIT REFUND LIONS PAVILION	100920	10/13/20	125.00	40806
208-000-255.000	10/10/20	PATEL, MANANKUMAR	DEPOSIT REFUND FROM LIONS PARK RENT.	101320	10/13/20	125.00	40783
						275.00	
Total For Dept 000							
Dept 691 PARK							
208-691-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	675.71	40716
208-691-728.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	59.60	40645
208-691-728.000	09/16/20	MENARDS	OFFICE SUPPLIES/PARK	60171	10/13/20	48.91	40766
208-691-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	61.30	40774
208-691-756.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	26.30	40645
208-691-756.000	08/27/20	MUTT MITT	DOG POOP BAGS FOR DOG PARK	357964-1	10/13/20	386.61	40772
208-691-756.000	09/08/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/PARK	A159013	10/13/20	17.48	40775
208-691-756.000	09/11/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/PARK	A159533	10/13/20	21.99	40776
208-691-756.000	09/22/20	AMERICAN SAFETY & FIRST AID	MEDICAL SUPPLIES/PARK	7.10134-IN	10/13/20	58.45	40729
208-691-756.000	09/21/20	MENARDS	OPERATING SUPPLIES/PARK	60551	10/13/20	174.96	40766
208-691-756.000	09/16/20	MENARDS	OPERATING SUPPLIES/PARK	60172	10/13/20	23.53	40766
208-691-756.000	09/28/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/PARK	A162232	10/13/20	6.49	40776
208-691-756.000	09/29/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/PARK	A162379	10/13/20	9.48	40777
208-691-756.000	09/15/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/PARK	A160099	10/13/20	15.99	40777
208-691-756.000	09/28/20	MENARDS	OPERATING SUPPLIES/PARK	61086	10/13/20	38.41	40766
208-691-767.000	09/02/20	NEW BUFFALO HARDWARE	EQUIPMENT/PARK	B59635	10/13/20	19.98	40775
208-691-767.000	09/17/20	NEW BUFFALO HARDWARE	EQUIPMENT/PARK	A160406	10/13/20	27.99	40776
208-691-767.000	09/24/20	RIDGE AUTO PARTS	EQUIPMENT/PARK	423198	10/13/20	27.67	40789
208-691-768.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	735.79	40645
208-691-818.000	10/01/20	LAKESHORE RECYCLING & DISPOSAL	DUMPSTER PICKUP/NOV/2020	111678/NOV	10/13/20	629.00	40761
208-691-818.000	10/02/20	VERSAW EARTHWORKS LLC	DEBRIS REMOVED/BOAT LAUNCH/PARK	10/02/20	10/13/20	800.00	40803
208-691-818.000	10/08/20	COUNTRY LANE REMODELING/MIKE	MOWING/PARK	1644	10/13/20	1,980.00	40739
208-691-818.000	10/10/20	JOY'S JOHNS	RESTROOM TRAILER MARINA 9-30-10/12	140470	10/13/20	4,400.00	40757
208-691-818.000	09/18/20	PRIDE THE PORTABLE TOILET COM	TOILET RENTAL/OSELKA PARK/09/18/20-	21415	10/13/20	90.00	40787
208-691-818.000	09/18/20	PRIDE THE PORTABLE TOILET COM	TOILET RENTAL/BOAT LAUNCH/09/18/20-	21414	10/13/20	90.00	40787
208-691-818.000	09/18/20	PRIDE THE PORTABLE TOILET COM	TOILET RENTAL/DOG PARK/09/18/20-10/	21413	10/13/20	90.00	40787
208-691-853.000	10/01/20	D'AMICO KRISTEN	PHONE STIPEND/D'AMICO/10/01/2020	10/01/2020	10/13/20	50.00	40740
208-691-853.000	08/24/20	VERIZON WIRELESS	VERIZON/POLICE/ PARK/STREET/08/24/2	VERIZON	10/13/20	130.29	40802
208-691-920.000	09/15/20	COMCAST	COMCAST/PARK/BOAT RAMP/09/15/20-10/	8771402550106726	09/14/20	170.65	40635
208-691-920.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/PARKS/09/2020	04546762223-18	10/13/20	3,661.95	40720
208-691-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	15.45	40725
208-691-920.000	08/02/20	CITY OF NEW BUFFALO	WATER/08/02/20-09/30/20	08/02/20	10/13/20	2,282.31	40736
208-691-920.000	10/09/20	COMCAST	COMCAST/GEN GOV/POLICE/PARK/10/09/2	10/09/20	10/13/20	470.78	40738
208-691-920.000	09/02/20	INDIANA MICHIGAN POWER	ELECTRIC/BEACH/09/02/20-10/02/20	04523676007-19	10/13/20	21.08	40754
208-691-931.000	09/09/20	EMC-ELECTRICAL MAINTENANCE & C	TEMPERARY POWER RUN TO MUNICIPAL MA	7661	09/14/20	200.00	40647
208-691-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/BEACH/PARK	0909200505	10/13/20	95.00	40741
208-691-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/MARINA/PARK	0909200515	10/13/20	75.00	40741
208-691-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/OSELKA/PARK	0909200525	10/13/20	72.95	40741
208-691-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/BOAT RAMP/PARK	0909200535	10/13/20	42.95	40741
208-691-931.000	09/08/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/PARK	A159062	10/13/20	15.99	40775
208-691-931.000	09/09/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/PARK	B60113	10/13/20	3.18	40775
208-691-931.000	09/10/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/PARK	B60175	10/13/20	139.00	40776
208-691-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/BEACH/PARK/09/23/	0923200505	10/13/20	95.00	40741
208-691-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/BOAT RAMP/PARK/09	0923200535	10/13/20	42.95	40741
208-691-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/OSELKA PARK/09/23	0923200525	10/13/20	72.95	40741
208-691-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/MARINA/PARK/09/23	0923200515	10/13/20	70.95	40741
208-691-931.000	09/15/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/PARK	A160157	10/13/20	1.69	40777

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Fund 208 PARK FUND							
Dept 691 PARK							
208-691-932.000	09/14/20	NEW BUFFALO HARDWARE	GROUNDS REPAIR/PARK	B60447	10/13/20	39.99	40776
208-691-932.000	09/25/20	MANUEL EUDAVE/EUDAVE LANDSCAP	REMOVE AND REPLACE BUSHES @MUNICIPAL	245401	10/13/20	1,640.00	40764
208-691-933.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	128.64	40645
208-691-933.000	08/07/20	RIDGE AUTO PARTS	EQUIPMENT/PARK/BEACH	420323	09/14/20	5.64	40690
208-691-933.000	09/17/20	HULL LIFT TRUCK	EQUIPMENT MAINTENANCE/PARK	PSI-0137144	10/13/20	350.65	40751
208-691-933.000	09/14/20	RIDGE AUTO PARTS	EQUIPMENT/PARK	422621	10/13/20	19.98	40789
208-691-933.000	09/28/20	RIDGE AUTO PARTS	EQUIPMENT/PARK	423401	10/13/20	103.60	40789
208-691-933.000	09/29/20	RIDGE AUTO PARTS	EQUIPMENT/PARK	4234433	10/13/20	6.87	40789
208-691-933.000	10/10/20	POWERPLAN	BACKHOE SERVICE AND REPAIR	B10122	10/13/20	5,038.25	40785
208-691-933.100	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	24.00	40645
208-691-933.100	09/11/20	VIGILANT SOLUTIONS LLC	PARKING ENFORCEMENT SYSTEM/POLICE/P	221100S5	10/13/20	2,025.00	40804
208-691-933.200	09/22/20	JOHN DEERE FINANCIAL	JD LOADER/PARK	2394874	10/13/20	142.94	40721
208-691-933.200	09/22/20	JOHN DEERE FINANCIAL	JD UTILITY/PARK	2394873	10/13/20	940.66	40721
208-691-939.000	09/24/20	RIDGE AUTO PARTS	VEHICLE REPAIR/PARK	423200	10/13/20	37.59	40789
208-691-939.000	09/22/20	THREE OAKS FORD	VEHICLE MAINTENANCE/STREET	145160CITB99	10/13/20	78.96	40798
208-691-939.000	09/21/20	THREE OAKS FORD	VEHICLE MAINTENANCE	145159	10/13/20	29.46	40798
208-691-956.200	09/30/20	MICHIGAN DEPT OF NATURAL RESOU	HARBOR RESERVATIONS LATER CANCELLED	751-10527998	10/13/20	1,197.88	40767
208-691-979.200	09/08/20	NEW BUFFALO HARDWARE	LIFEGUARD EQUIPMENT/PARK	A158995	10/13/20	4.62	40775
			Total For Dept 691 PARK			30,060.49	
			Total For Fund 208 PARK FUND			30,335.49	
Fund 402 EQUIPMENT PURCHASE FUND							
Dept 902 CAPITAL							
402-902-981.200	09/17/20	WELLS FARGO VENDOR FIN SERV	TOOL CAT AND SWEEPER	5011989414	10/13/20	714.95	40711
402-902-981.300	09/17/20	WELLS FARGO VENDOR FIN SERV	TOOL CAT AND SWEEPER	5011989414	10/13/20	476.63	40711
			Total For Dept 902 CAPITAL			1,191.58	
			Total For Fund 402 EQUIPMENT PURCHASE FUND			1,191.58	
Fund 403 CAPITAL IMPROV CONSTRUCTION							
Dept 903							
403-903-976.200	10/07/20	BLACKTOP SPECIALISTS, LLC	N. WHITTAKER WORK AT END OF BRIDGE	INV142	10/13/20	35,000.00	
			Total For Dept 903			35,000.00	
			Total For Fund 403 CAPITAL IMPROV CONSTRUCTION			35,000.00	
Fund 590 SEWER FUND							
Dept 000							
590-000-033.000	10/07/20	BOLAND SR, THOMAS	UB refund for account: 0000000108	10/07/2020	10/14/20	37.61	40732
590-000-210.000	10/07/20	GRSD SEWER AUTHORITY	2013 BOND SERIES PRINCIPLE & INTERE	0000011690	10/13/20	71,705.86	40748
			Total For Dept 000			71,743.47	
Dept 537 SEWER							
590-537-818.200	09/28/20	ENVIRONMENTAL SYSTEMS RESEARCH	ARC GIS SUBSCRIPTION 7/1/20 THRU 6/	93891124	09/28/20	750.00	40717
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	SERVICE--FLUSHING MICHIGAN AND INDI	0000011740	10/13/20	740.00	40748
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	SERVICE--FLUSHING CHICAGO ST.	0000011741	10/13/20	528.00	40748
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	SERVICE--VACCUUM N. BERRIENT	0000011742	10/13/20	422.00	40748
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	SERVICE--HARBOR POINTE WATER MAIN B	0000011743	10/13/20	1,005.00	40748
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	SERVICE--EMERGENCY MISS DIG 501 N.	0000011744	10/13/20	159.00	40748
590-537-836.100	09/30/20	GRSD SEWER AUTHORITY	LAGOON SAMPLE TESTING	0000011748	10/13/20	164.00	40748
590-537-920.000	08/05/20	INDIANA MICHIGAN POWER	ELECTRIC/SEWER	04002186031-16	09/14/20	26.78	40659
590-537-920.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/SEWER/09/2020	04598645309-18	10/13/20	811.60	40720
590-537-995.000	10/07/20	GRSD SEWER AUTHORITY	2013 BOND SERIES PRINCIPLE & INTERE	0000011690	10/13/20	12,883.00	40748

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Fund 590 SEWER FUND							
Dept 537 SEWER							
Total For Dept 537 SEWER						17,489.38	
Total For Fund 590 SEWER FUND						89,232.85	
Fund 591 WATER FUND							
Dept 000							
591-000-033.000	10/07/20	BOLAND SR, THOMAS	UB refund for account: 0000000108	10/07/2020	10/14/20	43.20	40732
Total For Dept 000						43.20	
Dept 536 WATER							
591-536-716.000	09/28/20	BLUE CROSS BLUE SHIELD OF MICH	HEALTH INSURANCE PPO 500 OCT 2020	0928	09/28/20	6,366.62	40716
591-536-751.000	09/01/20	NEW BUFFALO AREA SCHOOLS	NBAS GAS/09/01/20-09/30/20	09/01/20	10/13/20	179.17	40774
591-536-753.000	09/24/20	ALEXANDER CHEMICAL CORP	BLANKET WATER CHEMICAL PURCHASES/CR	15622	10/13/20	1,490.00	
591-536-753.000	09/30/20	ALEXANDER CHEMICAL CORP	BLANKET WATER CHEMICAL PURCHASES	30488	10/13/20	52.50	40727
591-536-756.000	09/10/20	NEW BUFFALO HARDWARE	OPERATING SUPPLIES/WATER	A159328	10/13/20	7.99	40776
591-536-756.000	09/21/20	ETNA SUPPLY COMPANY	OPERATING SUPPLIES/WATER	S103699734.001	10/13/20	656.98	40746
591-536-756.200	09/14/20	ETNA SUPPLY COMPANY	METER REPLACEMENT/WATER	S103689136.001	10/13/20	150.00	40746
591-536-756.200	09/16/20	ETNA SUPPLY COMPANY	METER REPLACEMENT/WATER	S103693050.001	10/13/20	627.05	40746
591-536-756.200	09/22/20	ETNA SUPPLY COMPANY	METER REPLACEMENT/WATER	S103693050.002	10/13/20	194.55	40746
591-536-756.200	09/14/20	ETNA SUPPLY COMPANY	METER REPLACEMENT/WATER	S103675579.001	10/13/20	12.50	40746
591-536-756.200	09/14/20	ETNA SUPPLY COMPANY	METER REPLACEMENT/WATER	S103675579.002	10/13/20	210.00	40746
591-536-756.300	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	170.63	40645
591-536-756.300	08/14/20	STATE OF MICHIGAN DEQ	TESTING/WATER	76110516001	10/13/20	646.00	40795
591-536-756.400	09/23/20	USA BLUEBOOK	LAB SUPPLIES/WATER	367842	10/13/20	814.66	40800
591-536-756.400	09/22/20	IDEXX DISTRIBUTION CORP	LAB SUPPLIES/WATER	1569070650	10/13/20	60.04	40753
591-536-767.000	09/30/20	NEW BUFFALO HARDWARE	EQUIPMENT/WATER	A162514	10/13/20	11.99	40776
591-536-801.000	08/27/20	ELAN CORP. PAYMENT SYSTEMS	CREDIT CARD/PARK/WATER/STREET/CLERK	082720	09/14/20	225.00	40645
591-536-818.000	09/28/20	KENNETH L KORP	ANIMAL REMOVAL FROM DRAINAGE/WATER	09/28/20	10/13/20	575.00	40758
591-536-818.000	10/01/20	LAKESHORE RECYCLING & DISPOSAL	DUMPSTER PICKUP/NOV/2020	111678/NOV	10/13/20	94.00	40761
591-536-818.000	09/28/20	NEW BUFFALO MEDICAL CENTER PC	DOT PHYSICAL/JOHNSON/WATER/09/28/20	09/28/20	10/13/20	100.00	40778
591-536-818.000	09/21/20	ETNA SUPPLY COMPANY	ANNUAL SUPPORT/WATER	S103699948.001	10/13/20	3,000.00	40746
591-536-818.200	09/28/20	ENVIRONMENTAL SYSTEMS RESEARCH	ARC GIS SUBSCRIPTION 7/1/20 THRU 6/	93891124	09/28/20	750.00	40717
591-536-853.000	10/01/20	ANDERSON, KENNETH	PHONE STIPEND/ANDERSON/10/01/2020	10/01/2020	10/13/20	50.00	40730
591-536-853.000	10/01/20	GRUENER, ROBERT	PHONE STIPEND/GRUENER/10/01/2020	10/01/2020	10/13/20	50.00	40749
591-536-853.000	10/01/20	JOHNSON, JEFFREY	PHONE STIPEND/JOHNSON/WATER	10/01/2020	10/13/20	50.00	40756
591-536-920.000	09/01/20	INDIANA MICHIGAN POWER	ELECTRIC/WATER/09/2020	04354696801-18	10/13/20	8,012.29	40720
591-536-920.000	09/23/20	COMCAST	COMCAST/STREET/WATER/09/23/20-10/23	09/23/20	10/13/20	60.29	40719
591-536-920.000	08/24/20	SEMCO ENERGY GAS CO.	SEMCO/08/24/20-09/23/20	08/24/20	10/13/20	223.12	40725
591-536-931.000	09/09/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/WATER	0909200005	10/13/20	41.50	40741
591-536-931.000	09/04/20	MENARDS	BUILDING REPAIR/WATER	59349	10/13/20	103.38	40766
591-536-931.000	09/05/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/WATER	B59931	10/13/20	19.99	40775
591-536-931.000	09/05/20	NEW BUFFALO HARDWARE	BUILDING REPAIR/WATER	A158788	10/13/20	2.79	40775
591-536-931.000	09/23/20	DOMESTIC UNIFORM RENTALS	BUILDING SUPPLIES/WATER/09/23/20	41.50	10/13/20	41.50	40742
591-536-939.000	09/22/20	THREE OAKS FORD	VEHICLE MAINTENANCE/STREET	145160CITB99	10/13/20	78.96	40798
591-536-939.000	09/21/20	THREE OAKS FORD	VEHICLE MAINTENANCE	145159	10/13/20	29.46	40798
Total For Dept 536 WATER						25,157.96	
Total For Fund 591 WATER FUND						25,201.16	
Fund 703 CURRENT TAX FUND							
Dept 000							
703-000-214.000	09/18/20	FIRST AMERICAN TITLE INSURANCE	TAX OVERPAYMENT 62-0340-0104-00-5	091820	09/18/20	360.00	2174
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-0340-0175-00-0	100120	10/01/20	2,186.84	2176

INVOICE GL DISTRIBUTION REPORT  
 POST DATES 09/15/2020 - 10/13/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 703 CURRENT TAX FUND							
Dept 000							
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-2500-0011-00-1	100120 B	10/01/20	333.99	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-6750-0039-00-4	100120 C	10/01/20	1,558.76	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-7154-0074-00-4	100120 D	10/01/20	1,673.61	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-7220-0010-00-8	100120 E	10/01/20	5,452.72	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-4200-0029-00-0	100120 F	10/01/20	4,686.52	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-6752-0011-01-0	100120 G	10/01/20	428.59	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-7240-0020-00-8	100120 H	10/01/20	10,356.05	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-8200-0091-05-0	100120 I	10/01/20	2,715.26	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-8220-0001-00-4	100120 J	10/01/20	1,866.92	2176
703-000-214.000	10/01/20	CORELOGIC	OVERPAYMENT 11-62-8550-0088-00-3	100120 K	10/01/20	1,755.11	2176
703-000-214.000	10/01/20	KALEBICH, WILLIAM ROBERT	OVERPAMENT 11-62-0010-0020-04-8	100120	10/01/20	1,680.65	2177
703-000-214.000	10/01/20	MANCARI, JAMES FRANCIS JR.	TAX OVERPAYMENT 11-62-0700-0015-00-	100120	10/01/20	729.93	2178
703-000-214.000	10/01/20	RADOCHONSKI, DANIEL & SHEILA	TAX OVERPAYMENT 11-62-8400-0005-00-	100120	10/01/20	3,844.67	2179
703-000-214.000	10/01/20	WELLS FARGO RE TAX SERVICES	OVERPAYMENT 11-62-3400-0002-00-1	100120	10/01/20	18,030.43	2180
703-000-214.000	10/06/20	CORELOGIC	WRONG PARCEL PAID 11-62-7185-0031-0	100620	10/01/20	5,823.29	2181
703-000-214.000	10/06/20	FURJANIC, LYNN M.	TAX OVERPAYMENT 11-62-8402-0027-00-	100620	10/01/20	5,038.07	2182
703-000-214.000	10/06/20	HAYES, SCOTT & MAHONEY, ANNE	TAX OVERPAYMENT 11-62-1690-0007-00-	100620	10/01/20	3,379.55	2183
703-000-214.000	10/06/20	KINZLER, KATHERINE & CLOPTON,	OVERPAYMENT 11-62-6900-0001-05-0	100620	10/01/20	4,933.49	2184
703-000-214.000	10/06/20	LAMORETE, JEFFREY S.	TAX OVERPMT 11-62-8200-0390-11-1	100620	10/01/20	3,151.96	2185
703-000-214.000	10/06/20	NORTH AMERICAN CABLE VISION LI	TAX OVERPMT 11-62-7400-0158-00-3	100620	10/01/20	249.11	2186
703-000-214.000	10/06/20	WARD, MELISSA M.	TAX OVERPMT 11-62-8200-0284-04-0	100620	10/01/20	7,535.57	2187
703-000-230.100	09/18/20	BERRIEN COUNTY TREASURER	COUNTY GENERAL 8/31/20 THRU 9/17/20	091820 CO GEN	09/18/20	250,655.77	2172
703-000-230.100	09/18/20	BERRIEN COUNTY TREASURER	COUNTY SET 8/31/20 THRU 9/17/20	091820 SET	09/18/20	315,140.37	2172
703-000-230.100	10/06/20	BERRIEN COUNTY TREASURER	COUNTY GENERAL 9/18 THRU 10/4/20	100620	10/06/20	564,795.52	2188
703-000-230.100	10/06/20	BERRIEN COUNTY TREASURER	COUNTY SET 9/18 THRU 10/4/20	100620 SET	10/06/20	708,148.06	2189
703-000-230.200	09/18/20	NEW BUFFALO AREA SCHOOLS	SUMMER: SCHOOL OPERATING 8/31 THRU	091820	09/18/20	338,228.96	2173
703-000-230.200	10/06/20	NEW BUFFALO AREA SCHOOLS	SUMMER: SCHOOL OP PLUS PENALTY 9/1	100620	10/06/20	730,669.18	2190
Total For Dept 000						2,995,408.95	
Total For Fund 703 CURRENT TAX FUND						2,995,408.95	

INVOICE GL DISTRIBUTION REPORT  
 POST DATES 09/15/2020 - 10/13/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund Totals:							
			Fund 101 GENERAL FUND			117,254.44	
			Fund 202 MAJOR STREET FUND			1,565.50	
			Fund 203 LOCAL STREET FUND			67.26	
			Fund 208 PARK FUND			30,335.49	
			Fund 402 EQUIPMENT PURCHASE FUND			1,191.58	
			Fund 403 CAPITAL IMPROV CONSTRUCTION			35,000.00	
			Fund 590 SEWER FUND			89,232.85	
			Fund 591 WATER FUND			25,201.16	
			Fund 703 CURRENT TAX FUND			2,995,408.95	
Total For All Funds:						<u>3,295,257.23</u>	

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
Dept 000								
101-000-404.000	PROPERTY TAXES	2,501,055.00	2,501,055.00	2,501,055.00	2,438,063.29	0.00	0.00	100.00
101-000-417.000	DELINQUENT TAX PERSONAL	0.00	0.00	0.00	1.02	0.00	0.00	0.00
101-000-445.000	PENALTY & INTEREST	7,000.00	7,000.00	0.00	8,432.67	0.00	7,000.00	0.00
101-000-477.000	BUILDING PERMITS	35,000.00	35,000.00	0.00	29,357.41	0.00	35,000.00	0.00
101-000-478.000	ELECTRICAL PERMITS	10,000.00	10,000.00	(330.00)	9,959.90	(330.00)	10,330.00	(3.30)
101-000-479.000	MECHANICAL PERMITS	10,000.00	10,000.00	0.00	9,836.70	0.00	10,000.00	0.00
101-000-480.000	PLUMBING PERMITS	6,500.00	6,500.00	0.00	4,747.60	0.00	6,500.00	0.00
101-000-481.000	ZONING DEPOSITS	500.00	500.00	0.00	0.00	0.00	500.00	0.00
101-000-528.000	OTHER FEDERAL GRANTS	0.00	0.00	52,664.00	0.00	52,664.00	(52,664.00)	100.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION	5,000.00	5,000.00	0.00	5,637.97	0.00	5,000.00	0.00
101-000-574.000	CVTRS	10,095.00	10,095.00	1,980.00	9,900.00	0.00	8,115.00	19.61
101-000-576.000	STATE REVENUE SALES TAX	105,000.00	105,000.00	47,447.00	162,560.00	23,799.00	57,553.00	45.19
101-000-577.000	STATE REVENUE LIQUOR LICENSE	10,000.00	10,000.00	10,003.95	10,847.10	0.00	(3.95)	100.04
101-000-606.000	COURT CHARGES	1,000.00	1,000.00	160.95	521.83	58.33	839.05	16.10
101-000-615.000	SPECIAL USE FEE	1,600.00	1,600.00	5.00	991.50	3.00	1,595.00	0.31
101-000-617.000	FRANCHISE FEE	56,000.00	56,000.00	13,998.36	47,803.83	0.00	42,001.64	25.00
101-000-618.000	ADMINISTRATION FEE	95,000.00	95,000.00	29,346.13	101,278.18	14,647.77	65,653.87	30.89
101-000-619.000	VARIANCE FEE	2,500.00	2,500.00	350.00	3,100.00	0.00	2,150.00	14.00
101-000-627.000	SHORT TERM RENTAL FEES	30,000.00	30,000.00	10,125.00	48,550.00	5,025.00	19,875.00	33.75
101-000-628.000	SERVICE CHARGE	1,500.00	1,500.00	0.00	180.00	0.00	1,500.00	0.00
101-000-629.000	WASTE	272,834.00	272,834.00	63,101.76	267,982.78	18,367.54	209,732.24	23.13
101-000-629.100	PENALTY WASTE	3,000.00	3,000.00	701.76	3,176.82	285.66	2,298.24	23.39
101-000-654.100	OVERNIGHT PARKING PERMITS	20.00	20.00	0.00	7.00	0.00	20.00	0.00
101-000-656.000	TOWING SERVICE	1,500.00	1,500.00	0.00	1,950.00	0.00	1,500.00	0.00
101-000-657.000	PARKING FINES	500.00	500.00	0.00	224.00	0.00	500.00	0.00
101-000-665.000	INTEREST EARNED	6,000.00	6,000.00	399.23	12,127.62	1.02	5,600.77	6.65
101-000-670.000	RENTAL/LEASE	1,000.00	1,000.00	0.00	400.00	0.00	1,000.00	0.00
101-000-673.000	SALE OF ASSETS	0.00	0.00	0.00	10.00	0.00	0.00	0.00
101-000-675.000	DONATIONS	500.00	500.00	0.00	50.00	0.00	500.00	0.00
101-000-678.000	REIMBURSEMENTS	20,000.00	20,000.00	5,974.32	36,433.48	395.00	14,025.68	29.87
101-000-678.200	REIMBURSEMENTS-POLICE	73,341.00	73,341.00	1,794.90	63,728.47	219.50	71,546.10	2.45
Net - Dept 000		3,266,445.00	3,266,445.00	2,738,777.36	3,277,859.17	115,135.82	527,667.64	
Dept 101 - LEGISLATIVE								
101-101-703.000	SALARIES APPOINTED	11,500.00	11,500.00	0.00	11,926.25	0.00	11,500.00	0.00
101-101-714.000	MEDICARE	200.00	200.00	0.00	172.92	0.00	200.00	0.00
101-101-720.000	WORKER'S COMPENSATION INS	65.00	65.00	14.12	47.04	0.00	50.88	21.72
101-101-721.000	UNEMPLOYMENT COMPENSATION	550.00	550.00	0.00	297.18	0.00	550.00	0.00
101-101-756.000	OPERATING SUPPLIES	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00
101-101-818.000	PROFESSIONAL & CONTRACTUAL	500.00	500.00	0.00	0.00	0.00	500.00	0.00
101-101-826.000	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-101-831.000	MEMBERSHIPS & DUES	100.00	100.00	0.00	85.00	0.00	100.00	0.00
101-101-885.000	PUBLIC RELATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-101-903.000	PRINTING & PUBLISHING	250.00	250.00	224.00	548.00	0.00	26.00	89.60
101-101-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 101 - LEGISLATIVE		(14,665.00)	(14,665.00)	(238.12)	(13,076.39)	0.00	(14,426.88)	
Dept 172 - EXECUTIVE								
101-172-703.000	SALARIES APPOINTED	47,741.00	47,741.00	10,356.07	42,213.29	3,452.04	37,384.93	21.69

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
101-172-706.000	SALARIES PERMANENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-172-712.000	CASH IN LIEU OF PAYMENTS	10,200.00	10,200.00	2,125.00	13,525.00	850.00	8,075.00	20.83
101-172-714.000	MEDICARE	742.00	742.00	180.93	840.16	62.37	561.07	24.38
101-172-715.000	SOCIAL SECURITY TAX	3,175.00	3,175.00	773.84	3,592.70	266.73	2,401.16	24.37
101-172-716.000	HEALTH INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-172-717.000	LIFE & DISABILITY INSURANCE	2,800.00	2,800.00	730.04	2,190.12	182.51	2,069.96	26.07
101-172-718.000	RETIREMENT	7,200.00	7,200.00	1,468.94	7,483.50	587.58	5,731.06	20.40
101-172-720.000	WORKER'S COMPENSATION INS	750.00	750.00	172.69	602.67	0.00	577.31	23.03
101-172-721.000	UNEMPLOYMENT COMPENSATION	800.00	800.00	0.00	189.00	0.00	800.00	0.00
101-172-728.000	OFFICE SUPPLIES	200.00	200.00	0.00	184.24	0.00	200.00	0.00
101-172-756.000	OPERATING SUPPLIES	300.00	300.00	0.00	47.05	0.00	300.00	0.00
101-172-801.000	EDUCATION & TRAINING	1,500.00	1,500.00	0.00	539.18	0.00	1,500.00	0.00
101-172-818.000	PROFESSIONAL & CONTRACTUAL	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00
101-172-831.000	MEMBERSHIPS & DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-172-853.000	TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-172-873.000	TRAVEL/MILEAGE REIMB	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-172-903.000	PRINTING & PUBLISHING	100.00	100.00	0.00	0.00	0.00	100.00	0.00
101-172-934.000	OTHER REPAIRS & MAINT	200.00	200.00	0.00	0.00	0.00	200.00	0.00
101-172-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 172 - EXECUTIVE		(77,708.00)	(77,708.00)	(15,807.51)	(71,406.91)	(5,401.23)	(61,900.49)	
Dept 215 - CLERK								
101-215-703.000	SALARIES APPOINTED	63,280.00	63,280.00	10,332.71	49,224.76	3,482.70	52,947.29	16.33
101-215-706.000	SALARIES PERMANENT	35,000.00	35,000.00	11,099.24	31,411.61	3,703.19	23,900.76	31.71
101-215-706.100	SALARIES-OVERTIME	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00
101-215-714.000	MEDICARE	1,344.00	1,344.00	297.95	1,138.15	99.07	1,046.05	22.17
101-215-715.000	SOCIAL SECURITY TAX	6,040.00	6,040.00	1,274.00	4,866.68	423.61	4,766.00	21.09
101-215-716.000	HEALTH INSURANCE	31,186.00	31,186.00	5,300.57	19,263.20	1,413.52	25,885.43	17.00
101-215-717.000	LIFE & DISABILITY INSURANCE	1,874.00	1,874.00	491.92	1,560.78	122.98	1,382.08	26.25
101-215-718.000	RETIREMENT	5,222.00	5,222.00	1,283.64	6,029.08	525.66	3,938.36	24.58
101-215-720.000	WORKER'S COMPENSATION INS	550.00	550.00	99.54	390.30	0.00	450.46	18.10
101-215-721.000	UNEMPLOYMENT COMPENSATION	1,200.00	1,200.00	0.00	545.19	0.00	1,200.00	0.00
101-215-728.000	OFFICE SUPPLIES	350.00	350.00	0.00	431.48	0.00	350.00	0.00
101-215-751.000	GASOLINE	100.00	100.00	0.00	277.76	0.00	100.00	0.00
101-215-756.000	OPERATING SUPPLIES	200.00	200.00	0.00	128.60	0.00	200.00	0.00
101-215-801.000	EDUCATION & TRAINING	250.00	250.00	0.00	1,300.00	0.00	250.00	0.00
101-215-818.000	PROFESSIONAL & CONTRACTUAL	500.00	500.00	956.60	673.93	956.60	(456.60)	191.32
101-215-831.000	MEMBERSHIPS & DUES	300.00	300.00	0.00	262.86	0.00	300.00	0.00
101-215-903.000	PRINTING & PUBLISHING	600.00	600.00	0.00	146.00	0.00	600.00	0.00
101-215-934.000	OTHER REPAIRS & MAINT	300.00	300.00	0.00	0.00	0.00	300.00	0.00
101-215-942.000	EQUIPMENT	0.00	0.00	0.00	1,320.53	0.00	0.00	0.00
101-215-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 215 - CLERK		(153,296.00)	(153,296.00)	(31,136.17)	(118,970.91)	(10,727.33)	(122,159.83)	
Dept 247 - BOARD OF REVIEW								
101-247-818.000	PROFESSIONAL & CONTRACTUAL	2,000.00	2,000.00	0.00	360.00	0.00	2,000.00	0.00
101-247-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 247 - BOARD OF REVIEW		(2,000.00)	(2,000.00)	0.00	(360.00)	0.00	(2,000.00)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
Dept 253 - TREASURER								
101-253-703.000	SALARIES APPOINTED	46,995.00	46,995.00	11,111.56	45,292.46	3,703.87	35,883.44	23.64
101-253-706.000	SALARIES PERMANENT	29,615.00	29,615.00	8,932.60	33,797.53	2,865.51	20,682.40	30.16
101-253-706.100	SALARIES-OVERTIME	600.00	600.00	742.50	245.02	155.28	(142.50)	123.75
101-253-714.000	MEDICARE	1,226.00	1,226.00	293.52	1,153.02	94.36	932.48	23.94
101-253-715.000	SOCIAL SECURITY TAX	4,164.00	4,164.00	1,255.05	4,929.84	403.45	2,908.95	30.14
101-253-716.000	HEALTH INSURANCE	16,500.00	16,500.00	4,663.29	14,580.93	1,243.53	11,836.71	28.26
101-253-717.000	LIFE & DISABILITY INSURANCE	3,823.00	3,823.00	1,297.96	3,893.88	324.49	2,525.04	33.95
101-253-718.000	RETIREMENT	9,522.00	9,522.00	1,875.44	9,449.33	754.56	7,646.56	19.70
101-253-720.000	WORKER'S COMPENSATION INS	550.00	550.00	99.54	390.30	0.00	450.46	18.10
101-253-721.000	UNEMPLOYMENT COMPENSATION	1,200.00	1,200.00	0.00	533.49	0.00	1,200.00	0.00
101-253-728.000	OFFICE SUPPLIES	250.00	250.00	0.00	74.97	0.00	250.00	0.00
101-253-730.000	POSTAGE	2,000.00	2,000.00	0.00	115.26	0.00	2,000.00	0.00
101-253-751.000	GASOLINE	375.00	375.00	0.00	357.62	0.00	375.00	0.00
101-253-756.000	OPERATING SUPPLIES	250.00	250.00	247.20	474.55	0.00	2.80	98.88
101-253-801.000	EDUCATION & TRAINING	1,200.00	1,200.00	0.00	1,274.30	0.00	1,200.00	0.00
101-253-818.000	PROFESSIONAL & CONTRACTUAL	8,500.00	8,500.00	1,781.25	6,202.67	843.75	6,718.75	20.96
101-253-831.000	MEMBERSHIPS & DUES	300.00	300.00	75.00	364.00	75.00	225.00	25.00
101-253-853.000	TELEPHONE	0.00	0.00	100.00	0.00	0.00	(100.00)	100.00
101-253-903.000	PRINTING & PUBLISHING	600.00	600.00	1,551.39	274.00	0.00	(951.39)	258.57
101-253-934.000	OTHER REPAIRS & MAINT	150.00	150.00	0.00	470.67	0.00	150.00	0.00
101-253-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 253 - TREASURER		(127,820.00)	(127,820.00)	(34,026.30)	(123,873.84)	(10,463.80)	(93,793.70)	
Dept 257 - ASSESSOR								
101-257-707.000	SALARIES PART-TIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-714.000	MEDICARE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-715.000	SOCIAL SECURITY TAX	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-720.000	WORKER'S COMPENSATION INS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-721.000	UNEMPLOYMENT COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-728.000	OFFICE SUPPLIES	125.00	125.00	0.00	43.45	0.00	125.00	0.00
101-257-730.000	POSTAGE	2,300.00	2,300.00	0.00	2,216.35	0.00	2,300.00	0.00
101-257-756.000	OPERATING SUPPLIES	100.00	100.00	0.00	1,195.64	0.00	100.00	0.00
101-257-801.000	EDUCATION & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-818.000	PROFESSIONAL & CONTRACTUAL	24,960.00	24,960.00	4,285.00	27,587.50	2,142.50	20,675.00	17.17
101-257-831.000	MEMBERSHIPS & DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-257-854.200	SOFTWARE EXPENSE	900.00	900.00	0.00	0.00	0.00	900.00	0.00
101-257-903.000	PRINTING & PUBLISHING	100.00	100.00	0.00	516.00	0.00	100.00	0.00
101-257-934.000	OTHER REPAIRS & MAINT	100.00	100.00	0.00	166.00	0.00	100.00	0.00
101-257-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 257 - ASSESSOR		(28,585.00)	(28,585.00)	(4,285.00)	(31,724.94)	(2,142.50)	(24,300.00)	
Dept 262 - ELECTIONS								
101-262-703.000	SALARIES APPOINTED	2,000.00	2,000.00	0.00	2,000.05	0.00	2,000.00	0.00
101-262-714.000	MEDICARE	30.00	30.00	0.00	29.00	0.00	30.00	0.00
101-262-715.000	SOCIAL SECURITY TAX	110.00	110.00	0.00	124.01	0.00	110.00	0.00
101-262-730.000	POSTAGE	500.00	500.00	0.00	200.00	0.00	500.00	0.00
101-262-751.000	GASOLINE	250.00	250.00	0.00	153.52	0.00	250.00	0.00
101-262-756.000	OPERATING SUPPLIES	1,500.00	1,500.00	580.17	2,454.80	432.83	919.83	38.68
101-262-801.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	0.00	200.00	0.00



REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
Net - Dept 298 - GENERAL GOVERNMENT		(286,170.00)	(286,170.00)	(60,677.92)	(286,909.29)	(19,948.72)	(225,492.08)	
Dept 305 - POLICE								
101-305-705.000	SALARIES SUPERVISION	82,792.00	82,792.00	20,105.69	57,242.35	7,368.56	62,686.31	24.28
101-305-706.000	SALARIES PERMANENT	386,250.00	386,250.00	92,060.84	382,456.49	34,795.38	294,189.16	23.83
101-305-706.100	SALARIES-OVERTIME	60,000.00	60,000.00	8,176.24	54,635.52	4,170.47	51,823.76	13.63
101-305-707.000	SALARIES PART-TIME	58,000.00	58,000.00	24,935.12	57,742.56	8,469.76	33,064.88	42.99
101-305-714.000	MEDICARE	7,688.00	7,688.00	2,023.50	7,973.19	761.43	5,664.50	26.32
101-305-715.000	SOCIAL SECURITY TAX	32,875.00	32,875.00	8,652.21	34,092.40	3,255.85	24,222.79	26.32
101-305-716.000	HEALTH INSURANCE	142,000.00	142,000.00	32,483.05	103,947.48	9,160.42	109,516.95	22.88
101-305-717.000	LIFE & DISABILITY INSURANCE	14,218.00	14,218.00	4,485.72	11,761.56	1,121.43	9,732.28	31.55
101-305-718.000	RETIREMENT	37,384.00	37,384.00	6,345.01	32,398.72	2,540.97	31,038.99	16.97
101-305-720.000	WORKER'S COMPENSATION INS	14,000.00	14,000.00	3,403.79	11,127.75	0.00	10,596.21	24.31
101-305-721.000	UNEMPLOYMENT COMPENSATION	5,558.00	5,558.00	0.00	3,025.28	0.00	5,558.00	0.00
101-305-722.000	MEDICAL EXPENSE	1,600.00	1,600.00	3,614.12	1,263.61	3,413.66	(2,014.12)	225.88
101-305-728.000	OFFICE SUPPLIES	1,600.00	1,600.00	76.28	537.62	76.28	1,523.72	4.77
101-305-730.000	POSTAGE	150.00	150.00	0.00	72.95	0.00	150.00	0.00
101-305-751.000	GASOLINE	17,000.00	17,000.00	1,541.99	9,130.90	611.95	15,458.01	9.07
101-305-756.000	OPERATING SUPPLIES	2,100.00	2,100.00	1,103.48	1,894.55	442.95	996.52	52.55
101-305-767.000	EQUIPMENT/SMALL TOOLS	4,000.00	4,000.00	1,736.48	2,166.89	0.00	2,263.52	43.41
101-305-768.000	UNIFORMS	12,000.00	12,000.00	592.27	13,870.07	314.77	11,407.73	4.94
101-305-768.100	AMMO	4,500.00	4,500.00	0.00	2,641.02	0.00	4,500.00	0.00
101-305-768.200	UNIFORM ALLOW-RESERVE/CERT	1,600.00	1,600.00	0.00	424.59	0.00	1,600.00	0.00
101-305-769.000	K-9	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-305-801.000	EDUCATION & TRAINING	5,355.00	5,355.00	552.70	4,032.30	0.00	4,802.30	10.32
101-305-818.000	PROFESSIONAL & CONTRACTUAL	5,200.00	5,200.00	329.50	3,508.65	243.00	4,870.50	6.34
101-305-831.000	MEMBERSHIPS & DUES	600.00	600.00	60.00	619.64	0.00	540.00	10.00
101-305-851.000	RADIO/VIDEO MAINTENANCE	5,200.00	5,200.00	221.71	4,471.30	78.61	4,978.29	4.26
101-305-853.000	TELEPHONE	6,200.00	6,200.00	1,157.31	5,468.42	407.47	5,042.69	18.67
101-305-903.000	PRINTING & PUBLISHING	1,000.00	1,000.00	32.55	735.73	0.00	967.45	3.26
101-305-913.000	INSURANCE	11,000.00	11,000.00	1,762.72	7,189.43	0.00	9,237.28	16.02
101-305-916.000	LIABILITY INSURANCE	58,000.00	58,000.00	11,660.38	46,137.21	0.00	46,339.62	20.10
101-305-920.000	UTILITIES	10,000.00	10,000.00	1,832.77	9,848.64	611.79	8,167.23	18.33
101-305-931.000	BUILDING REPAIR & MAINTENANCE	9,000.00	9,000.00	2,715.76	12,709.08	96.05	6,284.24	30.18
101-305-933.000	EQUIPMENT & MAINTENANCE	2,500.00	2,500.00	0.00	7,945.61	0.00	2,500.00	0.00
101-305-933.100	EQUIPMENT MAINT--PARKING ENFOR	2,050.00	2,050.00	1,171.91	0.00	0.00	878.09	57.17
101-305-934.000	OTHER REPAIRS & MAINT	4,000.00	4,000.00	109.55	2,137.30	0.00	3,890.45	2.74
101-305-939.000	VEHICLE REPAIR & MAINTENANCE	11,000.00	11,000.00	1,322.66	15,537.44	0.00	9,677.34	12.02
101-305-943.000	EQUIPMENT RENTAL	300.00	300.00	200.11	1,230.32	75.52	99.89	66.70
101-305-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-305-979.000	EQUIPMENT	27,000.00	27,000.00	5,946.58	25,931.71	0.00	21,053.42	22.02
Net - Dept 305 - POLICE		(1,043,720.00)	(1,043,720.00)	(240,412.00)	(935,908.28)	(78,016.32)	(803,308.00)	
Dept 336 - FIRE								
101-336-705.000	SALARIES SUPERVISION	21,211.00	21,211.00	5,894.92	20,534.74	2,631.64	15,316.08	27.79
101-336-708.000	VOLUNTEER SALARIES	15,000.00	15,000.00	3,500.00	7,358.00	3,500.00	11,500.00	23.33
101-336-714.000	MEDICARE	574.00	574.00	136.22	416.45	88.90	437.78	23.73
101-336-715.000	SOCIAL SECURITY TAX	1,400.00	1,400.00	365.48	1,324.48	163.16	1,034.52	26.11
101-336-717.000	LIFE & DISABILITY INSURANCE	1,500.00	1,500.00	0.00	1,000.00	0.00	1,500.00	0.00
101-336-720.000	WORKER'S COMPENSATION INS	2,000.00	2,000.00	506.38	1,654.17	0.00	1,493.62	25.32
101-336-721.000	UNEMPLOYMENT COMPENSATION	1,671.00	1,671.00	0.00	181.69	0.00	1,671.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
101-336-728.000	OFFICE SUPPLIES	800.00	800.00	0.00	32.99	0.00	800.00	0.00
101-336-730.000	POSTAGE	100.00	100.00	0.00	0.00	0.00	100.00	0.00
101-336-751.000	GASOLINE	2,000.00	2,000.00	151.31	345.15	33.98	1,848.69	7.57
101-336-756.000	OPERATING SUPPLIES	1,700.00	1,700.00	0.00	96.06	0.00	1,700.00	0.00
101-336-767.000	EQUIPMENT/SMALL TOOLS	4,000.00	4,000.00	20.75	0.00	20.75	3,979.25	0.52
101-336-768.000	UNIFORMS	1,200.00	1,200.00	0.00	396.42	0.00	1,200.00	0.00
101-336-801.000	EDUCATION & TRAINING	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00
101-336-818.000	PROFESSIONAL & CONTRACTUAL	1,000.00	1,000.00	6,120.00	670.00	2,120.00	(5,120.00)	612.00
101-336-831.000	MEMBERSHIPS & DUES	200.00	200.00	0.00	125.00	0.00	200.00	0.00
101-336-851.000	RADIO/VIDEO MAINTENANCE	5,000.00	5,000.00	0.00	101.50	0.00	5,000.00	0.00
101-336-853.000	TELEPHONE	2,700.00	2,700.00	200.00	600.00	50.00	2,500.00	7.41
101-336-903.000	PRINTING & PUBLISHING	300.00	300.00	0.00	0.00	0.00	300.00	0.00
101-336-913.000	INSURANCE	20,000.00	20,000.00	3,954.25	17,776.00	0.00	16,045.75	19.77
101-336-920.000	UTILITIES	7,000.00	7,000.00	1,311.33	8,252.81	299.24	5,688.67	18.73
101-336-931.000	BUILDING REPAIR & MAINTENANCE	7,000.00	7,000.00	950.00	8,258.40	950.00	6,050.00	13.57
101-336-932.000	GROUND REPAIR & MAINT	2,000.00	2,000.00	0.00	1,047.26	0.00	2,000.00	0.00
101-336-933.000	EQUIPMENT & MAINTENANCE	12,000.00	12,000.00	1,011.40	3,103.13	408.28	10,988.60	8.43
101-336-934.000	OTHER REPAIRS & MAINT	400.00	400.00	0.00	0.00	0.00	400.00	0.00
101-336-939.000	VEHICLE REPAIR & MAINTENANCE	10,000.00	10,000.00	99.55	1,435.73	0.00	9,900.45	1.00
101-336-962.000	MISCELLANEOUS	0.00	0.00	0.00	4.89	0.00	0.00	0.00
101-336-979.000	EQUIPMENT	18,000.00	18,000.00	1,292.62	2,964.57	0.00	16,707.38	7.18
101-336-979.100	GEAR	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00
Net - Dept 336 - FIRE		(147,756.00)	(147,756.00)	(25,514.21)	(77,679.44)	(10,265.95)	(122,241.79)	
Dept 371 - INSPECTION SERVICES								
101-371-728.000	OFFICE SUPPLIES	200.00	200.00	0.00	50.79	0.00	200.00	0.00
101-371-756.000	OPERATING SUPPLIES	700.00	700.00	0.00	2,173.78	0.00	700.00	0.00
101-371-801.000	EDUCATION & TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-371-818.000	PROFESSIONAL & CONTRACTUAL	1,000.00	1,000.00	0.00	655.00	0.00	1,000.00	0.00
101-371-819.000	INSPECTION FEE	65,000.00	65,000.00	(4,806.75)	46,611.24	(1,162.50)	69,806.75	(7.40)
101-371-819.100	MECHANICAL INSPEC FEE	17,000.00	17,000.00	(1,552.80)	7,240.39	(424.30)	18,552.80	(9.13)
101-371-819.200	ELECTRICAL INSPECTION FEE	16,000.00	16,000.00	(2,952.10)	9,664.10	(515.65)	18,952.10	(18.45)
101-371-819.300	PLUMBING INSPECTOR	6,500.00	6,500.00	(1,651.50)	4,088.50	(553.10)	8,151.50	(25.41)
101-371-819.400	RENTAL INSPECTIONS	35,000.00	35,000.00	4,657.50	37,545.00	270.00	30,342.50	13.31
101-371-903.000	PRINTING & PUBLISHING	0.00	0.00	0.00	118.00	0.00	0.00	0.00
101-371-934.000	OTHER REPAIRS & MAINT	0.00	0.00	0.00	252.50	0.00	0.00	0.00
101-371-979.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 371 - INSPECTION SERVICES		(141,400.00)	(141,400.00)	6,305.65	(108,399.30)	2,385.55	(147,705.65)	
Dept 442 - STREET OPERATING								
101-442-705.000	SALARIES SUPERVISION	35,000.00	35,000.00	6,997.37	32,859.76	2,158.00	28,002.63	19.99
101-442-706.000	SALARIES PERMANENT	59,272.00	59,272.00	8,469.42	32,344.05	2,681.27	50,802.58	14.29
101-442-706.100	SALARIES-OVERTIME	15,000.00	15,000.00	1,527.64	6,700.32	307.24	13,472.36	10.18
101-442-707.000	SALARIES PART-TIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-442-714.000	MEDICARE	1,401.00	1,401.00	237.56	1,028.62	72.85	1,163.44	16.96
101-442-715.000	SOCIAL SECURITY TAX	6,920.00	6,920.00	1,016.04	4,398.33	311.57	5,903.96	14.68
101-442-716.000	HEALTH INSURANCE	70,354.00	70,354.00	12,066.88	53,774.10	3,785.04	58,287.12	17.15
101-442-717.000	LIFE & DISABILITY INSURANCE	7,587.00	7,587.00	1,936.44	4,564.94	484.11	5,650.56	25.52
101-442-718.000	RETIREMENT	17,917.00	17,917.00	2,630.01	11,286.25	1,092.86	15,286.99	14.68
101-442-720.000	WORKER'S COMPENSATION INS	15,000.00	15,000.00	3,769.71	12,449.64	0.00	11,230.29	25.13
101-442-721.000	UNEMPLOYMENT COMPENSATION	3,000.00	3,000.00	0.00	859.03	0.00	3,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
101-442-723.000	STIPENDS	500.00	500.00	200.00	700.00	200.00	300.00	40.00
101-442-728.000	OFFICE SUPPLIES	575.00	575.00	0.00	801.33	0.00	575.00	0.00
101-442-751.000	GASOLINE	2,200.00	2,200.00	304.47	699.87	246.61	1,895.53	13.84
101-442-756.000	OPERATING SUPPLIES	7,500.00	7,500.00	453.20	7,109.40	286.11	7,046.80	6.04
101-442-767.000	EQUIPMENT/SMALL TOOLS	5,000.00	5,000.00	536.35	7,402.85	415.25	4,463.65	10.73
101-442-768.000	UNIFORMS	2,400.00	2,400.00	792.69	1,350.61	360.34	1,607.31	33.03
101-442-801.000	EDUCATION & TRAINING	500.00	500.00	0.00	0.00	0.00	500.00	0.00
101-442-818.000	PROFESSIONAL & CONTRACTUAL	7,000.00	7,000.00	3,884.00	14,050.77	216.00	3,116.00	55.49
101-442-818.120	TREE REMOVALS	15,000.00	15,000.00	25,000.00	8,250.00	0.00	(10,000.00)	166.67
101-442-831.000	MEMBERSHIPS & DUES	600.00	600.00	0.00	580.49	0.00	600.00	0.00
101-442-853.000	TELEPHONE	1,200.00	1,200.00	320.03	1,000.10	90.01	879.97	26.67
101-442-903.000	PRINTING & PUBLISHING	300.00	300.00	88.00	935.84	0.00	212.00	29.33
101-442-913.000	INSURANCE	5,000.00	5,000.00	944.82	4,612.14	0.00	4,055.18	18.90
101-442-920.000	UTILITIES	16,000.00	16,000.00	4,081.36	15,228.97	1,529.31	11,918.64	25.51
101-442-931.000	BUILDING REPAIR & MAINTENANCE	20,000.00	20,000.00	1,290.70	25,069.87	82.24	18,709.30	6.45
101-442-932.000	GROUPS REPAIR & MAINT	20,000.00	20,000.00	3,000.61	14,336.03	54.71	16,999.39	15.00
101-442-933.000	EQUIPMENT & MAINTENANCE	5,000.00	5,000.00	1,641.39	5,241.50	854.57	3,358.61	32.83
101-442-935.100	STORM SEWER REPAIR & MAINT	10,000.00	10,000.00	312.50	1,805.00	0.00	9,687.50	3.13
101-442-939.000	VEHICLE REPAIR & MAINTENANCE	12,000.00	12,000.00	3,820.20	14,053.88	3,799.82	8,179.80	31.84
101-442-943.000	EQUIPMENT RENTAL	3,000.00	3,000.00	495.00	20,970.73	0.00	2,505.00	16.50
101-442-962.000	MISCELLANEOUS	0.00	0.00	(187.80)	0.00	(187.80)	187.80	100.00
101-442-962.200	MISC PROJECT COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 442 - STREET OPERATING		(365,226.00)	(365,226.00)	(85,628.59)	(304,464.42)	(18,840.11)	(279,597.41)	
Dept 448 - STREET LIGHTING								
101-448-926.000	STREET LIGHTING	37,000.00	37,000.00	4,205.45	33,402.76	2,099.40	32,794.55	11.37
Net - Dept 448 - STREET LIGHTING		(37,000.00)	(37,000.00)	(4,205.45)	(33,402.76)	(2,099.40)	(32,794.55)	
Dept 523 - SOLID WASTE COLLECTION								
101-523-818.000	PROFESSIONAL & CONTRACTUAL	272,256.00	272,256.00	84,595.40	229,868.60	21,432.60	187,660.60	31.07
101-523-956.200	REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 523 - SOLID WASTE COLLECTION		(272,256.00)	(272,256.00)	(84,595.40)	(229,868.60)	(21,432.60)	(187,660.60)	
Dept 651 - AMBULANCE SERVICE								
101-651-818.000	PROFESSIONAL & CONTRACTUAL	110,817.00	110,817.00	27,039.00	106,056.00	9,013.00	83,778.00	24.40
Net - Dept 651 - AMBULANCE SERVICE		(110,817.00)	(110,817.00)	(27,039.00)	(106,056.00)	(9,013.00)	(83,778.00)	
Dept 721 - PLANNING COMMISSION								
101-721-801.000	EDUCATION & TRAINING	1,400.00	1,400.00	0.00	0.00	0.00	1,400.00	0.00
101-721-818.000	PROFESSIONAL & CONTRACTUAL	3,000.00	3,000.00	0.00	578.00	0.00	3,000.00	0.00
101-721-831.000	MEMBERSHIPS & DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-721-903.000	PRINTING & PUBLISHING	200.00	200.00	0.00	676.00	0.00	200.00	0.00
101-721-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 721 - PLANNING COMMISSION		(4,600.00)	(4,600.00)	0.00	(1,254.00)	0.00	(4,600.00)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 101 - GENERAL FUND								
Dept 722 - ZONING BOARD OF APPEALS								
101-722-818.000	PROFESSIONAL & CONTRACTUAL	700.00	700.00	0.00	324.00	0.00	700.00	0.00
101-722-831.000	MEMBERSHIPS & DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-722-903.000	PRINTING & PUBLISHING	200.00	200.00	0.00	994.00	0.00	200.00	0.00
101-722-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 722 - ZONING BOARD OF APPEALS		(900.00)	(900.00)	0.00	(1,318.00)	0.00	(900.00)	
Dept 872 - OTHER FUNCTIONS								
101-872-807.000	AUDIT	3,000.00	3,000.00	0.00	3,000.00	0.00	3,000.00	0.00
101-872-818.000	PROFESSIONAL & CONTRACTUAL	20,000.00	20,000.00	14,960.35	19,056.00	467.50	5,039.65	74.80
101-872-818.200	ENGINEERING	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00
101-872-854.000	TECH SUPPORT/MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-872-881.000	MISCELLANEOUS PROJECT COST	15,000.00	15,000.00	6,799.38	7,030.47	0.00	8,200.62	45.33
101-872-912.000	FIRE INSURANCE	5,000.00	5,000.00	1,101.99	4,296.76	0.00	3,898.01	22.04
101-872-913.000	INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-872-916.000	LIABILITY INSURANCE	9,000.00	9,000.00	1,648.01	6,752.43	0.00	7,351.99	18.31
101-872-932.500	AMTRAK PLATFORM MAINT.	800.00	800.00	0.00	0.00	0.00	800.00	0.00
101-872-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-872-963.000	BANK FEES	7,000.00	7,000.00	803.12	8,267.97	0.00	6,196.88	11.47
Net - Dept 872 - OTHER FUNCTIONS		(65,800.00)	(65,800.00)	(25,312.85)	(48,403.63)	(467.50)	(40,487.15)	
Dept 965 - TRANSFERS								
101-965-898.000	TRANSFER TO PARK	75,000.00	75,000.00	0.00	110,000.00	0.00	75,000.00	0.00
101-965-980.000	TRANSFER TO EQUIP PURCHASE	30,000.00	30,000.00	30,000.00	29,000.00	30,000.00	0.00	100.00
101-965-999.000	TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-965-999.130	TRANSFER TO DEBT SERVICE	127,543.00	127,543.00	127,543.00	128,313.00	127,543.00	0.00	100.00
Net - Dept 965 - TRANSFERS		(232,543.00)	(232,543.00)	(157,543.00)	(267,313.00)	(157,543.00)	(75,000.00)	
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		3,266,445.00	3,266,445.00	2,738,777.36	3,277,859.17	115,135.82	527,667.64	83.85
TOTAL EXPENDITURES		3,218,952.00	3,218,952.00	817,106.55	2,852,892.57	355,976.71	2,401,845.45	25.38
NET OF REVENUES & EXPENDITURES		47,493.00	47,493.00	1,921,670.81	424,966.60	(240,840.89)	(1,874,177.81)	4,046.22
Fund 105 - PNBALRSB								
Dept 000								
105-000-589.000	CONTRIBUTIONS	51,000.00	51,000.00	0.00	89,299.75	0.00	51,000.00	0.00
105-000-665.000	INTEREST EARNED	800.00	800.00	0.00	851.79	0.00	800.00	0.00
105-000-674.000	GRANTS	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00
105-000-698.740	LRSB DISBURSEMENTS	215,000.00	215,000.00	0.00	290,673.54	0.00	215,000.00	0.00
105-000-807.000	AUDIT	3,920.00	3,920.00	0.00	3,920.00	0.00	3,920.00	0.00
Net - Dept 000		262,880.00	262,880.00	0.00	391,905.08	0.00	262,880.00	

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 105 - PNBALRSB								
Dept 442 - STREET OPERATING								
105-442-976.100	N. WHITTAKER ST. REVDEVELOPMEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 442 - STREET OPERATING		0.00	0.00	0.00	0.00	0.00	0.00	
Dept 670								
105-670-818.000	PROFESSIONAL & CONTRACTUAL	20,000.00	20,000.00	56,750.00	106,305.00	0.00	(36,750.00)	283.75
105-670-818.200	ENGINEERING	20,000.00	20,000.00	0.00	56,218.16	0.00	20,000.00	0.00
105-670-881.110	CAPITAL PROJECTS	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00
105-670-881.500	BUSINESS IMP DISTRICT PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105-670-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105-670-970.000	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105-670-980.000	TRANSFER TO EQUIP PURCHASE	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	0.00	100.00
105-670-999.120	TRANSFER TO SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105-670-999.150	TRANSFER TO DEBT SERVICE (MT)	0.00	0.00	0.00	51,063.00	0.00	0.00	0.00
105-670-999.200	TRANSFER TO MAJOR/LOCAL	0.00	0.00	0.00	300,000.00	0.00	0.00	0.00
105-670-999.300	TRANSFER TO GENERAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 670		(110,000.00)	(110,000.00)	(96,750.00)	(553,586.16)	(40,000.00)	(13,250.00)	
Fund 105 - PNBALRSB:								
TOTAL REVENUES		266,800.00	266,800.00	0.00	395,825.08	0.00	266,800.00	0.00
TOTAL EXPENDITURES		113,920.00	113,920.00	96,750.00	557,506.16	40,000.00	17,170.00	84.93
NET OF REVENUES & EXPENDITURES		152,880.00	152,880.00	(96,750.00)	(161,681.08)	(40,000.00)	249,630.00	63.28
Fund 202 - MAJOR STREET FUND								
Dept 000								
202-000-546.000	MOTOR VEHICLE FUND TAX	145,000.00	145,000.00	51,796.46	208,676.70	22,672.80	93,203.54	35.72
202-000-566.000	OTHER STATE GRANTS (ACT 207)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
202-000-665.000	INTEREST EARNED	1,200.00	1,200.00	56.60	3,026.64	7.81	1,143.40	4.72
202-000-699.100	TRANSFER IN	0.00	0.00	0.00	300,000.00	0.00	0.00	0.00
Net - Dept 000		146,200.00	146,200.00	51,853.06	511,703.34	22,680.61	94,346.94	
Dept 463 - ROUTINE MAINTENANCE								
202-463-705.000	SALARIES SUPERVISION	3,750.00	3,750.00	1,358.22	756.64	431.64	2,391.78	36.22
202-463-706.000	SALARIES PERMANENT	17,000.00	17,000.00	4,614.20	16,501.38	1,564.07	12,385.80	27.14
202-463-714.000	MEDICARE	230.00	230.00	81.06	243.50	26.70	148.94	35.24
202-463-715.000	SOCIAL SECURITY TAX	1,100.00	1,100.00	346.56	1,040.96	114.22	753.44	31.51
202-463-751.000	GASOLINE	7,000.00	7,000.00	759.83	4,949.13	0.00	6,240.17	10.85
202-463-756.000	OPERATING SUPPLIES	8,500.00	8,500.00	0.00	3,741.89	0.00	8,500.00	0.00
202-463-767.000	EQUIPMENT/SMALL TOOLS	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00
202-463-818.000	PROFESSIONAL & CONTRACTUAL	45,000.00	45,000.00	0.00	8,502.46	0.00	45,000.00	0.00
202-463-933.000	EQUIPMENT & MAINTENANCE	7,000.00	7,000.00	0.00	2,457.17	0.00	7,000.00	0.00
202-463-939.000	VEHICLE REPAIR & MAINTENANCE	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00
202-463-962.100	TOOLS & EQUIP	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00



REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

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GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE	END BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 203 - LOCAL STREET FUND								
Net - Dept 000		70,200.00	70,200.00	26,263.10	127,683.42	11,479.47	43,936.90	
Dept 463 - ROUTINE MAINTENANCE								
203-463-705.000	SALARIES SUPERVISION	3,900.00	3,900.00	1,358.18	1,992.60	431.61	2,541.82	34.83
203-463-706.000	SALARIES PERMANENT	6,000.00	6,000.00	1,977.57	6,847.31	670.30	4,022.43	32.96
203-463-714.000	MEDICARE	135.00	135.00	45.80	120.39	14.95	89.20	33.93
203-463-715.000	SOCIAL SECURITY TAX	850.00	850.00	195.63	515.03	63.83	654.37	23.02
203-463-751.000	GASOLINE	1,600.00	1,600.00	151.96	989.81	0.00	1,448.04	9.50
203-463-756.000	OPERATING SUPPLIES	5,000.00	5,000.00	0.00	3,992.50	0.00	5,000.00	0.00
203-463-767.000	EQUIPMENT/SMALL TOOLS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00
203-463-818.000	PROFESSIONAL & CONTRACTUAL	5,000.00	5,000.00	0.00	47,170.00	0.00	5,000.00	0.00
203-463-933.000	EQUIPMENT & MAINTENANCE	5,000.00	5,000.00	0.00	1,655.62	0.00	5,000.00	0.00
203-463-939.000	VEHICLE REPAIR & MAINTENANCE	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00
203-463-962.100	TOOLS & EQUIP	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00
Net - Dept 463 - ROUTINE MAINTENANCE		(31,985.00)	(31,985.00)	(3,729.14)	(63,283.26)	(1,180.69)	(28,255.86)	
Dept 474 - TRAFFIC SERVICES								
203-474-705.000	SALARIES SUPERVISION	3,700.00	3,700.00	1,358.33	1,992.96	431.66	2,341.67	36.71
203-474-706.000	SALARIES PERMANENT	5,200.00	5,200.00	1,977.44	6,846.78	670.28	3,222.56	38.03
203-474-714.000	MEDICARE	200.00	200.00	45.80	120.46	14.94	154.20	22.90
203-474-715.000	SOCIAL SECURITY TAX	750.00	750.00	195.63	515.04	63.82	554.37	26.08
203-474-756.000	OPERATING SUPPLIES	2,000.00	2,000.00	0.00	1,343.07	0.00	2,000.00	0.00
203-474-767.000	EQUIPMENT/SMALL TOOLS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
203-474-784.000	OPER SUPP SNOW & ICE	15,000.00	15,000.00	0.00	19,301.12	0.00	15,000.00	0.00
203-474-818.000	PROFESSIONAL & CONTRACTUAL	0.00	0.00	0.00	4,668.24	0.00	0.00	0.00
203-474-933.000	EQUIPMENT & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 474 - TRAFFIC SERVICES		(26,850.00)	(26,850.00)	(3,577.20)	(34,787.67)	(1,180.70)	(23,272.80)	
Dept 478								
203-478-784.000	OPER SUPP SNOW & ICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 478		0.00	0.00	0.00	0.00	0.00	0.00	
Dept 482 - ADMINISTRATIVE								
203-482-703.000	SALARIES APPOINTED	0.00	0.00	0.00	0.00	0.00	0.00	0.00
203-482-705.000	SALARIES SUPERVISION	2,600.00	2,600.00	661.01	2,723.68	220.32	1,938.99	25.42
203-482-714.000	MEDICARE	50.00	50.00	9.60	41.16	3.20	40.40	19.20
203-482-715.000	SOCIAL SECURITY TAX	200.00	200.00	40.98	175.83	13.66	159.02	20.49
203-482-807.000	AUDIT	1,000.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00
203-482-962.000	MISCELLANEOUS	200.00	200.00	12.90	153.17	0.00	187.10	6.45
203-482-999.130	TRANSFER TO DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 482 - ADMINISTRATIVE		(4,050.00)	(4,050.00)	(724.49)	(4,093.84)	(237.18)	(3,325.51)	
Dept 483 - ENGINEERING								
203-483-818.000	PROFESSIONAL & CONTRACTUAL	124,321.00	124,321.00	0.00	5,125.00	0.00	124,321.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

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GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 203 - LOCAL STREET FUND								
Net - Dept 483 - ENGINEERING								
		(124,321.00)	(124,321.00)	0.00	(5,125.00)	0.00	(124,321.00)	
Fund 203 - LOCAL STREET FUND:								
TOTAL REVENUES		70,200.00	70,200.00	26,263.10	127,683.42	11,479.47	43,936.90	37.41
TOTAL EXPENDITURES		187,206.00	187,206.00	8,030.83	107,289.77	2,598.57	179,175.17	4.29
NET OF REVENUES & EXPENDITURES		(117,006.00)	(117,006.00)	18,232.27	20,393.65	8,880.90	(135,238.27)	15.58
Fund 208 - PARK FUND								
Dept 000								
208-000-566.000	GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
208-000-587.000	DONATIONS	0.00	0.00	0.00	275.00	0.00	0.00	0.00
208-000-628.000	SERVICE CHARGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
208-000-651.100	TRANSIENT MARINA FEES	45,000.00	45,000.00	23,537.58	32,285.20	2,967.76	21,462.42	52.31
208-000-652.000	BOAT LAUNCHING FEES	50,000.00	50,000.00	31,153.31	56,272.00	3,441.00	18,846.69	62.31
208-000-652.100	BOAT LAUNCH FEES-COMMERCIAL	28,000.00	28,000.00	3,972.00	22,953.00	1,170.00	24,028.00	14.19
208-000-653.000	CONCESSION	12,000.00	12,000.00	0.00	9,500.00	0.00	12,000.00	0.00
208-000-653.100	VENDING MACHINE REVENUE	0.00	0.00	0.00	13.00	0.00	0.00	0.00
208-000-653.200	ICE/MECHANDISE SALES	1,200.00	1,200.00	420.00	1,412.00	72.00	780.00	35.00
208-000-653.300	VENDOR PERCENTAGE OF SALES	6,500.00	6,500.00	46,130.42	16,495.90	25,912.12	(39,630.42)	709.70
208-000-654.000	BEACH PARKING FEES	255,000.00	255,000.00	207,822.41	282,966.68	15,980.37	47,177.59	81.50
208-000-655.100	PAVILION RENTAL	500.00	500.00	400.00	575.00	300.00	100.00	80.00
208-000-657.000	PARKING FINES	2,500.00	2,500.00	83.00	2,178.46	68.00	2,417.00	3.32
208-000-665.000	INTEREST EARNED	600.00	600.00	10.79	593.91	0.00	589.21	1.80
208-000-698.000	MISCELLANEOUS	0.00	0.00	(270.00)	0.00	(270.00)	270.00	100.00
208-000-699.000	TRANSFER FROM GENERAL	75,000.00	75,000.00	0.00	110,000.00	0.00	75,000.00	0.00
Net - Dept 000		476,300.00	476,300.00	313,259.51	535,520.15	49,641.25	163,040.49	
Dept 691 - PARK								
208-691-705.000	SALARIES SUPERVISION	80,001.00	80,001.00	16,136.15	50,793.06	5,439.15	63,864.85	20.17
208-691-706.000	SALARIES PERMANENT	56,436.00	56,436.00	11,738.34	15,958.38	3,864.77	44,697.66	20.80
208-691-706.100	SALARIES-OVERTIME	1,000.00	1,000.00	515.50	162.72	69.83	484.50	51.55
208-691-706.160	SALARIES-BOAT LAUNCH	34,000.00	34,000.00	11,572.58	25,149.21	3,693.33	22,427.42	34.04
208-691-706.200	SALARIES- MARINA	23,000.00	23,000.00	8,352.50	13,764.33	2,239.50	14,647.50	36.32
208-691-706.300	SALARIES-BEACH	50,000.00	50,000.00	27,280.63	64,386.78	5,283.00	22,719.37	54.56
208-691-707.000	SALARIES PART-TIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
208-691-707.100	PT - LIFEGUARDS	41,500.00	41,500.00	30,146.08	48,647.96	5,092.75	11,353.92	72.64
208-691-714.000	MEDICARE	4,252.00	4,252.00	1,526.06	3,404.59	369.51	2,725.94	35.89
208-691-715.000	SOCIAL SECURITY TAX	15,938.00	15,938.00	6,524.99	14,557.45	1,579.93	9,413.01	40.94
208-691-716.000	HEALTH INSURANCE	12,000.00	12,000.00	2,533.85	7,432.88	675.71	9,466.15	21.12
208-691-717.000	LIFE & DISABILITY INSURANCE	3,164.00	3,164.00	840.11	1,669.56	233.75	2,323.89	26.55
208-691-718.000	RETIREMENT	7,679.00	7,679.00	1,197.85	3,647.54	528.50	6,481.15	15.60
208-691-720.000	WORKER'S COMPENSATION INS	5,000.00	5,000.00	1,300.66	4,228.26	0.00	3,699.34	26.01
208-691-721.000	UNEMPLOYMENT COMPENSATION	8,000.00	8,000.00	0.00	4,283.97	0.00	8,000.00	0.00
208-691-722.000	DRUG TESTING/MEDICAL EXPENSE	2,000.00	2,000.00	0.00	490.00	0.00	2,000.00	0.00
208-691-723.000	STIPENDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
208-691-728.000	OFFICE SUPPLIES	800.00	800.00	344.18	1,481.85	121.50	455.82	43.02
208-691-751.000	GASOLINE	6,000.00	6,000.00	610.81	2,282.88	178.18	5,389.19	10.18



REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE	END BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 209 - PARK IMPROVEMENT FUND								
Net - Dept 000		112,225.00	112,225.00	111,928.56	109,525.07	0.00	296.44	
Dept 691 - PARK								
209-691-999.500	TRANSFER TO DREDGE FUND	36,288.00	36,288.00	0.00	35,800.00	0.00	36,288.00	0.00
Net - Dept 691 - PARK		(36,288.00)	(36,288.00)	0.00	(35,800.00)	0.00	(36,288.00)	
Dept 751								
209-751-818.200	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
209-751-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
209-751-974.000	CAPITAL IMPROVEMENTS	110,000.00	110,000.00	0.00	15,350.00	0.00	110,000.00	0.00
Net - Dept 751		(110,000.00)	(110,000.00)	0.00	(15,350.00)	0.00	(110,000.00)	
Fund 209 - PARK IMPROVEMENT FUND:								
TOTAL REVENUES		112,225.00	112,225.00	111,928.56	109,525.07	0.00	296.44	99.74
TOTAL EXPENDITURES		146,288.00	146,288.00	0.00	51,150.00	0.00	146,288.00	0.00
NET OF REVENUES & EXPENDITURES		(34,063.00)	(34,063.00)	111,928.56	58,375.07	0.00	(145,991.56)	328.59
Fund 225 - DREDGE FUND								
Dept 000								
225-000-566.000	GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
225-000-589.000	CONTRIBUTIONS	36,288.00	36,288.00	0.00	9,182.00	0.00	36,288.00	0.00
225-000-665.000	INTEREST EARNED	600.00	600.00	50.74	1,210.02	16.53	549.26	8.46
225-000-699.100	TRANSFER IN	36,288.00	36,288.00	0.00	35,800.00	0.00	36,288.00	0.00
Net - Dept 000		73,176.00	73,176.00	50.74	46,192.02	16.53	73,125.26	
Dept 806 - HARBOR DREDGING								
225-806-818.000	PROFESSIONAL & CONTRACTUAL	200,000.00	200,000.00	0.00	3,410.00	0.00	200,000.00	0.00
Net - Dept 806 - HARBOR DREDGING		(200,000.00)	(200,000.00)	0.00	(3,410.00)	0.00	(200,000.00)	
Fund 225 - DREDGE FUND:								
TOTAL REVENUES		73,176.00	73,176.00	50.74	46,192.02	16.53	73,125.26	0.07
TOTAL EXPENDITURES		200,000.00	200,000.00	0.00	3,410.00	0.00	200,000.00	0.00
NET OF REVENUES & EXPENDITURES		(126,824.00)	(126,824.00)	50.74	42,782.02	16.53	(126,874.74)	0.04
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Dept 000								
248-000-404.000	PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-405.000	PROPERTY TAXES - COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-445.000	PENALTY & INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-665.000	INTEREST EARNED	5.00	5.00	0.03	0.90	0.01	4.97	0.60
248-000-675.000	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-678.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-699.100	TRANSFER IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-818.000	PROFESSIONAL & CONTRACTUAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-818.200	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
248-000-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 000		5.00	5.00	0.03	0.90	0.01	4.97	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		5.00	5.00	0.03	0.90	0.01	4.97	0.60
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		5.00	5.00	0.03	0.90	0.01	4.97	0.60
Fund 265 - DRUG LAW ENFORCEMENT FUND								
Dept 000								
265-000-655.000	FORFEITURE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
265-000-665.000	INTEREST EARNED	0.00	0.00	0.01	0.10	0.00	(0.01)	100.00
265-000-678.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
265-000-699.000	TRANSFER IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
265-000-767.000	EQUIPMENT/SMALL TOOLS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
265-000-962.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
265-000-979.000	EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 000		0.00	0.00	0.01	0.10	0.00	(0.01)	
Fund 265 - DRUG LAW ENFORCEMENT FUND:								
TOTAL REVENUES		0.00	0.00	0.01	0.10	0.00	(0.01)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.01	0.10	0.00	(0.01)	100.00
Fund 266 - CRIMINAL JUSTICE TRAINING (ACT 302)								
Dept 000								
266-000-580.000	STATE REVENUE JUSTICE TRAINING	1,300.00	1,300.00	0.00	1,290.24	0.00	1,300.00	0.00
266-000-665.000	INTEREST EARNED	0.00	0.00	0.02	1.51	0.00	(0.02)	100.00
266-000-699.000	TRANSFER FROM GENERAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
266-000-961.000	CRIMINAL JUSTICE TRAINING	0.00	0.00	0.00	451.58	0.00	0.00	0.00



REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 402 - EQUIPMENT PURCHASE FUND								
Net - Dept 000		95,100.00	95,100.00	70,004.95	110,536.23	70,000.00	25,095.05	
Dept 872 - OTHER FUNCTIONS								
402-872-942.000	EQUIPMENT	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00
Net - Dept 872 - OTHER FUNCTIONS		(5,000.00)	(5,000.00)	0.00	0.00	0.00	(5,000.00)	
Dept 902 - CAPITAL								
402-902-974.000	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-902-981.000	POLICE VEHICLES&EQUIPMENT	19,097.00	19,097.00	11,971.83	32,437.40	11,971.83	7,125.17	62.69
402-902-981.100	FIRE VEHICLES & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-902-981.200	STREET VEHICLES & EQUIPMENT	37,278.00	37,278.00	16,998.80	35,308.34	714.95	20,279.20	45.60
402-902-981.300	PARK VEHICLES & EQUIPMENT	5,720.00	5,720.00	1,906.52	4,885.46	476.63	3,813.48	33.33
402-902-981.400	WATER VEHICLES & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-902-981.500	CITY HALL OFFICE EQUIPMENT	5,000.00	5,000.00	0.00	1,035.18	0.00	5,000.00	0.00
402-902-998.000	FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402-902-999.910	UNDESIGNATED	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 902 - CAPITAL		(67,095.00)	(67,095.00)	(30,877.15)	(73,666.38)	(13,163.41)	(36,217.85)	
Fund 402 - EQUIPMENT PURCHASE FUND:								
TOTAL REVENUES		95,100.00	95,100.00	70,004.95	110,536.23	70,000.00	25,095.05	73.61
TOTAL EXPENDITURES		72,095.00	72,095.00	30,877.15	73,666.38	13,163.41	41,217.85	42.83
NET OF REVENUES & EXPENDITURES		23,005.00	23,005.00	39,127.80	36,869.85	56,836.59	(16,122.80)	170.08
Fund 403 - CAPITAL IMPROV CONSTRUCTION								
Dept 000								
403-000-665.000	INTEREST EARNED	0.00	0.00	16.16	2,051.81	4.37	(16.16)	100.00
403-000-678.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403-000-695.100	TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403-000-698.400	BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 000		0.00	0.00	16.16	2,051.81	4.37	(16.16)	
Dept 903								
403-903-976.000	N. WHITTAKER REDEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403-903-976.100	STROMER & SHORE PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403-903-976.200	STREET PAVING PROGRAM	0.00	0.00	0.00	606,000.72	0.00	0.00	0.00
403-903-976.300	CLAY STREET RECONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403-903-998.000	FEES	0.00	0.00	0.00	950.00	0.00	0.00	0.00
Net - Dept 903		0.00	0.00	0.00	(606,950.72)	0.00	0.00	

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 403 - CAPITAL IMPROV CONSTRUCTION								
Fund 403 - CAPITAL IMPROV CONSTRUCTION:								
TOTAL REVENUES		0.00	0.00	16.16	2,051.81	4.37	(16.16)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	606,950.72	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	16.16	(604,898.91)	4.37	(16.16)	100.00
Fund 590 - SEWER FUND								
Dept 000								
590-000-566.000	GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-000-641.000	TAP IN FEES	6,000.00	6,000.00	3,993.82	5,462.43	0.00	2,006.18	66.56
590-000-641.100	TAP BUY INS	25,000.00	25,000.00	14,900.77	28,788.00	0.00	10,099.23	59.60
590-000-641.300	INSPECTION FEES	500.00	500.00	158.00	316.00	0.00	342.00	31.60
590-000-641.400	CONNECTION FEE	1,500.00	1,500.00	700.00	1,400.00	0.00	800.00	46.67
590-000-650.000	USAGE	468,750.00	468,750.00	147,600.97	412,733.23	49,389.94	321,149.03	31.49
590-000-650.100	READY TO SERVE	562,500.00	562,500.00	131,974.00	562,893.47	38,009.24	430,526.00	23.46
590-000-662.000	PENALTIES	9,000.00	9,000.00	2,429.81	10,285.25	1,030.74	6,570.19	27.00
590-000-665.000	INTEREST EARNED	2,000.00	2,000.00	59.60	3,879.95	0.00	1,940.40	2.98
590-000-670.000	INCOME FROM JOINT VENTURE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-000-695.100	TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-000-698.000	MISCELLANEOUS	0.00	0.00	740.58	1,234.30	0.00	(740.58)	100.00
590-000-699.000	TRANSFER IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 000		1,075,250.00	1,075,250.00	302,557.55	1,026,992.63	88,429.92	772,692.45	
Dept 537 - SEWER								
590-537-705.000	SALARIES SUPERVISION	27,500.00	27,500.00	5,149.01	16,560.50	1,695.21	22,350.99	18.72
590-537-706.000	SALARIES PERMANENT	34,893.00	34,893.00	8,380.36	32,499.62	2,822.77	26,512.64	24.02
590-537-706.100	SALARIES-OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-537-714.000	MEDICARE	800.00	800.00	188.82	703.26	62.57	611.18	23.60
590-537-715.000	SOCIAL SECURITY TAX	3,300.00	3,300.00	807.22	3,006.84	267.45	2,492.78	24.46
590-537-730.000	POSTAGE	1,800.00	1,800.00	0.00	1,800.00	0.00	1,800.00	0.00
590-537-751.000	GASOLINE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-537-756.000	OPERATING SUPPLIES	300.00	300.00	0.00	152.09	0.00	300.00	0.00
590-537-807.000	AUDIT	1,000.00	1,000.00	0.00	2,000.00	0.00	1,000.00	0.00
590-537-818.000	PROFESSIONAL & CONTRACTUAL	3,000.00	3,000.00	395.00	321.48	0.00	2,605.00	13.17
590-537-818.200	ENGINEERING	40,000.00	40,000.00	750.00	49,847.44	750.00	39,250.00	1.88
590-537-836.000	GALIEN RIVER SANITARY DISTRICT	825,000.00	825,000.00	0.00	1,095,577.20	0.00	825,000.00	0.00
590-537-836.100	GRSD MAINTENANCE	40,000.00	40,000.00	20,651.69	19,008.75	18,687.21	19,348.31	51.63
590-537-836.300	GRSD - CAPITAL IMPROVEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-537-836.500	GRSD-CONNECTION FEES	3,500.00	3,500.00	350.00	1,400.00	350.00	3,150.00	10.00
590-537-916.000	LIABILITY INSURANCE	3,000.00	3,000.00	643.11	2,590.27	0.00	2,356.89	21.44
590-537-920.000	UTILITIES	6,500.00	6,500.00	1,721.04	12,292.58	838.38	4,778.96	26.48
590-537-933.000	EQUIPMENT & MAINTENANCE	4,000.00	4,000.00	0.00	13.71	0.00	4,000.00	0.00
590-537-935.000	SEWER REPAIR & MAINTENANCE	17,000.00	17,000.00	0.00	13,047.10	0.00	17,000.00	0.00
590-537-935.200	N. WHITTKER REDEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-537-937.000	SEWER CONNECTIONS/MAINTENANCE	1,000.00	1,000.00	0.00	11,400.00	0.00	1,000.00	0.00
590-537-943.000	EQUIPMENT RENTAL	400.00	400.00	0.00	0.00	0.00	400.00	0.00
590-537-956.200	REFUNDS	250.00	250.00	0.00	0.00	0.00	250.00	0.00
590-537-962.000	MISCELLANEOUS	250.00	250.00	35.61	421.56	0.00	214.39	14.24
590-537-991.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590-537-995.000	INTERFUND TRANSFERS	24,690.00	24,690.00	0.00	26,473.09	0.00	24,690.00	0.00
590-537-995.100	TRANSFER TO DEBT SERVICE 2017	126,932.00	126,932.00	0.00	127,699.00	0.00	126,932.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 590 - SEWER FUND								
590-537-998.000	FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 537 - SEWER		(1,165,115.00)	(1,165,115.00)	(39,071.86)	(1,416,814.49)	(25,473.59)	(1,126,043.14)	
Fund 590 - SEWER FUND:								
TOTAL REVENUES		1,075,250.00	1,075,250.00	302,557.55	1,026,992.63	88,429.92	772,692.45	28.14
TOTAL EXPENDITURES		1,165,115.00	1,165,115.00	39,071.86	1,416,814.49	25,473.59	1,126,043.14	3.35
NET OF REVENUES & EXPENDITURES		(89,865.00)	(89,865.00)	263,485.69	(389,821.86)	62,956.33	(353,350.69)	293.20
Fund 591 - WATER FUND								
Dept 000								
591-000-626.000	SERVICES RENDERED	500.00	500.00	0.00	125.00	0.00	500.00	0.00
591-000-641.000	TAP IN FEES	23,000.00	23,000.00	7,643.05	13,422.07	2,480.05	15,356.95	33.23
591-000-641.100	TAP BUY INS	10,000.00	10,000.00	6,022.23	7,966.00	991.00	3,977.77	60.22
591-000-641.200	WATER TAP SUPPLY REIM	0.00	0.00	0.00	6,122.55	0.00	0.00	0.00
591-000-648.000	USAGE - CASINO	340,000.00	340,000.00	93,316.36	352,365.65	31,168.20	246,683.64	27.45
591-000-649.000	USAGE-TWP	10,000.00	10,000.00	5,072.27	9,761.42	2,884.37	4,927.73	50.72
591-000-650.000	USAGE	330,000.00	330,000.00	109,073.15	290,281.79	36,197.77	220,926.85	33.05
591-000-650.100	READY TO SERVE	400,000.00	400,000.00	96,721.74	420,547.68	26,468.90	303,278.26	24.18
591-000-650.200	RTS - CASINO	23,000.00	23,000.00	5,846.52	25,334.92	1,948.84	17,153.48	25.42
591-000-651.000	ON/OFF FEES	1,500.00	1,500.00	1,351.50	3,365.00	315.00	148.50	90.10
591-000-662.000	PENALTIES	6,500.00	6,500.00	1,662.19	6,733.56	708.89	4,837.81	25.57
591-000-665.000	INTEREST EARNED	12,000.00	12,000.00	226.34	18,044.74	0.00	11,773.66	1.89
591-000-670.000	RENTAL/LEASE	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00
591-000-680.000	HYDRANT RENTAL	100.00	100.00	191.00	130.50	191.00	(91.00)	191.00
591-000-698.000	MISCELLANEOUS	0.00	0.00	675.00	670.00	0.00	(675.00)	100.00
Net - Dept 000		1,156,600.00	1,156,600.00	327,801.35	1,169,870.88	103,354.02	828,798.65	
Dept 536 - WATER								
591-536-705.000	SALARIES SUPERVISION	126,233.00	126,233.00	26,971.74	106,342.96	8,990.59	99,261.26	21.37
591-536-706.000	SALARIES PERMANENT	177,846.00	177,846.00	40,824.02	184,501.10	13,673.82	137,021.98	22.95
591-536-706.100	SALARIES-OVERTIME	22,000.00	22,000.00	4,650.67	15,622.26	1,488.47	17,349.33	21.14
591-536-714.000	MEDICARE	4,728.00	4,728.00	1,064.85	4,432.17	399.90	3,663.15	22.52
591-536-715.000	SOCIAL SECURITY TAX	20,217.00	20,217.00	4,553.26	18,951.60	1,709.97	15,663.74	22.52
591-536-716.000	HEALTH INSURANCE	79,100.00	79,100.00	23,874.19	71,333.95	6,366.62	55,225.81	30.18
591-536-717.000	LIFE & DISABILITY INSURANCE	7,290.00	7,290.00	2,604.84	7,814.52	651.21	4,685.16	35.73
591-536-718.000	RETIREMENT	19,799.00	19,799.00	3,874.16	19,651.37	1,587.85	15,924.84	19.57
591-536-720.000	WORKER'S COMPENSATION INS	9,400.00	9,400.00	2,354.09	7,770.96	0.00	7,045.91	25.04
591-536-721.000	UNEMPLOYMENT COMPENSATION	1,950.00	1,950.00	0.00	750.74	0.00	1,950.00	0.00
591-536-723.000	STIPENDS	4,900.00	4,900.00	5,050.00	5,300.00	5,050.00	(150.00)	103.06
591-536-728.000	OFFICE SUPPLIES	800.00	800.00	21.54	765.52	0.00	778.46	2.69
591-536-730.000	POSTAGE	2,800.00	2,800.00	117.90	2,095.94	0.00	2,682.10	4.21
591-536-743.000	CHEMICALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-751.000	GASOLINE	5,500.00	5,500.00	421.56	3,568.04	82.39	5,078.44	7.66
591-536-753.000	PROCESS CHEMICALS	25,000.00	25,000.00	6,312.15	15,097.17	6,312.15	18,687.85	25.25
591-536-756.000	OPERATING SUPPLIES	23,000.00	23,000.00	5,050.34	23,342.23	(10.59)	17,949.66	21.96
591-536-756.100	SUPPLIES - WATER TAPS	7,500.00	7,500.00	0.00	5,864.42	0.00	7,500.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 591 - WATER FUND								
591-536-756.200	METER REPLACEMENT	17,000.00	17,000.00	795.10	13,108.05	645.10	16,204.90	4.68
591-536-756.300	MISC TESTING SUPPLIES&TESTING	7,500.00	7,500.00	2,368.33	4,476.88	1,420.62	5,131.67	31.58
591-536-756.400	LAB SUPPLIES	22,000.00	22,000.00	3,828.17	13,898.30	597.03	18,171.83	17.40
591-536-767.000	EQUIPMENT/SMALL TOOLS	5,500.00	5,500.00	172.24	2,870.22	0.00	5,327.76	3.13
591-536-768.000	UNIFORMS	1,600.00	1,600.00	0.00	850.67	0.00	1,600.00	0.00
591-536-801.000	EDUCATION & TRAINING	3,800.00	3,800.00	225.00	1,951.66	225.00	3,575.00	5.92
591-536-807.000	AUDIT	2,000.00	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00
591-536-818.000	PROFESSIONAL & CONTRACTUAL	28,000.00	28,000.00	11,746.74	16,795.35	599.00	16,253.26	41.95
591-536-818.200	ENGINEERING	60,000.00	60,000.00	750.00	3,861.02	750.00	59,250.00	1.25
591-536-818.600	CONTRACTUAL-WATER TAPS	7,500.00	7,500.00	0.00	9,760.96	0.00	7,500.00	0.00
591-536-818.700	SLUDGE REMOVAL	0.00	0.00	0.00	27,483.66	0.00	0.00	0.00
591-536-818.800	WATER INTAKE SERVICE	12,000.00	12,000.00	0.00	11,500.00	0.00	12,000.00	0.00
591-536-819.500	PERMIT FEE	150.00	150.00	0.00	226.50	0.00	150.00	0.00
591-536-824.000	LAB CERTIFICATION FEE	4,000.00	4,000.00	0.00	4,076.42	0.00	4,000.00	0.00
591-536-831.000	MEMBERSHIPS & DUES	1,500.00	1,500.00	735.00	1,444.49	0.00	765.00	49.00
591-536-853.000	TELEPHONE	12,000.00	12,000.00	1,700.07	10,064.36	724.86	10,299.93	14.17
591-536-873.000	TRAVEL/MILEAGE REIMB	450.00	450.00	0.00	0.00	0.00	450.00	0.00
591-536-903.000	PRINTING & PUBLISHING	800.00	800.00	0.00	1,254.09	0.00	800.00	0.00
591-536-912.000	FIRE INSURANCE	13,000.00	13,000.00	3,210.14	12,516.62	0.00	9,789.86	24.69
591-536-913.000	INSURANCE	3,000.00	3,000.00	566.89	2,041.27	0.00	2,433.11	18.90
591-536-916.000	LIABILITY INSURANCE	3,500.00	3,500.00	610.38	2,500.91	0.00	2,889.62	17.44
591-536-920.000	UTILITIES	55,000.00	55,000.00	17,112.07	49,938.75	8,299.78	37,887.93	31.11
591-536-930.000	PLANT REPAIR & MAINTENANCE	15,000.00	15,000.00	14.95	1,235.68	0.00	14,985.05	0.10
591-536-931.000	BUILDING REPAIR & MAINTENANCE	210,000.00	210,000.00	425.99	16,388.63	218.49	209,574.01	0.20
591-536-933.000	EQUIPMENT & MAINTENANCE	40,000.00	40,000.00	1,945.35	26,286.77	0.00	38,054.65	4.86
591-536-934.000	OTHER REPAIRS & MAINT	10,000.00	10,000.00	2.53	124,700.00	0.00	9,997.47	0.03
591-536-939.000	VEHICLE REPAIR & MAINTENANCE	6,500.00	6,500.00	94.89	1,173.06	0.00	6,405.11	1.46
591-536-943.000	EQUIPMENT RENTAL	250.00	250.00	0.00	0.00	0.00	250.00	0.00
591-536-955.000	CUSTOMER DEPOSIT REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-956.200	REFUNDS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00
591-536-962.000	MISCELLANEOUS	0.00	0.00	0.00	(83.00)	0.00	0.00	0.00
591-536-963.000	BANK FEES	3,000.00	3,000.00	140.65	2,000.96	0.00	2,859.35	4.69
591-536-974.700	PLANT SECURITY EXPENSE	2,500.00	2,500.00	0.00	430.00	0.00	2,500.00	0.00
591-536-979.000	EQUIPMENT	10,000.00	10,000.00	0.00	6,257.42	0.00	10,000.00	0.00
591-536-979.400	WATER METER REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-979.500	HYDRANT REPLACEMENT	7,500.00	7,500.00	0.00	1,120.00	0.00	7,500.00	0.00
591-536-987.000	WATER MAIN EXTENSIONS	65,000.00	65,000.00	0.00	50,225.29	0.00	65,000.00	0.00
591-536-987.100	WATER MAIN REPLACEMENT--MECHAN	0.00	0.00	0.00	479,276.02	0.00	0.00	0.00
591-536-987.200	WATER MAINS N. WHITTAKER PROJE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-991.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-991.500	PRINCIPLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-991.600	2010 WATER SYS IMPR-INTEREST	23,811.00	23,811.00	11,874.05	24,685.60	11,874.05	11,936.95	49.87
591-536-991.700	LIGHTHOUSE CREEK PAYMENT	76,495.00	76,495.00	0.00	77,542.06	0.00	76,495.00	0.00
591-536-995.000	INTERFUND TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
591-536-995.100	TRANSFER TO DEBT SERVICE 2017	84,825.00	84,825.00	84,825.00	85,338.00	84,825.00	0.00	100.00
Net - Dept 536 - WATER		(1,354,744.00)	(1,354,744.00)	(270,888.85)	(1,582,401.62)	(156,481.31)	(1,083,855.15)	



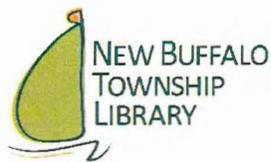
REVENUE AND EXPENDITURE REPORT FOR CITY OF NEW BUFFALO

PERIOD ENDING 09/30/2020

% Fiscal Year Completed: 25.21

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2020-21		YTD BALANCE 09/30/2020	END BALANCE 06/30/2020	ACTIVITY FOR MONTH 09/30/20	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2020-21 AMENDED BUDGET					
Fund 704 - TRUST & AGENCY								
Dept 000								
704-000-665.000	INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.000	ESCROW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.035	ESCROW - GIERCZYK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.036	ESCROW-NB ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.037	ESCROW- GIERCZYK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.038	ESCROW-DUNESCAPE @ NB	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.039	ESCROW-LAKESHORE FOODS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.040	ESCROW-LAKE MICH VIEW TOWNHOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.041	ESCROW - A REICHERT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.042	ESCROW - A REICHERT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.043	ESCROW - RUBINKAM	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.044	ESCROW-BARTER CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.045	ESCROW-REICHERT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-000-671.046	ESCROW-LAKE MICH VIEW	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 000		0.00	0.00	0.00	0.00	0.00	0.00	
Dept 896 - ESCROW								
704-896-730.000	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-821.000	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-826.000	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-827.000	PLANNING CONSULTANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-903.000	PRINTING & PUBLISHING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-956.200	REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
704-896-964.100	ESCROW REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net - Dept 896 - ESCROW		0.00	0.00	0.00	0.00	0.00	0.00	
Fund 704 - TRUST & AGENCY:								
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES - ALL FUNDS		7,079,701.00	7,079,701.00	4,155,088.38	7,720,107.08	673,113.69	2,924,612.62	58.69
TOTAL EXPENDITURES - ALL FUNDS		7,702,861.00	7,702,861.00	1,536,101.07	8,755,830.07	702,882.17	6,166,759.93	19.94
NET OF REVENUES & EXPENDITURES		(623,160.00)	(623,160.00)	2,618,987.31	(1,035,722.99)	(29,768.48)	(3,242,147.31)	420.28



33 N. Thompson St  
New Buffalo, MI 49117  
269-469-2933

## Board Minutes September 9, 2020

### 1. Call to Order-Roll Call

President Sandra Sporleder called the meeting to order at 4:15.

Present: Sandy Sporleder, Nancy Mrozek, Kathie Butler, Mary Donnelly, Mary McPherson, Paul Ciccarelli, Becky Borglin, Donna Salerno and Janie Campbell.

Absent:

### 2. Approval of the Agenda

Motion made by Becky Borglin and seconded by Donna Salerno to approve the September agenda. All ayes, motion carried.

### 3. Approval of the August Minutes

Motion made by Kathie Butler and seconded by Becky Borglin to approve the August minutes. All ayes, motion carried.

### 4. Treasurer's Report

Kathie Butler reported the balances for the end of August. We ended the month with \$256,813.88 in the general fund, and \$841,292.99 in the capital fund. We still do not know what we will receive from the LRSB and penal fines were as expected. We are at 78% of our budgeted income, and at 55% of our budgeted expenses. We are keeping costs down until we see what our LRSB income will be.

Nancy Mrozek made a motion to accept the August treasurer's report, Janie Campbell seconded. All ayes, motion passed.

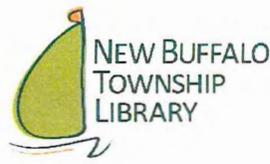
### 5. Privilege of the Audience:

### 6. Business

**Library update:** Julie told the Board that the exterior door in the teen area had been repaired to keep water from flooding the area. Tile had been picked to replace the carpet and the dry wall will be replaced. The walls and flooring should be completed this week. This project should come in well under the approved quote from Lakeshore Construction Services, and Chad is confident that the water issue is solved. Julie asked that the flooring in both kitchens be replaced as well. The money needed for this can come out of the furniture/equipment budget as we are not planning to purchase anything for this year.

Janie Campbell made a motion to replace the flooring in both kitchens, seconded by Nancy Mrozek. Kathie Butler abstained from the vote, the rest of the Board voted yes, motion carried.

**Opening Evaluation:** Julie told the Board that curbside and appointments were going very well. Thanks to Kristy and Samantha, online programming is going well, and patrons are learning how



33 N. Thompson St  
New Buffalo, MI 49117  
269-469-2933

to use the website and online eBooks/audiobooks. Most people who comment seem grateful that we are still quarantining items and are appreciative that we are operating safely. Julie asked if we move to Stage 4 of our opening plan, can we start by taking appointments for browsing while keeping curbside and appointments for services. The Board was agreeable to this. After discussion the Board decided that Monday, October 5<sup>th</sup> would be a good time to open up appointments for people to browse for their own items. Julie will have three staff members gone for the rest of September and into October. Staff will need training in procedure for having more public in the building, so October seemed like a better time to start. To keep items safe, we will quarantine items that patrons hold on to, but do not take. We will restrict some areas of the library, and no meeting rooms will be open to the public. The Youth Department will remain closed during this stage, but we will have themed displays for youth upstairs. We will limit the number of patrons in the building to 10, and they will be allowed to browse for ½ hour. Patrons will be expected to wear a mask and follow social distancing. Patrons who cannot use a mask must use curbside for now. All children must be accompanied by an adult.

The Board agreed to this method of opening slowly and decided to remain at our limited hours for now. The Board will re-evaluate our opening plan at the October meeting.

**8. Board Comments:** Sandy said the decision to open by appointment was a step in the right direction and is happy that we can move forward.

**9. Adjournment:** Janie Campbell made a motion to adjourn, Mary Donnelly supported. All ayes; motion passed. The meeting ended at 5:15 pm.

Respectfully submitted,  
Nancy Mrozek, Secretary

REC'D

SEP 15 2020

# Special Event Application Form



224 W. Buffalo St.  
New Buffalo, MI 49117  
Phone: 269-469-1500  
Fax: 269-469-7917

**Important:** Please fill out each item as completely as possible, to allow your application to be processed as quickly as possible, without unnecessary delays. Please return the completed, signed application, along with a \$100.00 non-refundable application fee, with any necessary attachments, to the City Hall, at the address shown at the left.

Special Events must be approved by the City Council, which meets on the Third Tuesday each month. We recommend submitting your application at least two months before your event, to allow time for review and satisfy all requirements before approval.

### Applicant Information

Name of Special Event: New Buffalo Trick or Treat (NO PARADE)

Sponsoring Organization (if applicable): New Buffalo City

Mailing/billing Address: [REDACTED]

City/State/ZIP Code: [REDACTED]

TIN: N/A

Contact Person(s): Tricia Bowden

Business Phone: [REDACTED] Cell Phone: [REDACTED] Fax: [REDACTED]

E-mail Address(es): [REDACTED]

### Event Information

\*A separate event schedule and/or description may be attached in response to questions 1 through 5.

\*\*For any question, if there is not room to include a complete response, please include the response on a separate attachment and note "see attached". When providing information in an attachment, please refer to the appropriate question number(s) to help the City staff review the application.

1. What is the requested day(s), date(s), and time(s) of the Special Event: Sunday Oct. 25<sup>th</sup> 2-5 pm EST

2. Is there a requested alternative date(s)?  YES  NO  
• If yes, please provide the alternative date(s): Sun. Nov. 1<sup>st</sup> 2-5pm EST

3. Please describe the event(s): NO PARADE this year. Just city wide Trick or Treat from 2-5pm EST

4. What is the requested location(s) of the event(s): Mostly city streets to the south of Buffalo St.

(This year)

5. Provide estimate number of people attending this event: 400 - 900

Please complete the following checklist regarding your event and special needs: More detailed instructions are included on the following pages. Please use additional sheets where appropriate for more detailed responses.

- 6. Is this event expected to be a reoccurring event in a future calendar year? Yes  No   
Normal Annual Date? Sun. before Oct. 31st
- 7. Have you included a map indicating the location of your event and schedule?\* Yes  No
- 8. Will this event include the use of signs?  
  - Directional
  - Other
- 9. Is the applicant seeking special parking arrangements, such as reserved parking?\* Yes  No
- 10. Is the applicant requiring utility connections, such as electric or water services? Yes  No
- 11. Does the applicant require other public services?  
  - Barricades Date Installed: \_\_\_\_\_ Date Removed: \_\_\_\_\_ Yes  No
  - Fencing Date Installed: \_\_\_\_\_ Date Removed: \_\_\_\_\_ Yes  No
  - Street Sweeping and/or Mowing Yes  No
  - Rubbish Containers Date Installed: 10-24 Date Removed: 10-25 Yes  No
  - Recycling Containers Date Installed: \_\_\_\_\_ Date Removed: \_\_\_\_\_ Yes  No
  - Police Yes  No
  - Other: \_\_\_\_\_ Yes  No
  - Map included indicating locations of these services/facilities?\* Yes  No
- 12. Does the applicant have any security or safety concerns/requirements? Yes  No
- 13. Are you requesting assistance from the Police Department? \*\*Yes  No
- 14. Are you requesting assistance from the Fire Department? \*\*Yes  No
- 15. Are you requesting assistance from the Park/Streets? \*\*Yes  No
- 16. Is the applicant requesting assistance from an outside agency or contractor For providing services and/or facilities? Yes  No
- 17. Will the event include loud or unusual sounds?\*

  - Musicians Yes  No
  - Singers Yes  No
  - Amplified Announcers Yes  No
  - Carnival Rides Yes  No
  - Motor Vehicle Noises Yes  No
  - Generators Yes  No
  - Other \_\_\_\_\_ Yes  No

- 18. Will the event include food/vendors?\* Yes  No
- 19. Will the event require sanitation services?\* Yes  No
- 20. Will the event require transportation services?\* Yes  No
- 21. Will the event include unusual lighting beyond what is normal at that location? Yes  No
- 22. Are alcoholic beverages proposed to be served as part of the event?\*

  - Have all necessary liquor licenses been obtained or applied for? Yes  No

- 23. Does the applicant have any other requests that are not listed in this form? Yes  No
- 24. The applicant is required to provide general liability insurance coverage with respect to the event as follows:  
*\* Indicates attachments required*

\*\*Fees for Police and Fire man power and services will be determined by Police Chief and Fire Chief.  
\*\*\*DPW-City of New Buffalo will provide 2 City Street Dept. employees to assist applicant up to 1/2 hour (one-hour total) at no cost to applicant. If services are required beyond one hour, the applicant shall pay \$65.00 per hour, on an available basis.

Insurance Requirements

1. Low Hazard: A minimum of \$500,000 per occurrence and aggregate limit of liability for personal injury, bodily injury and property damage.
2. Medium Hazard: General Liability with broad form general liability endorsement or equivalent. Limits of liability shall not be less than \$1,000,000 per occurrence and aggregate combined single limit for personal injury, bodily injury and property damage.
3. High Hazard: General Liability with broad form general liability endorsement or equivalent. Limits of liability shall not be less than \$2,000,000 per occurrence and aggregate combined single limit for personal injury, bodily injury and property damage.
4. Special Hazard: General Liability with broad form general liability endorsement or equivalent. Limits of liability shall not be less than \$3,000,000 per occurrence and aggregate combined single limit for personal injury, bodily injury and property damage. The City Manager/City Clerk may require higher limits.
5. Liquor Liability: A minimum of \$3,000,000 per occurrence aggregate limit of liability.

Have you attached a Certificate of Insurance and endorsement listing the City of New Buffalo as an additional named insured?

Yes \_\_\_ No

6. **Is this event expected to occur again in a future calendar year?** You may ask to reserve a date for a future calendar year with this application. To reserve an event date for a future calendar year, please provide the normal annual event date. *Note:* Granting such a reservation does not constitute final approval of the event, but will reserve the same area as granted for the current year, until three months before the reserved date.
7. **An Event Map and Schedule of event** – If your event will use streets, sidewalks, or parks will use multiple locations, please attach one or more maps showing the locations requested. Please show any streets or parking lots that you are asking be blocked off or reserved for specific purposes, locations of specific events or objects (carnival rides, bleachers, medical care, exhibits, special parking, pick-up/drop-off areas, etc.), security, signage, exits, port-o-johns, remote parking lots, the actual route of a parade or race, and similar information appropriate to clarify the exact request. (Please see page 7 to complete the map(s) and schedule information in greater detail.)
8. **Will this event include the use of signs?** If yes, please attach information on the size, content, and location of any requested signs; signs may be shown on the event map or on a separate map, if appropriate. Small directional signs that do not obstruct pedestrian or vehicular traffic may be placed in the event area, during the event, without being included in this application.
9. **Is the applicant requesting special parking arrangements – such as limiting parking areas to certain groups of users?** No special event request will be inclusive of any guaranteed reserved parking. Applicants may submit a detailed request defining the reason and specific need for the designated parking request. The only vehicles permitted inside of the venue will be utilized for the containment and preservation of perishable goods.
10. **Is the applicant requiring utility connections, such as electric service or water?** If yes, you must coordinate with the Park Superintendent to review what utilities are available in requested

area, and provide a description or map showing the utilities requested. The City will call Miss Dig to identify utility lines 2 weeks before event.

11. **Does the applicant have any other requests for public services?** If yes, you must coordinate with the Park Superintendent to determine if assistance from Public Services is appropriate and available. The applicant may be charged for these services.
12. **Does the applicant have any security or safety needs?** If yes, you must contact the Chief of Police to determine what assistance from the Police Department is appropriate and available, and then provide a description of services or security plan the Police Department has for approval. The applicant shall be charged for these services.
13. **Is the applicant requesting assistance from the Police Department?** If yes, you must contact the Police Chief to determine what assistance from the Police Department is appropriate and available, and provide a description of the services the Police Department has indicated it could provide. The applicant shall be charged for these services.\*\*
14. **Is the applicant requesting assistance from the Fire Department in addressing these concerns?** If yes, you must contact the Fire Chief to determine what assistance from the Fire Department is appropriate and available, and provide a description of the services the Fire Department has indicated it could provide. The applicant may be charged for these services. \*\*
15. **Is the applicant requesting assistance from the Park/Streets Department in addressing these concerns?** If yes, you must contact the Department of Public Works Director to determine what assistance from the Streets/Parks Department is appropriate and available, and provide a description of the services the Streets/Parks Department has indicated it could provide. The applicant shall be charged for these services.\*\*\*
16. **Is the applicant requesting assistance from an outside agency or contractor for providing services and/or facilities?** If yes, you must please attach information indicating all of these contractors on this application. It is your responsibility to make sure each agency or contractor has a minimum of 1,000,000 liabilities polices and has named you or your organization as a rider of a special event.
17. **Will the event include loud or unusual sounds, such as musicians, singers, amplified announcers, carnival rides, motor vehicle noises, generators beyond those regularly present in the location, etc.?** If yes, you must please attach information indicating all of these on this application along with a detailed schedule and hours of event date(s).
18. **Will the event include Food Vendors?** If yes, please include a list of food vendors with any and all pertinent information. In addition, the following are also required:
  - a. **Special Waste:** All grease, charcoal, etc., must be disposed of properly – not left in the street/park or poured down a sewer. The producer or city employee will review the space, if a vendor is not present, the City reserves the right to determine the cleanliness of the space and charge for clean-up.
  - b. **Fire Extinguisher:** Every vending space used for cooking must have an approved fire extinguisher. These extinguishers must be carbon dioxide or multipurpose dry chemical, a minimum of twenty pounds.

**\*\*Fees for Police and Fire man power and services will be determined by Police Chief and Fire Chief.**  
**\*\*\*DPW-City of New Buffalo will provide 2 City Street Dept. employees to assist applicant up to ½ hour (one-hour total) at no cost to applicant. If services are required beyond one hour, the applicant shall pay \$65.00 per hour, on an available basis.**

- c. You must fill out and mail in the TFE License Application to the Berrien County Health Dept. 2106 S M-139 Benton Harbor, MI 49022 (P: 269.927.5623 / F: 269.927.2960). License must be posted at booth when in operation.
- d. All water and/or electrical requirements need to be discussed and planned for prior to the event. Only approved electrical hook-ups are allowed, generators, use of city 110/220 outlets, etc. At no time is a vendor or producer allowed to rig an electrical hook-up without a licensed electrician.

**19. Will the event require Sanitation Services?** If yes, the producer must indicate the location of waste bins inside and dumpster outside of the event on the site map and include the vendor name and contact information.

**20. Will the event require transportation services?** If yes, the drop off/pick up locations, vehicles used and vendor name and contact information must be indicated on the site map.

**21. Will the event include unusual lighting beyond that regularly present in the location that could have an impact upon occupants of neighboring properties?** If yes, you must please attach information indicating all of the types of lighting, the location, the beginning and end times, electrical needs, and whether the lighting is constant or intermittent during those times.

**22. Will alcoholic beverages be served as part of the event?** If yes, you must complete the LCC temp liquor license application then receive approval from the Police Department of your intention to serve alcoholic beverages. This approval will be based on site map, security provided, hours, and status of applicant and along with board approval (non-profit, church, military only). Approval of the special event by the City does not constitute final approval to serve alcoholic beverages; any necessary approval of a liquor license is a separate process through the State MI Liquor Commission.

**MI Liquor Control Commission:** [www.michigan.gov/lara/0,4601,7-154-10570---,00.html](http://www.michigan.gov/lara/0,4601,7-154-10570---,00.html)  
You must have necessary paperwork completed and approved by Police Dept for a liquor license by 30 (thirty) days out from your event date(s). Please provide timeframe of expected receipt of license.

**23. Please attach a separate sheet detailing** any aspects of the event that are not specifically addressed in this form which the City should be aware to make a fully informed decision with regard to approval of the proposed event.

**24.** The applicant is required to provide general liability insurance coverage with respect to the event as outlined previously on Page 3. A Certificate of Insurance, with the City listed as an additional named insured and endorsement, must be filed at City Hall at least one calendar month before the event.

The City of New Buffalo **PROHIBITS** any and all painting of any city property, unless written authorization is given by the City. The City of New Buffalo **PROHIBITS** tent stakes to be driven into asphalt surfaces, use of weights is preferred unless written authorization is given by the City of New Buffalo. Events of those persons violating this policy will be canceled and no future event will be allowed.

In the event that a Special Events Permit is issued, Applicant shall supply to the City Clerk at the time it receives the Special Events Permit, the name, address and telephone number of the individual who is in charge of and/or responsible for the Applicant's activities which are subject to the Special Events Permit. Applicant shall be responsible for communicating all permit requirements and directions of the City to all vendors, concessionaires, workers, volunteers, attendees, invitees, and all others on City property pursuant to the permit. Applicant also covenants and agrees to fully cooperate with the City's officers and employees concerning or relating to any activity or use of City property conducted under the Special Events Permit. Permit will need to be posted on each event date(s) at the promoters/management station.

Applicant covenants and agrees to indemnify, protect, defend and save the City, its officers and employees harmless from any claim, action or suit for any loss, liability and damages that may be asserted or levied against the premises or the City, its officers or employees by reason of Applicant's use or occupancy of or its operations on the premises or by reason of any other person on the premises by its invitation or license, including any expenses, costs and attorney fees incurred in connection with any such claim, action or suit. In the event of any incident occurring on the premises resulting in any personal injury, including death, to any person, the indemnity, defense and hold harmless requirements shall include and extend to the person and property of Applicant, its employees and all persons on the premises at its invitation or consent. All property kept, stored or maintained in and on the premises, shall be so kept, stored or maintained at the risk of Applicant only.

Applicant covenants and agrees to strictly comply with all terms, conditions, covenants and agreements set forth in any Special Events Permit, which may be issued for the event covered by this application. All approvals are binding between the City and Applicant, no changes will be made or allowed after approval process is complete unless City is notified and approved changes in writing.

For any activity, event, carnival, or fair connecting to or modifying an existing electrical source or service, Applicant covenants and agrees to designate a licensed electrical contractor and secure an electrical permit in compliance under Article 525 of the current National Electric Code. Application for the electrical permit shall be obtained two weeks prior to the event and a copy provided to the City office. Inspections shall be requested by the electrical contractor prior to the opening of the event, or use of the electrical service. A licensed electrician in MI must provide all electrical needs or set up.

Applicant, on behalf of the organization, agrees to reimburse the City of New Buffalo for its "out-of-pocket" expenses related to the event. Expenses may include but are not limited to wages of City employees, including police, street and park employees and trash disposal tipping fees at landfills. City staff is readily accessible to discuss out-of-pocket cost estimates and ways to reduce these costs. All City of New Buffalo invoices sent to organizations for reimbursement of out-of-pocket costs are due within thirty (30) days of billing.

Applications may be rejected if, in the sole judgment of the City, granting the application would not be in the best interest of the public health, safety, or welfare, through causing parking congestion, excessive disruption of traffic, blocking access to other properties, or reducing access for emergency vehicles; or if the public health, safety or welfare was negatively affected by previous similar special events or special events sponsored by the applicant; or if the applicant has previously failed to complete his or her responsibilities as sponsor of a special event.

To the fullest extent permitted by law the undersigned agrees to defend, pay on behalf of, indemnify and hold harmless the City of New Buffalo, its elected and appointed officials, employees, agents and volunteers and others working on behalf of the City of New Buffalo against any and all claims, demands, suits or loss, including all costs connected therewith and for any damages which may be asserted, claimed or recovered against or from the City of New Buffalo, by reason of personal injury,

including bodily injury or death and/or property damage, including loss of use of thereof, which arises out of, or is in any way connected or associated with this contract.

The undersigned states he/she has full authority to execute this application on behalf of the Applicant and acknowledges receipt of a copy of the City's Special Events Policy and Procedures.

**Applicant Signature**

I hereby affirm that the information is true to the best of my knowledge and belief, and agree that the applicant will be responsible for making certain that the event follows the ordinances, rules and regulations of the City of New Buffalo, and that the event takes place in accordance with the application as approved by the New Buffalo City Council, including any conditions placed thereon. The applicant agrees and is responsible to communicate and enforce the information in this application to all vendors, contactors, outside agencies, or other parties working under applicant's authority. By signing this application, applicant acknowledges and agrees that the application fee is non-refundable, even in the event the application is denied.

Applicant signature: Tricia Bowden  
Date: 9-15-20  
Applicant printed Name: Tricia Bowden Date: 9-15-20

**MAPS/LOCATION – mark event items on map(s)**

Check items below that apply to your event. **All items checked below must be indicated on the MAP(S).** Please note, **map(s) must be submitted with the Special Events & Festivals Application.**

City property or city park use. Show locations of fencing, barriers, or barricades. Include streets and/or Sidewalks to be closed or barricaded on map(s). To ensure requested items, such as cones or barricades, are reserved and available for the day of the event, please complete the **CONES AND BARRICADE REQUEST FORM** and submit it with the Special Events & Festival Application. Requested items are available Monday through Friday during office hours between 8:00 a.m. and 4:00 p.m. should you require an alternate time a **\$50 After Hour Charge** will be assessed. Please note, if the Cones and Barricade Request Form is not submitted, the City of New Buffalo cannot guarantee the requested items will be available for the event, **first come – first served, limited quantity available.**

**Barricade Request:** Mark locations on maps. Barricades that are damaged or not returned to the Street Department will be charged \$85.00 per barricade.

**Cone Request:** Mark locations on maps. Cones that are damaged or not returned to the Street Department will be charged \$35.00 per cone.

Explain closure \_\_\_\_\_

Entertainment, dance, tent or stage. Mark locations on maps.

Event Command Post. Mark location on maps.

Dumpsters and/or trash containers. Mark location on maps. Vendor name and contact info

Portable toilet facilities. Mark locations on maps.

The City requires the use of portable toilet facilities for events expecting over 100 attendants. There must be a **minimum of 3 per 1,000** with 1 of the 3 being handicapped accessible. Vendor name and contact info must be included.

Parade. Mark beginning area, the route\* (with arrows) and finish area on maps

Relay event. Indicate “hand-off” points and areas of participant equipment impact.

Fireworks/pyrotechnics site. Mark location on maps. Vendor name and contact info

Vendors/General Merchandise concession areas. Mark areas on maps. Name of contact person for vendor(s)  
Promoter must have a list of all vendors, food, general contacts available at all times on site of event

Note: Number/permit will be given for all vendor inquiries. It is required that the Sponsoring Organization issue a paper permit to be displayed by vendor to let city and event staff know they are an approved vendor.

Event Schedule – Site Map(s)

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

**City of New Buffalo Review**

Department	Reviewed – Recommend Approval	Reviewed – Recommend Denial	Reviewed – See Comments
City Manager			
City Clerk			
Park Superintendent	<i>KD</i>		
Street Superintendent	<i>SMB</i>		
Police Chief			
Fire Chief	<i>LH</i>		
Other			

Comments

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**Post – Approval Follow-up**

Event Application completed in full [YES] [NO]

Application Fee received by City [YES] [NO] Amount \$ \_\_\_\_\_

Park fees received [YES] [NO] Amount \$ \_\_\_\_\_

Fees waived [YES] [NO] Reason: \_\_\_\_\_

Liquor License Applied for and approved by City of New Buffalo Police Department [YES] [NO]

Insurance Policy of Promoter Received with Application [YES] [NO]

If no, date by which Insurance Policy must be received (one calendar month before the event) \_\_\_\_\_

Date Insurance Policy Received \_\_\_\_\_ By \_\_\_\_\_

Additional Insurance endorsement provided, or policy language included [YES] [NO]

**New Buffalo City Council Approval/Denial**

City Council Action: [APPROVED] [DENIED]

Date of City Council Action: \_\_\_\_\_

Festival Category: [1] [2] [3] [4] determined correctly [APPROVED] [DENIED]

City Manager Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If denied by City Council, reason for denial: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Conditions or changes from application: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Copy to:**

**City Manager** \_\_\_\_\_

**City Clerk** \_\_\_\_\_

**Street Superintendent** \_\_\_\_\_

**Park Superintendent** \_\_\_\_\_

**Police Chief** \_\_\_\_\_

**Fire Chief** \_\_\_\_\_

**Other** \_\_\_\_\_



when new times are announced. It will be updated through October 31st.

## Berrien County

- **Baroda** (village of Baroda) – Baroda will have trick or treating on October 31 at 5:30 p.m.
- **Benton Harbor** - Berrien County Animal Control will have a drive through Treat Trail on October 24 from 10 a.m. to noon at 1400 S. Euclid.
- **Benton Harbor** - The Sarett Nature Center will be holding a Spooky Halloween from 6:30 - 9 p.m. on October 30 and 31st. Tickets should be purchased in advance. [\[More info\]](#)
- **Berrien Springs** - Berrien Springs trick or treating will be held from 6 - 7:30 p.m. on October 31.
- **Bridgman** - Bridgman trick or treat hours are from 5:30 - 7 p.m. on October 31st.



- **Buchanan** - Trek-or-Treat along McCoy's Creek Trail on October 31 from 12:30-3:00 p.m.
- **Niles** - Niles will have trick or treating on October 31 from 6 - 7:30 p.m.
- **St. Joseph** - Road to Life Church will host a Trick or Treat Drive-thru at 3800 Niles Road from 4 - 6 p.m. on October 31
- **St. Joseph** - The City of St. Joseph will have trick or treating from 6 - 7:30 p.m. on October 31
- **Three Oaks** - Trick or treating for Three Oaks is scheduled on October 31 from 4 - 6 p.m.

## Cass County

- **Cassopolis** - Cassopolis will have trick or treating on October 31 from 6 - 8 p.m.

## FW: NEWS RELEASE: MDHHS Makes COVID-19 Recommendations About Halloween Trick-or-Treating, Celebrations

Dave Richards <manager@cityofnewbuffalo.org>

Sat 9/26/2020 4:20 PM

To: eennis1nb@gmail.com <eennis1nb@gmail.com>; Lou O'Donnell IV <lodonnell@cityofnewbuffalo.org>; Mark Kroll <mkroll@cityofnewbuffalo.org>; Mark Robertson <mrobertson@cityofnewbuffalo.org>; Robert Spirito <rspirito@cityofnewbuffalo.org>

Cc: Amy Fidler <afidler@cityofnewbuffalo.org>

**From:** Rep. Brad Paquette (District 78) [mailto:BradPaquette@house.mi.gov]

**Sent:** Friday, September 25, 2020 4:04 PM

**To:** Dave Richards <manager@cityofnewbuffalo.org>

**Subject:** FW: NEWS RELEASE: MDHHS Makes COVID-19 Recommendations About Halloween Trick-or-Treating, Celebrations

Good Afternoon,

We wanted to let you know that trick-or-treating will be allowed. Participants are asked to use face masks and to maintain social distancing guidelines.

Let me know if I may be of further assistance.

Best,

Micah

Office of Rep. Paquette



# NEWS RELEASE

## STATE EMERGENCY OPERATIONS CENTER

## MDHHS Makes COVID-19 Recommendations About Halloween Trick-or-Treating, Celebrations

**LANSING, MICH.** To help ensure the only thing scary about Halloween is the costumes, the Michigan Department of Health and Human Services (MDHHS) has issued [guidance on how to safely celebrate](#) the holiday during the COVID-19 pandemic.

"The way we celebrate Halloween in Michigan will be different this year due to COVID-19," said Dr. Joneigh Khaldun, chief medical executive and chief deputy for health. "However, there are still many ways to celebrate safely. The guidance MDHHS issued today provides tips for trick-or-treaters and their parents along with homeowners who wish to hand out treats."

Tips for all groups include staying home if you are sick; maintaining social distancing of at least six feet; wearing a cloth mask that covers both the mouth and nose; and washing hands often or frequently using hand sanitizer containing at least 60 percent alcohol.

In addition to the MDHHS guidance, the [Centers for Disease Control and Prevention](#) also issued recommendations this week. CDC considers trick-or-treating a high-risk activity and offers alternative activities to consider as well as safety tips if parents and children choose to trick-or-treat.

#### Tips for trick-or-treaters and parents:

- Share with your children that this year may be different than last but let them know some of the new ways you plan to celebrate and still have lots of fun.
- Talk with children about safety and social distancing guidelines and expectations. Keep a six-foot distance from others not in your group.
- Participate in one-way trick-or-treating and guide children to stay to the right to ensure social distancing.
- Trick or treat with people you live with.
- Avoid congregating in groups around houses.
- Wear a face mask covering both mouth and nose.
  - A costume mask (such as for Halloween) is not a substitute for a cloth mask.
  - Do not wear a costume mask over a protective cloth mask if wearing both causes difficulty breathing. Instead, consider using a Halloween-themed cloth mask.
- Only go to houses with safety measures in place.
- Check out [halloween2020.org](http://halloween2020.org) to find exciting activities and ways to celebrate Halloween this year based on levels of COVID risks in your area.

#### Tips for homeowners:

- Use duct tape to mark six-foot lines in front of home and leading to driveway/front door.
- Position a distribution table between yourself and trick-or-treaters.
- Distribute candy on a disinfected table to eliminate direct contact.
- Consider handing out candy in an open space where distancing is possible, rather than from the front door.
- Consider a neighborhood costume parade; it is an easy way to keep safe space between children.

The guidance also urges Michiganders to consider hosting virtual parties instead of in-person Halloween gatherings. If a gathering is hosted, it should be limited to 10 people or less per [Executive Order 2020-176](#), social distancing should be maintained, cloth masks should be worn and food and party favors should be set out individually to prevent cross contamination.

Information around this outbreak is changing rapidly. The latest information is available at [Michigan.gov/Coronavirus](http://Michigan.gov/Coronavirus) and [CDC.gov/Coronavirus](http://CDC.gov/Coronavirus).



## MANAGER'S REPORT

October 19, 2020

### **AGENDA ITEM:** Police Communications Equipment Purchase

**SUMMARY:** The Police Department has obtained a quote to purchase replacement radio equipment from Motorola through the State of Michigan Purchasing Plan. This request is for three office radios and one portable radio, and the proposal includes installation costs. This purchase is budgeted and is part of a continuing communications equipment replacement plan. The replacement program is almost complete and this year's cost is \$4,000 less than last year.

**COST:** \$9,782.78

**BUDGETED:** Yes No NA

**RECOMMENDATION:** Approve the purchase of three (3) radios for the office and one portable radio.

Respectfully submitted,

David Richards, City Manager

October Agenda

**for September council mtg**

Rich Killips <rkillips@cityofnewbuffalo.org>

Wed 8/26/2020 2:48 PM

To: Amy Fidler <afidler@cityofnewbuffalo.org>; Dave Richards <manager@cityofnewbuffalo.org>

📎 1 attachments (2 MB)

Scanned image from City of New Buffalo\_20200826\_140957.pdf;

Good afternoon,

The Police Department is respectfully requesting the continuation of our emergency radio replacement program. Over the last two years, we have been working toward replacing our old, outdated, and no longer service-able radios in the police department. As you know, the police radios are vital equipment that must work for everyone's public safety. This year we are asking to replace one portable radio and all of our office radios (3) which totals \$9782.78, this project is winding down and this year's total is approximately \$4,000.00 less than the past two years because the bulk of the radios have been replaced over the last two years. This purchase was budgeted in this year's budget. If you have any questions please let me know

Rich

**Rich Killips**  
**Chief of Police**

**New Buffalo City Police Department**  
224 W. Buffalo St. New Buffalo Mi. 49117  
269-469-1593 Office  
269-469-2110 Fax







QUOTE-1323758

Billing Address:  
NEW BUFFALO POLICE DEPT  
224 W BUFFALO ST  
NEW BUFFALO, MI 49117  
US

Quote Date:08/18/2020  
Expiration Date:11/16/2020  
Quote Created By:  
Tom Gillespie  
tom\_gillespie@tele-rad.com  
  
End Customer:  
NEW BUFFALO POLICE DEPT  
  
Contract: 35115 - STATE OF MICHIGAN,  
MA# 190000001544

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1	F2380A	SM,MCD 5000 DESKSET	3	\$1,800.00	\$1,350.00	\$4,050.00
2	F7879B	SM, RADIO GATEWAY UNIT (RGU)	1	\$1,800.00	\$1,350.00	\$1,350.00
3	LSV00Q00202A	DEVICE PROGRAMMING	3	\$50.00	\$50.00	\$150.00

Grand Total \$5,550.00(USD)

Notes:

- **PLEASE BE ADVISED:** Motorola Solutions is moving towards being more environmentally green and emailing invoices. You may receive an email invoice instead of a mailed invoice, depending on the purchase. In addition, the invoice may have a new address for submitting payments. If you have any questions or would like to change where your electronic invoices will be delivered, please contact your credit analyst or dial 800-422-4210.



Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products.



Purchase Order Checklist
Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the <i>Legal</i> Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO )
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept
Ship To Contact Name & Phone #
Tax Exemption Status
Signatures (As required)

Billing Address:  
 NEW BUFFALO POLICE DEPT  
 224 W BUFFALO ST  
 NEW BUFFALO, MI 49117  
 US

Quote Date:07/07/2020  
 Expiration Date:10/05/2020  
 Quote Created By:  
 Tom Gillespie  
 tom\_gillespie@tele-rad.com

End Customer:  
 NEW BUFFALO POLICE DEPT  
 Rich Killips  
 rkillips@cityofnewbuffalo.org  
 269-469-1593

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	1	\$3,026.00	\$2,269.50	\$2,269.50
1a	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	1	\$100.00	\$75.00	\$75.00
1b	Q361AR	ADD: P25 9600 BAUD TRUNKING	1	\$300.00	\$225.00	\$225.00
1c	H38BT	ADD: SMARTZONE OPERATION	1	\$1,200.00	\$900.00	\$900.00
1d	Q58AL	ADD: 3Y ESSENTIAL SERVICE	1	\$115.00	\$115.00	\$115.00
1e	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	1	\$515.00	\$386.25	\$386.25
2	LSV00Q00202A	DEVICE PROGRAMMING	1	\$50.00	\$50.00	\$50.00
3	PMMN4062AL	AUDIO ACCESSORY- REMOTE SPEAKER MICROPHONE,IMPRES RSM, NOISE CANC. EMERGENCY BUTTON 3.5MM JACK IP54	1	\$117.70	\$88.28	\$88.28



Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products.



Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
4	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	1	\$165.00	\$123.75	\$123.75

Grand Total

**\$4,232.78(USD)**



Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products.



### Purchase Order Checklist

**Marked as PO/ Contract/ Notice to Proceed on Company Letterhead**  
(PO will not be processed without this)

**PO Number/ Contract Number**

**PO Date**

**Vendor = Motorola Solutions, Inc.**

**Payment (Billing) Terms/ State Contract Number**

**Bill-To Name on PO must be equal to the *Legal* Bill-To Name**

**Bill-To Address**

**Ship-To Address (If we are shipping to a MR location, it must be documented on PO)**

**Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO )**

**PO Amount must be equal to or greater than Order Total**

**Non-Editable Format (Word/ Excel templates cannot be accepted)**

**Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept**

**Ship To Contact Name & Phone #**

**Tax Exemption Status**

**Signatures (As required)**



MANAGER'S REPORT

October 19, 2020

**AGENDA ITEM:** Beach Rake Tractor Repairs

**SUMMARY:** The beach rake tractor recently underwent repairs under the supervision of the Streets Department that first required investigation. While the need for repairs was being identified an extensive number of parts were removed incrementally until all the broken parts were found, requiring repairs at a cost of \$10,076.51. The repair costs were unknown at the time of the project and only identified when the project was complete as is the case with large equipment. The repairs were necessary to continue daily maintenance of the beach. The beach rake was returned to service at the earliest possible date in the best interest of the community and health of its visitors. The cost was impossible to predict and no effort was made to subvert the buying process.

**COST:** \$10,076.51-

**BUDGETED:** Yes No NA

**RECOMMENDATION:** Approve the beach rake tractor repairs.

Respectfully submitted,

David Richards, City Manager

# WEST SIDE TRACTOR SALES



BLOOMINGTON T: (812) 333-9677 F: (812) 333-9731  
 FORT WAYNE T: (260) 482-8576 F: (260) 483-4057  
 INDIANAPOLIS T: (317) 544-3411 F: (317) 544-3420  
 LAFAYETTE T: (765) 447-6933 F: (765) 448-9038  
 SOUTH BEND T: (574) 232-1461 F: (574) 233-3324

REMIT TO:  
 WEST SIDE TRACTOR SALES  
 DEPT. #4570  
 P.O. BOX 87618  
 CHICAGO, IL 60680-0618  
 PHONE (630) 355-7150

Ship to: SAME AS BELOW

Invoice to: CITY OF NEW BUFFALO  
 224 W. BUFFALO ST.  
 NEW BUFFALO MI 49117

Branch			
SOUTH BEND			
Date	Time	Page	
08/28/20	15:27:26 (O)	01	
Account No.	Phone No.	Invoice No.	
NEWBU001	2694692781	B10122	
Ship Via	Purchase Order		
	860377		
Sales Tax License No.	Federal Exemption No.		
	MI021		
F.E.I.N. No. 36-2484344			Salesperson
		NMB	

## DESCRIPTION

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
1441737 JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16	B
860377 410L		PE4045U021962	11/04/17	2000 H

SEGMENT# 1 S I0226 . 08/19/20 08/19/20

1500 hour @ 1445

### COMPLAINT:

- Lubricate MFWD U-joints
- Drain water and sediment from fuel tank
- Test transmission oil
- Check MFWD axle housing oil level
- Lubricate quick coupler
- Check rear axle housing oil level
- Check hydraulic oil level
- Lubricate loader pivot points
- Lubricate stabilizers and pivots
- Lubricate backhoe coupler mechanical jack
- Lubricate front axle pivot pin(s)
- Check boom-to-dipperstick pivot pin bolt torque
- Check MFWD planetary housing oil
- Change engine oil and filter element
- Check transmission oil level
- Check coolant and add conditioner or extender
- Test axle oil
- Test engine oil
- Change primary and final fuel filter
- Lubricate drive shaft slip joint
- Test hydraulic oil
- Test rear axle oil
- Check air intake hoses and clamps
- Lubricate backhoe bucket cylinder rod ends
- Check coolant surge tank level
- Lubricate backhoe linkage pivots

CONTINUED ON PAGE 02

LATE CHARGE %PER MONTH ( %PER ANNUM)

RESTOCKING %MINIMUM SERVICE CHARGE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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 P.O. BOX 87618  
 CHICAGO, IL 60680-0618  
 PHONE (630) 355-7150

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 224 W. BUFFALO ST.  
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Branch			
SOUTH BEND			
Date	Time	Page	
08/28/20	15:27:26 (O)	02	
Account No.	Phone No.	Invoice No.	
NEWBU001	2694692781	B10122	
Ship Via	Purchase Order		
	860377		
Sales Tax License No.	Federal Exemption No.		
	MI021		
F.E.I.N. No. 36-2484344			Salesperson
		NMB	

## DESCRIPTION

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
1441737 JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16	B
860377 410L		PE4045U021962	11/04/17	2000 H

CORRECTION:

Lubricated MFWD U-joints  
 Drained water and sediment from fuel tank  
 Tested transmission oil  
 Checked MFWD axle housing oil level  
 Lubricated quick coupler  
 Checked rear axle housing oil level  
 Checked hydraulic oil level  
 Lubricated loader pivot points  
 Lubricated stabilizers and pivots  
 Lubricated backhoe coupler mechanical jack  
 Lubricated front axle pivot pin(s)  
 Checked boom-to-dipperstick pivot pin bolt torque  
 Checked MFWD planetary housing oil  
 Changed engine oil and filter element  
 Checked transmission oil level  
 Checked coolant and add conditioner or extender  
 Tested axle oil  
 Tested engine oil  
 Changed primary and final fuel filter  
 Lubricated drive shaft slip joint  
 Tested hydraulic oil  
 Tested rear axle oil  
 Checked air intake hoses and clamps  
 Lubricated backhoe bucket cylinder rod ends  
 Checked coolant surge tank level  
 Lubricated backhoe linkage pivots

ADDITIONAL DESCRIPTION:

Josh 269-612-0259  
 204 E Jefferson St

CONTINUED ON PAGE 03

LATE CHARGE      %PER MONTH (      %PER ANNUM)

RESTOCKING      %MINIMUM SERVICE CHARGE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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REMIT TO:  
 WEST SIDE TRACTOR SALES  
 DEPT. #4570  
 P.O. BOX 87618  
 CHICAGO, IL 60680-0618  
 PHONE (630) 355-7150

Ship to: **SAME AS BELOW**

Invoice to: **CITY OF NEW BUFFALO  
 224 W. BUFFALO ST.  
 NEW BUFFALO MI 49117**

Branch		
SOUTH BEND		
Date	Time	Page
08/28/20	15:27:26 (O)	03
Account No.	Phone No.	Invoice No.
NEWBU001	2694692781	B10122
Ship Via	Purchase Order	
	860377	
Sales Tax License No.	Federal Exemption No.	
	MI021	
F.E.I.N. No. 36-2484344	Salesperson	
	NMB	

## DESCRIPTION

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS	
1441737	JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16		B
860377	410L		PE4045U021962	11/04/17	2000	H
streets@cityofnewbuffalo.org						
AT346594	OILSCAN			5	16.91	84.55
DZ115390	Filter Element			1	39.28	39.28
DZ115391	Filter Element			1	34.44	34.44
PT507	LUBRICANT			2	4.95	9.90
RE504836	OIL FILTER			1	15.57	15.57
TY26682	PLUS-50 TM ENGI			3	15.00	45.00
	Plus-50 II Oil 15W40 CJ4/SN					
					PARTS	228.74
					LABOR	927.18
10120000					SEGMENT TOTAL==>	1155.92

SEGMENT# 2 S I0226 . 08/19/20 08/19/20

Hydraulic Hose

**COMPLAINT:**

Repair/replace a hydraulic hose that feed ram in and out on extend a hoe backhoe portion, bring both hoses to replace.

**CORRECTION:**

Removed bucket, had to cut rear bucket pin off to remove bucket, left thumb on machine. Removed pins that hold extended cylinder, extendable part of dipper stick, hydraulic cylinder. Replace lines on cylinder. Removed wear pads from stick, cleaned up stick for reassembly. Removed cut pin from bucket and bushings. Installed new wear pads and grease with 4 tubes grease. Installed extend dipper stick cylinder into stick and pin on to stick. Slide extended stick into stick and hook all hoses up except thumb. Cycle cylinders and filled hydraulic tank with 2 gallons Hydrau. Checked for leaks and no leaks present. Tried installing bushing into bucket and need

CONTINUED ON PAGE 04

LATE CHARGE %PER MONTH ( %PER ANNUM)

RESTOCKING %MINIMUM SERVICE CHARGE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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 SOUTH BEND T: (574) 232-1461 F: (574) 233-3324

REMIT TO:  
 WEST SIDE TRACTOR SALES  
 DEPT. #4570  
 P.O. BOX 87618  
 CHICAGO, IL 60680-0618  
 PHONE (630) 355-7150

Ship to:

SAME AS BELOW

Invoice to:

CITY OF NEW BUFFALO  
 224 W. BUFFALO ST.  
 NEW BUFFALO MI 49117

Branch			
SOUTH BEND			
Date	Time	Page	
08/28/20	15:27:26 (O)	04	
Account No.	Phone No.	Invoice No.	
NEWBU001	2694692781	B10122	
Ship Via	Purchase Order		
	860377		
Sales Tax License No.	Federal Exemption No.		
	MI021		
F.E.I.N. No. 36-2484344			Salesperson
		NMB	

## DESCRIPTION

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
1441737 JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16	B
860377 410L		PE4045U021962	11/04/17	2000 H
hydraulic press to press bushing. Installed thumb cylinder lines and bleed lines. Rechecked hydraulic level and level is good. Left oil scan with customer and he is going to pull scan in 50 hours. Need scan billed out. Took scan off my truck				
AR83396		QUICK LOCK PIN	2 N 5.68	11.36
AT171079		PIN *	1 N 197.42	197.42
AT192111		PIN	1 N 191.74	191.74
AT432994		Hydraulic Hose	1 141.94	141.94
FRT			1 136.44	136.44
PT507		LUBRICANT	4 4.95	19.80
TY27452		Hydraulic Oil	2 18.00	36.00
T187116		BUSHING	2 N 39.33	78.66
T227937		Shim	8 N 15.67	125.36
T228148		WEAR PLATE	8 N 28.35	226.80
T357289		Wear Plate	2 N 65.12	130.24
T357569		Shim	2 N 6.38	12.76
T357570		Shim	2 N 12.00	24.00
T77613		O RING	1 2.74	2.74
T77857		O-RING	9 2.82	25.38
T77858		O RING	2 3.46	6.92
T77932		O-RING	2 3.20	6.40
XHG-075		HOSE SPRIN	10 6.90	69.00
X1JC43-10-10		HOSE FITTING	1 23.58	23.58
X1JC43-12-10		HOSE FITTING	1 M 25.88	25.88
X1JC43-6-6		HOSE FITTI	3 9.06	27.18
X1JC43-8-6		HOSE FITTING	2 M 11.16	22.32
X1JC43-8-8		HOSE FITTI	8 O 12.21	97.68
X1J043-8-8		FITTING	2 25.74	51.48
X1J743-10-10		FITTING	1 44.34	44.34

CONTINUED ON PAGE 05

LATE CHARGE %PER MONTH ( %PER ANNUM)

RESTOCKING %MINIMUM SERVICE CHARGE.

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 INDIANAPOLIS T: (317) 544-3411 F: (317) 544-3420  
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 SOUTH BEND T: (574) 232-1461 F: (574) 233-3324

REMIT TO:  
 WEST SIDE TRACTOR SALES  
 DEPT. #4570  
 P.O. BOX 87618  
 CHICAGO, IL 60680-0618  
 PHONE (630) 355-7150

Ship to: SAME AS BELOW

Invoice to: CITY OF NEW BUFFALO  
 224 W. BUFFALO ST.  
 NEW BUFFALO MI 49117

Branch			
SOUTH BEND			
Date	Time	Page	
08/28/20	15:27:26 (O)	05	
Account No.	Phone No.	Invoice No.	
NEWBU001	2694692781	B10122	
Ship Via	Purchase Order		
	860377		
Sales Tax License No.	Federal Exemption No.		
	MI021		
F.E.I.N. No. 36-2484344	Salesperson		
	NMB		

## DESCRIPTION

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS	
1441737	JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16		B
860377	410L		PE4045U021962	11/04/17	2000	H
X1J943-8-6	FITTING			1	22.96	22.96
X1J943-8-8	FITTING			2	26.61	53.22
X351ST-8	Hydraulic Hose			21	10.18	213.78
X471ST-6	BULK HOSE			12	8.78	105.36
X487TC-6	Bulk Hose			25	8.32	208.00
X722TC-10	Hydraulic Hose			8	19.02	152.16
19M7185	BOLT			8	2.66	21.28
24H1594	WASHER			2	5.58	11.16
40M7066	SNAP RING			1	11.83	11.83
40M7166	SNAP RING			2	8.97	17.94
					PARTS	2553.11
					LABOR	2826.85
10120000					SEGMENT TOTAL==>	5379.96

SEGMENT# 3 S I0226 N/A 08/19/20 08/19/20

Noise in Front End

COMPLAINT:

When Steering front end is being loud.

CORRECTION:

Jacked up front end and removed front tires, removed bolts for upper king pin on right side, king pin bearing, race, left side bolts, king pin, bearing, and race. Cleaned up hole and had to order bearings and seals for king pins. Installed new bearings and king pins in upper knuckle. Removed lower knuckle king pins and bearings. Installed new king pins and bearings, and reinstall wheels.

AL110924	Seal	2	N	32.72	65.44
AL79902	SEAL	2	N	24.81	49.62
AT339806	Tapered Roller	2	N	76.26	152.52
AT339808	TAPERED ROLLER	2	N	61.76	123.52

CONTINUED ON PAGE 06

LATE CHARGE %PER MONTH ( %PER ANNUM)

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Branch		
SOUTH BEND		
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08/28/20	15:27:26 (O)	06
Account No.	Phone No.	Invoice No.
NEWBU001	2694692781	B10122
Ship Via	Purchase Order	
	860377	
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	MI021	
F.E.I.N. No. 36-2484344	Salesperson	
	NMB	

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1441737 JD 410L WLBH	1445	1T0410LXHFF288980	11/05/16	B
860377 410L		PE4045U021962	11/04/17	2000 H
Tapered Roller Bearing				
FRT			1	94.04
T229260	Pin		2 N	123.59
T229285	Pin		2 N	127.80
19M8011	CAP SCREW		16	2.42
40M7047	SNAP RING		2 N	7.69
			PARTS	1042.02
			LABOR	1429.60
10120000			SEGMENT TOTAL==>	2471.62

### \*\*\*\*\* WORK ORDER TOTALS \*\*\*\*\*

PARTS	3823.87
LABOR	5183.63
ENVIROMENTAL	147.19
GREASE	10.00
MILEAGE	621.00
MISC MATERIAL	290.82
TOTAL POWER PLAN	10076.51

4582

LATE CHARGE %PER MONTH ( %PER ANNUM)

RESTOCKING %MINIMUM SERVICE CHARGE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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MANAGER'S REPORT

October 19, 2020

**AGENDA ITEM:** EV Station Locations Agreement

**SUMMARY:** Red EV Charging Stations in conjunction with the State of Michigan has proposed an agreement the form of which has the City attorney's approval. EV Charging Stations has proposed locating two charging stations in the City approved by the DDA.

Four items remain to be clarified; the nature of the agreement, is it a lease, a conveyance, or require a license.

How is the agreement terminated if the property on which the stations are located are sold.

Indemnification provisions that require the licensee to make repairs which the attorney suggests be removed, and

Locations, and charges per hour must be negotiated.

**COST:** None

**BUDGETED:** Yes No NA

**RECOMMENDATION:** Approve the EV Stations Location Agreement subject to the terms to be negotiated.

Respectfully submitted,

David Richards, City Manager

## Dave Richards

---

**From:** Tony McGhee <tmcghee@abonmarche.com>  
**Sent:** Tuesday, October 13, 2020 4:56 PM  
**To:** Dave Richards; Nick Curcio  
**Subject:** EV Station Locations

Location #1: Barton Street Parking Lot

The two spaces at the southeast corner of the Barton Street parking lot located at the corner of Barton Street and W. Mechanic Street shall be reserved for the installation of an EV charging station.



Location #2: East Mechanic Street

Vendor shall have access to the two marked spaces on Mechanic Street between N. Thompson St. and Townsend Street



## Dave Richards

---

**From:** Nick Curcio <ncurcio@curciofirm.com>  
**Sent:** Tuesday, October 6, 2020 2:50 PM  
**To:** Dave Richards  
**Subject:** Re: Electric Vehicle Charging Stations

Dave,

The form of this agreement looks good to me. Notably, this same company proposed a similar agreement to one of my other clients about a month ago, and I edited it fairly substantially. It looks like they've taken all my edits and are using them as part of the standard form agreement they're using in other communities.

One other thing to note: you'll need to attach a list or depiction of the proposed locations as an exhibit.

-Nick

---

**From:** David Richards <manager@cityofnewbuffalo.org>  
**Date:** Tuesday, October 6, 2020 at 11:38 AM  
**To:** Nick Curcio <ncurcio@curciofirm.com>  
**Subject:** FW: FW: Electric Vehicle Charging Stations

Nick

[Here is a proposed agreement for EV charging stations.](#)

[Please review and comment.](#)

DR

**From:** Kevin Kardel [mailto:kkardel@hageauto.com]  
**Sent:** Monday, October 5, 2020 9:08 PM  
**To:** Tony McGhee <tmcghee@abonmarche.com>  
**Cc:** Abass El-Hage <abass@hageauto.com>; Dave Richards <manager@cityofnewbuffalo.org>  
**Subject:** RE: FW: Electric Vehicle Charging Stations

Hi Tony & Dave,

Attached is the EV charging contract for New Buffalo. Let me know if you have any questions.

Best,  
Kevin

**Kevin M. Kardel**  
**Chief Operating Officer**



**From:** Kevin Kardel <[kkardel@hageauto.com](mailto:kkardel@hageauto.com)>  
**Sent:** Monday, September 28, 2020 1:56 PM  
**To:** Tony McGhee <[tmcghee@abonmarche.com](mailto:tmcghee@abonmarche.com)>  
**Cc:** Abass El-Hage <[abass@hageauto.com](mailto:abass@hageauto.com)>  
**Subject:** RE: FW: Electric Vehicle Charging Stations

Hi Tony,

I reviewed the contract and we are good with all the proposed changes. Next steps – I will build out a specific contract for each Allegan, New Buffalo and South Haven for your review.

Will have those to you within a day.

Best,  
Kevin

**Kevin M. Kardel**  
**Chief Operating Officer**



M: +1-313-209-1261 | [www.hageauto.com](http://www.hageauto.com)

**From:** Abass El-Hage <[abass@hageauto.com](mailto:abass@hageauto.com)>  
**Sent:** Friday, September 25, 2020 4:22 PM  
**To:** Kevin Kardel <[kkardel@hageauto.com](mailto:kkardel@hageauto.com)>  
**Subject:** Fwd: FW: Electric Vehicle Charging Stations

----- Forwarded message -----

**From:** Tony McGhee <[tmcghee@abonmarche.com](mailto:tmcghee@abonmarche.com)>  
**Date:** Fri, Sep 25, 2020, 3:56 PM  
**Subject:** FW: Electric Vehicle Charging Stations  
**To:** Abass Elhage <[abass@hageauto.com](mailto:abass@hageauto.com)>

[Attempt to resend](#)

**From:** Tony McGhee  
**Sent:** Wednesday, September 23, 2020 9:23 AM  
**To:** Abass Elhage <[abass@hageauto.com](mailto:abass@hageauto.com)>  
**Subject:** FW: Electric Vehicle Charging Stations

For our call, comments from attorney below. This will apply to Allegan New Buffalo, and South Haven

I have reviewed the proposed documents and think that this arrangement generally looks fine. I have only a few comments on the requested for agreement, which are shown in red in the attached document. Here is a summary of the comments:

1. Clarify the nature of the agreement. The agreement uses inconsistent language regarding the nature of the interest being granted, at sometimes suggesting that it's a conveyance, at other times a lease, and at other times a license. Counsel made changes in a couple of places to indicate that the Agreement is a license.
2. Termination. The proposed document contains language stating that the City has to transfer the Agreement to a subsequent owner if it ever sells the Site. That could really tie the City's hands if you ever want to sell any of the properties where the stations are placed. Counsel recommended new language in the attached document stating that in the event of a desired sale, City can either transfer the Agreement or terminate the Agreement pursuant to the termination provisions. That way, the City reserves the right to get out of the Agreement if the charging stations are incompatible with the perspective buyer's desired use.
3. Indemnification. The proposed document has an indemnification provision that imposes broad indemnification responsibilities on the City. In counsel's opinion, the provision is so broad in scope that it is a "lending of the public credit" in violation of the Michigan Constitution. It also seems inappropriate given the nature of this Agreement, which makes the licensee responsible for maintain the chargers. Accordingly, counsel requests that this provision be removed entirely. If they push back on that, we can suggest some more moderate changes in response.
4. Missing terms. This is just a form agreement at this point. You'll need to negotiate locations, charges per hour, etc.

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## CHARGING STATION AGREEMENT

This Charging Stations Agreement (the “**Agreement**”) is effective as of October 12, 2020 (the “**Effective Date**”) by and between the city of New Buffalo, (“**Site Host**”), a municipality located in New Buffalo, Michigan and Red E Charging, LLC (“**Red E Charging**”), a Michigan limited liability company with its principal place of business located at 2475 West Grand Blvd, Detroit, MI 48208. Red E Charging and Site Host may individually be referred to herein as a “Party” and collectively as the “Parties.”

**WHEREAS**, RED E CHARGING, by installing electric vehicle chargers (“EV Chargers”) on the Premises, as defined herein, will provide value to Site Host by attracting electric vehicle owners and the public to, and providing additional visibility of, the property;

**WHEREAS**, Site Host acknowledges the value of RED E CHARGING’s EV Chargers on the Premises and desires to grant a license to use the Premises to RED E CHARGING pursuant to the terms set forth herein;

**NOW THEREFORE**, in consideration of the above and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **PREMISES:** Site Host hereby grants to RED E CHARGING a license to use the Premises, as defined in **Exhibit A**, upon which RED E CHARGING shall install the EV Chargers as described in that Exhibit.
2. **INITIAL INSPECTION:**
  - A. Early Access. Beginning on October 12, 2020 (“**Initial Inspection Start Date**”) RED E CHARGING shall have a period of up to thirty (30) days during which it will have reasonable, non-exclusive access to the Premises for conducting its reviews and inspections (the “Inspection Period”).
  - B. Application for Permits. During the Inspection Period, RED E CHARGING shall apply and pay for all required permits, variances and/or approvals required for RED E CHARGING’s construction of the improvements on, and RED E CHARGING’s use of, the Premises (collectively, the “Permits”).
  - C. Right to Terminate. If RED E CHARGING determines, in its sole and absolute discretion, for any reason or for no reason whatsoever, that the Premises are unacceptable for RED E CHARGING’s proposed use, RED

E CHARGING may, without any liability hereunder, terminate this Agreement upon written notice delivered to Site Host no later than five (5) business days following the expiration of the Inspection Period pursuant to Section 19 of this Agreement.

3. **INSTALLATION:** Upon acceptance of the Premises, RED E CHARGING shall, at its sole expense, install the EV Chargers.
4. **EQUIPMENT:** Two (2) 80A Level 2 EV Chargers with Pedestal Mount will be installed at site host location
5. **COMMENCEMENT DATE:** The date that the EV Chargers open to the public (the “Commencement Date”) shall be within one hundred and fifty (150) days following the Initial Inspection Start Date, provided that no external permitting, utility or other requirements beyond RED E CHARGING’s control delay the installation, despite the best efforts of RED E CHARGING. RED E CHARGING shall provide written notice of the Commencement Date to Site Host pursuant to Section 19 of this Agreement for record keeping purposes. In the event of a delay as described herein, RED E CHARGING shall deliver written notice to Site Host pursuant to Section 19 and this notice shall provide the Commencement Date, which in no event shall be any later than two hundred (200) days following the Initial Inspection Start Date.
6. **TERM:** The initial term of the Agreement shall expire ten (10) years from the Commencement Date (the “Initial Term”). Thirty (30) days prior to the expiration of the Initial Term, The Parties may mutually elect to extend the Agreement and such extension shall be for an additional period of five (5) years (the “Renewal Term” and together with the Initial Term, the “Term”). Following the Renewal Term, any further renewals will be subject to mutual agreement between RED E CHARGING and Site Host and may be of any duration agreed upon by the Parties. In the event Site Host wishes to sell or transfer of the Premises by Site Host while the Agreement is in effect, Site Host shall either assign this Agreement to the perspective buyer or terminate this Agreement in accordance with Section 7 below.
7. **EARLY TERMINATION:**

- A. If at any time after the 36<sup>th</sup> month of the Term, the EV Chargers at the Premises are performing at an average of fewer than 50 kilowatt hours per month over any period of six (6) consecutive months, RED E CHARGING shall have the right to terminate this Agreement by providing Site Host by providing written notice (the "Termination Notice") pursuant to Section 19 of this Agreement at least sixty (60) days in advance of the termination date, which shall specify the effective date of RED E CHARGING's termination of this Agreement ("Termination Date"). As of the Termination Date, this Agreement shall terminate and neither Party shall thereafter have any further rights or obligations hereunder, except that RED E CHARGING shall pay all monies owed pursuant to Section 10 of this Agreement through the Termination Date, and this Agreement shall be of no further force and effect.
- B. If Site Host elects to terminate the Agreement prior to the expiration of the Term, Site Host must provide written notice pursuant to Section 19 of this Agreement (the "Termination Notice"), specifying the effective date of Site Host's termination of this Agreement.
- i. Any termination without cause by the Site Host prior to the end of the thirty-sixth (36th) month of the Term, the Site Host is responsible to reimburse RED E CHARGING for the full cost of any EV Rebate that RED E CHARGING received, all costs Red E Charging incurred for installing the EV Chargers on the Premises, any costs for Red E Charging to remove the EV Chargers from the Premises, and any depreciation amounts to which RED E CHARGING otherwise would be entitled.
- ii. Site Host may terminate for cause without penalty as outlined below in (1) and (2):
- (1) In the event Site Host has not received payment under the terms of Section 10 of this Agreement by the tenth day of the calendar month, Site Host must provide written notice pursuant to Section 19 of this Agreement to Red E Charging notifying Red E Charging that it has not received payment. If Red E Charging has not remitted the payment due to Site Host within thirty (30) days of the date of receipt of Site Host's notice, Site Host may terminate the Agreement for cause and without penalty.

(2) In the event that Red E Charging has failed to properly maintain the EV Chargers, Site Host must provide notice pursuant to Section 19 of this Agreement to Red E Charging. This notice shall provide information about the EV Charger(s) requiring maintenance. If Red E Charging has failed to repair or replace the EV Chargers within sixty (60) days of receipt of the Site Host's notice, Site host may terminate the Agreement for cause and without penalty.

iii. If Site Host elects to terminate the Agreement during the Term but after the 36<sup>th</sup> month without cause, Site Host must reimburse RED E CHARGING for all costs Red E Charging incurred for installing the EV Chargers on the Premises, all costs for Red E Charging to remove the EV Chargers from the Premises, and any depreciation amounts to which RED E CHARGING Automotive would otherwise be entitled.

C. In all events of termination or expiration of this Agreement, the EV Chargers are owned by Red E Charging and upon termination or expiration of the Agreement, Red E Charging shall remove them and restore the Premises to the original condition.

D. The indemnity responsibilities as described in Section 14 of this Agreement survive termination.

8. **UTILITIES:** Red E Charging agrees to arrange and pay the charges for all utility services provided or used in or at the Premises during the Term. Red E Charging shall pay directly to the utility company. In the event that utility services are disrupted and Site Host becomes aware of such disruption, Site Host shall use its best efforts to quickly notify Red E Charging as soon as possible of the disruption.

9. **USE:** RED E CHARGING shall use and occupy the Premises during the Term for electric vehicle charging services. All use of the Premises by RED E CHARGING shall comply with applicable codes, laws, and ordinances.

10. **PAYMENT FOR CHARGING SERVICES:** RED E CHARGING shall share revenue generated from the EV Chargers in the amount of \$0.03 per kilowatt-hour payable on the tenth day of each calendar month. If the Term is renewed pursuant to Section 6 of this Agreement, during the first Renewal Term, Red E Charging shall pay a

monthly fee to Site Host in the amount of \$0.03 per kilowatt-hour, payable on the tenth day of each calendar month. Payments shall be made via direct deposit unless otherwise agreed to by the Parties.

11. **MAINTENANCE:** RED E CHARGING shall be responsible for maintaining the EV Chargers and Site Host shall not have any liability for damage to the EV Chargers unless such damage is caused by Site Host's gross negligence or willful misconduct. Notwithstanding the foregoing, Site Host must maintain the Premises and common areas of the Premises. Site Host agrees to coordinate any parking lot maintenance with RED E CHARGING to ensure that charging stalls remain available as much as is reasonably feasible. RED E CHARGING may, in its discretion and at its sole cost, install security cameras and other equipment to monitor the Premises from off-site. All site equipment installed in relation to the charging infrastructure shall be maintained in good condition for the entire term of the Agreement.

12. **SITE HOST COVENANTS:** Site Host represents that it is the owner of the Premises and that this Agreement does not violate any agreement, lease or other commitment of Site Host. Site Host shall not take any action that would impair or interrupt the use of the Premises or the EV Chargers. Site Host agrees to notify RED E CHARGING within a commercially reasonable time if (i) it has knowledge of third-parties impairing or misusing the Premises or EV Chargers, or (ii) it obtains knowledge of a needed repair to the Premises or EV Chargers. If non-electric vehicle motorists repeatedly park in the stalls dedicated to the EV Chargers ("Dedicated Stalls"), thereby impairing use of the Dedicated Stalls, then the Parties shall together determine and implement an appropriate and effective strategy for preventing such impairment, including, without limitation, alternative signage and painted asphalt. Site Host shall use commercially reasonable efforts to actively monitor the Premises to ensure that use of the EV Chargers is not impaired.

13. **SIGNAGE:** RED E CHARGING signage to be installed at the Premises is represented in **Exhibit B** and shall include signs to identify Dedicated Stalls. Any material revisions or additions to the signage depicted in **Exhibit B** shall be subject to Site Host approval, which shall not be unreasonably withheld, conditioned or

delayed. All signage shall be professionally prepared, installed and maintained at RED E CHARGING's expense.

14. **INDEMNIFICATION:** Except to the extent of any gross negligence or willful misconduct of Site Host, RED E CHARGING hereby agrees to indemnify, hold harmless and defend the Premises, Site Host, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, including, court costs and attorney's fees, on account of or arising out of or alleged to have arisen out of any claim of any third party directly related to RED E CHARGING's use of the Premises. RED E CHARGING shall promptly remove or bond any liens placed on the Premises as a result of any claims for labor or materials furnished to or for RED E CHARGING at or for use on the Premises.
15. **DESTRUCTION:** Upon total destruction of the Premises either Party shall terminate the Agreement by furnishing written Notice pursuant to Section 19 of this Agreement within thirty (30) days of such destruction.
16. **INSURANCE:**
  - A. RED E CHARGING shall carry commercial general liability insurance with limits of not less than Two Million Dollars (\$2,000,000) for bodily injury or death. A certificate evidencing such insurance shall be delivered to Site Host upon completion of the EV Charger installation and from time to time thereafter as may be requested by Site Host. Upon request, RED E CHARGING shall include Site Host as additional insured on its commercial general liability and umbrella insurance policies. RED E CHARGING will also carry worker's compensation insurance in accordance with state and federal law.
17. **CONFIDENTIALITY AND PUBLICITY:** Neither Party will use the other Party's name, trademark or logo without such other Party's prior written consent.
18. **ENVIRONMENTAL MATTERS:** To the best of Site Host's knowledge, Site Host believes that the Premises shall be delivered free of environmental contamination. RED E CHARGING shall have no liability for any environmental contamination unless caused by RED E CHARGING, its agents, employees or contractors.

During the Term, Site Host is responsible for remediating any pre-existing contamination or any contamination not caused by RED E CHARGING, its agents, contractors or employees, except for disposal of any contaminated materials that may result from the construction of the project and limited to any excavated contaminated soil that will be properly disposed. The cost to RED E CHARGING of the disposition of any such excavated contaminated soil will be capped at one thousand dollars (\$1,000). RED E CHARGING shall have no liability for diminution in value of the Premises as it relates to environmental contamination.

19. **NOTICES:** All notices or demands shall be in writing and shall be deemed duly served or given only if delivered by prepaid (i) U.S. Mail, certified or registered, return receipt requested, or (ii) reputable, overnight courier service (such as UPS or FedEx) to the addresses of the respective parties as specified in this Section. Copies of such correspondence shall be delivered via email as well as a courtesy if an email address is provided, but email notification does not suffice as effective notice for the purpose of this Agreement. Site Host and RED E CHARGING may change their respective addresses for notices by giving notice of such new address in accordance with the provisions of this paragraph.

If by Site Host, to:

Contact Name: Kevin Kardel  
Position: Chief Operating Officer  
Address: 2475 West Grand Blvd, Detroit, MI 48208  
Email Address: kkardel@hageauto.com

If by RED E CHARGING, to:

Contact Name: Dave Richards  
Position: City Manager  
Address: 17425 Red Arrow Hwy, New Buffalo, MI 49117  
Email Address: manager@cityofnewbuffalo.org

20. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon and shall inure to the benefit of Site Host and RED E CHARGING and their respective successors and assigns.

21. **WAIVER OF JURY TRIAL.** TO THE EXTENT PERMITTED BY LAW, SITE HOST AND RED E CHARGING EACH HEREBY WAIVES ITS RIGHT TO A JURY TRIAL OF ANY ISSUE OR CONTROVERSY ARISING UNDER THIS AGREEMENT.

22. **GOVERNING LAW, JURISDICTION AND VENUE:** Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without giving effect to any choice or conflict of law provision or rule (whether of the State of Michigan or any other

jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Michigan. Any legal suit, action or proceeding arising out of this Agreement or the matters contemplated hereunder shall be instituted in state court in Berrien County in the State of Michigan, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding and waives any objection based on improper venue or inconvenient forum. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court.

23. **VOLUNTARY AND INFORMED EXECUTION:** The Parties acknowledge and agree that they have fully read, completely understand and voluntarily enter into and execute this Agreement, and acknowledge they have been represented and advised by counsel or had ample opportunity to be represented by counsel during the negotiations and drafting of this Agreement.
24. **AMENDMENT.** This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each Party hereto.
25. **SEVERABILITY.** If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, the Parties agree that such provision shall be adjusted or modified by the court to the extent necessary to cure that invalidity, and that such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

*[The Remainder of this Page is Left Intentionally Blank, Signatures on Following Page]*

**IN WITNESS WHEREOF**, the Parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written above.

RED E CHARGING, LLC

SITE HOST

\_\_\_\_\_

\_\_\_\_\_

**By:**

**By:**

**Its:**

**Its:**

**EXHIBIT A**

**PREMISES DEPICTION AND ADDRESS**

EXHIBIT B

SIGNAGE





**CITY OF NEW BUFFALO  
RESOLUTION 20.27**

*Authorizing Budget Adjustments*

**WHEREAS**, the 2020-21 Budget Amendments are hereby presented to City Council;  
and

**WHEREAS**, in order to ensure all budgeted fund and activities for the 2020-21 budgets  
are within budget parameters; and

**WHEREAS**, the City of New Buffalo Treasurer is authorized to make the necessary  
adjustments to complete this action; and

**BE IT RESOLVED**, the following attached budget recommendations are authorized for  
adjustment and shall reflect in the 2020-21 adopted budgets;

DATED: October 19, 2020

YEAS:

NAYS:

ABSENT:

ABSTAIN:

**RESOLUTION DECLARED:**

---

Ann M. Fidler, City Clerk

**CERTIFICATION**

**I, Ann M. Fidler, duly appointed City Clerk of the City of New Buffalo, do hereby  
certify that the above is a true and correct copy of a resolution adopted by the City  
Council of the City of New Buffalo, Michigan, on this 19<sup>th</sup> day of October, 2020.**

---

Ann M. Fidler, City Clerk

**2020-21 Budget Amendments--October 2020**

**Revenues:**

GL#	Fund	Account	Original Budget	Amended Budget	Net	Explanation
105-000-589	LRSB	Contributions	\$ 51,000	\$ -	-\$51,000	Waterways Grant; should have been in GL for grants
105-000-674	LRSB	Grants	\$ -	\$ 51,000	\$51,000	Correct classification for Waterways grant to be received
Net Revenue					<b>\$0</b>	

**Expenditures:**

GL#	Fund	Account	Original Budget	Amended Budget	Net	Explanation
101-336-818	General	Fire: Professional & Contractual	\$1,000	\$25,000	\$24,000	Per agreement with New Buffalo Township
101-442-818.2	General	Streets: Tree Removals	\$15,000	\$30,000	\$15,000	Increased tree removals needed
105-670-818	LRSB	Professional & Contractual	\$20,000	\$60,000	\$40,000	Reinstallation of marina docks
208-690-818	Parks	Professional & Contractual	\$35,000.00	\$55,000.00	\$20,000	Concrete blocks along beach
402-902-981	Equipment Purchase	Police Vehicles & Equipment Captital Improv.	\$0	\$105,362	\$105,362	To use the balance of the bond for street repairs
403-903-976.2	Construction	Street Paving Captital Improv.	\$0	\$950	\$950	Annual bond fees
403-903-998	Construction	Bond Fees				



## MANAGER'S REPORT

October 19, 2020

**AGENDA ITEM:** Price Adjustment of Sale of 435 S. Whittaker Street

**SUMMARY:** The successful bidder for the purchase of the Hardware Store at 435 S. Whittaker Street has indicated he is not able to obtain financing for the proposed price of \$139,000.00. Our attorney indicated the purchase agreement is contingent on the buyer obtaining a mortgage for 80 % of the purchase price. It appears the buyer failed to do so leaving the City options as noted in the attorney's email.

- (1) The Council can hold firm to the purchase price or (2) agree to an addendum accepting the reduction in price. The attorney has suggested, given the other offer which was much lower it may be in the best interest of the City to accept the reduced offer.

**COST:** TBD

**RECOMMENDATION:** Discuss the amended proposal and determine an acceptable option.

Respectfully submitted,

David Richards, City Manager

## Dave Richards

---

**From:** Dave Richards  
**Sent:** Wednesday, October 7, 2020 8:30 AM  
**To:** Nick Curcio  
**Subject:** FW: 435 S. Whittaker Street appraisal  
**Attachments:** 435 S Whittaker commercial appraisal.pdf; Hardware Store Packet.pdf

Nick

I'm not sure what to do.

Our appraisals came in at \$139K and \$110K

The Council accepted his offer of \$139K and Chicago title is about 6 weeks from finalizing the paper work.

One other bid was \$35K.

What do you think ?

DR

**From:** Mario Zarantenello [mailto:harborcountry@aol.com]  
**Sent:** Tuesday, October 6, 2020 2:42 PM  
**To:** nawal@nadlawoffice.com; Dave Richards <manager@cityofnewbuffalo.org>  
**Subject:** 435 S. Whittaker Street appraisal

To: David Richards, Manager City of New Buffalo  
Nawal Abueid, Attorney for Buyer

re: 435 S Whittaker appraisal (attached)

Dave

The buyers lender ordered an independent commercial appraisal of the property. We have received the report (attached) and are making it available to you and the city council.

The property appraised at \$113,000. The buyer is asking for a price reduction to \$113,000 as the lender will not accept the current contract price.

Please let me know as soon as the city council has a decision.

Mario

**Mario Zarantenello GRI®, Broker Associate**  
**Founding Member-Indiana & Michigan**

**@properties® Michigan**

2 N Whittaker St,  
New Buffalo, MI 49117

Cell 312-925-8552

Direct 269-469-8346

[www.ask4mario.com](http://www.ask4mario.com)

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## Dave Richards

---

**From:** Nick Curcio <ncurcio@curciofirm.com>  
**Sent:** Wednesday, October 7, 2020 8:47 AM  
**To:** Dave Richards  
**Subject:** Re: 435 S. Whittaker Street appraisal

Dave,

The purchase agreement is contingent on the buyer being able to obtain a mortgage for 80% of the purchase price. Based on the email below, it appears that the buyer was unable to do that because the property appraised lower than expected.

The city essentially has two choices. One choice would be to take the position that the buyer needs to come up with the full purchase price. The buyer may not be able to do this, unless it has better luck with another lender. If it's unable to come up with the full purchase price, it could terminate the agreement based on the contingency, and the city would then have to look for another buyer.

The other choice would be to agree to the price reduction and to do an addendum reflecting it. It's ultimately a policy decision for the council as to how to proceed. Given that the other offer was so much lower, the city Council should seriously consider agreeing to the reduction.

Sent from my iPhone

---

**From:** Dave Richards <manager@cityofnewbuffalo.org>  
**Sent:** Wednesday, October 7, 2020 8:30:12 AM  
**To:** Nick Curcio <ncurcio@curciofirm.com>  
**Subject:** FW: 435 S. Whittaker Street appraisal

Nick

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The Council accepted his offer of \$139K and Chicago title is about 6 weeks from finalizing the paper work.

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**Sent:** Tuesday, October 6, 2020 2:42 PM  
**To:** nawal@nadlawoffice.com; Dave Richards <manager@cityofnewbuffalo.org>  
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To: David Richards, Manager City of New Buffalo  
Nawal Abueid, Attorney for Buyer

re: 435 S Whittaker appraisal (attached)

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The property appraised at \$113,000. The buyer is asking for a price reduction to \$113,000 as the lender will not accept the current contract price.

Please let me know as soon as the city council has a decision.

Mario

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Vested in Your Success



Hilco Real Estate Appraisal, LLC

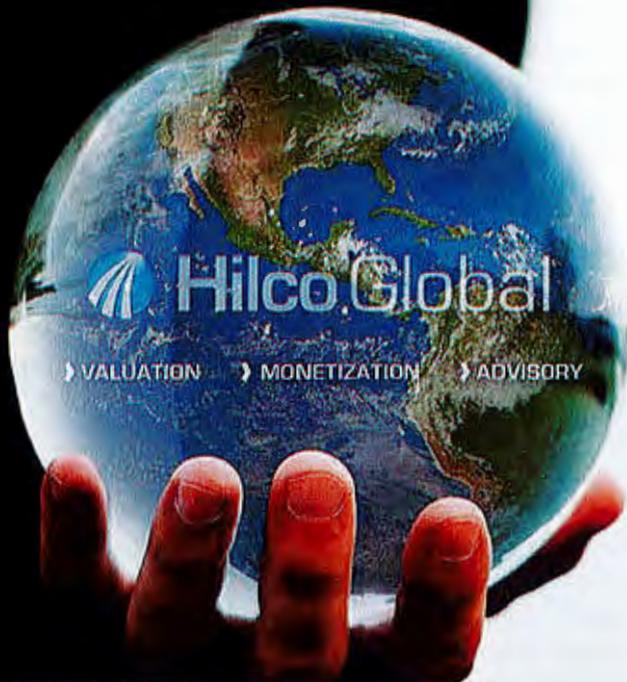
Valuation of

Former New Buffalo Hardware Store

435 S Whittaker St  
New Buffalo, Berrien County, Michigan

Report Date:  
As of:

October 5, 2020  
September 18, 2020



LENDING • FINANCIAL REPORTING • STRATEGIC PLANNING • INSURANCE/RISK MANAGEMENT  
ESTATE/TAX MANAGEMENT • PORTFOLIO VALUATION • DISPUTE RESOLUTION • FINANCIAL OPINIONS

Hilco Real Estate Appraisal / 5 Revere Drive, Suite 410 / Northbrook, IL 60062

October 5, 2020

United Trust Bank  
12330 S. Harlem  
Palos Heights, IL, 60463

Re: Appraisal of Real Property  
Single Level Retail property  
435 S Whittaker St  
New Buffalo, Berrien County, Michigan

Dear United Trust Bank,

Hilco Real Estate Appraisal, LLC is pleased to transmit our appraisal estimating the *as is market value* of the fee simple estate property interest in the above-referenced property. The extent of the appraisal process is comprehensive in that all the applicable valuation approaches are utilized or considered. The scope of work completed is detailed within the report.

The findings, conclusions and opinions are presented in this appraisal report format, which contains a summary presentation of the data, analysis and conclusions. Additional information may be contained in the appraisal file for this assignment. The report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP), Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and the supplemental standards of Wintrust Financial Corporation.

This report was prepared for United Trust Bank (Client). The intended user(s) of the report are United Trust Bank and Allstate Appraisal, L.P.. The report(s) is not intended for distribution to or reliance upon by other persons or entities. The appraisal was developed consistent with the scope specified by United Trust Bank and agreed upon by the appraiser(s) for decisions regarding potential financing.

John C. Satter, MAI, GAA inspected the subject property on September 18, 2020 and prepared the report. The appraiser has not conducted any services for the subject property during the previous three years.

The user of this report should note that this appraisal was completed during an economically volatile period of fiscal insecurity, and that macroeconomic conditions are constantly changing and highly unpredictable. The impact of the COVID-19 global pandemic is unprecedented; instability in the financial markets and the U.S. response to public health concerns are creating dynamic shifts in behavior. A continuing decline in economic factors affecting confidence and/or sustained shifts in buying patterns may further negatively impact the values presented in this appraisal. Furthermore, significant changes in the global economy and/or issues impacting production also may further affect the appraisal values negatively.

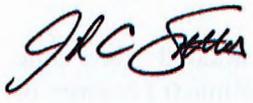
Considering the current macroeconomic environment, the user of this report may wish to consider a collateral review at more frequent intervals, depending on the Company's operating metrics and working capital needs, as well as the continued economic volatility. Furthermore, any significant change in the national or global economy resulting from this or other major national and/or world events could have a significant impact on the values reported within this appraisal.

The value opinion set forth in the attached report is qualified by certain assumptions, limiting conditions, certifications and definitions, which are set forth in the report.

Thank you for the opportunity to provide the outlined services. We look forward to working with you again soon.

Respectfully submitted,

**HILCO REAL ESTATE APPRAISAL, LLC**



John C. Satter, MAI, GAA  
Senior Managing Director | Midwest Region  
Hilco Real Estate Appraisal, LLC  
MI Cert. Gen. Appr. No. 1201074372

*"Appraisers are required to be licensed and are regulated by the Michigan Bureau of Commercial Services, Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, MI 48909"*



***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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***SUMMARY OF SALIENT FACTS AND CONCLUSIONS***

Property Name:	Former New Buffalo Hardware Store
Location:	435 S Whittaker Street New Buffalo, Berrien County, Michigan
General Overview:	<p>The subject property is the former New Buffalo Hardware store located along South Whittaker Street in New Buffalo, MI. The building has sat vacant for an extended period of time and is in fair condition.</p> <p>The exterior of the one-story building is partially masonry and partially wood frame and vinyl siding. The gross building area is approximately 4,800 square feet.</p> <p>The improvements are situated on one rectangular-shaped parcel totaling 0.12 acres or 5,227 square feet per Berrien County records.</p>
Interest Appraised:	Fee Simple Estate
Effective Date of the Appraisal:	September 18, 2020
Date of the Report:	October 5, 2020
Inspection Date:	September 18, 2020
Zoning:	GCD, General Business District New Buffalo, Michigan
Highest and Best Use	
As Vacant:	Commercial Development
As Improved:	Continued Use as a Retail Property
Market Value Indicators	
Cost Approach	Not Applicable
Sales Comparison Approach	\$113,000
Income Capitalization Approach	Not Applicable
<b>Market Value Conclusion</b>	<b>\$113,000</b>
Exposure Period	12 months

***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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**Extraordinary Assumptions**

*Please note the use of the following extraordinary assumptions may have affected the assignment results.*

*The subject property is owned by the City of New Buffalo and limited public record information is available. We have relied on information provided by Berrien County, MI and other information sourced online.*

*Based on our physical inspection of the property, the property is in below average condition and requires an extensive cosmetic renovation plus likely upgrades to the building systems. We have assumed there are no structural deficiencies and have not considered any costs associated with structural deficiencies.*

*We took field measurement of the front elevation and relied on county information and aerial measurements of the building.*

*Any discrepancies with the information provided could have a material impact on the value stated herein, and we reserve the right to amend the valuation.*



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## **Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI**

### **INTRODUCTION**

#### **Identification of Property**

The subject property is a single level commercial building built in 1950 that is currently vacant and in fair condition. The exterior of the one-story building is partially masonry and partially wood frame and vinyl siding. It totals approximately 4,800 gross building area.

The improvements are situated on one rectangular-shaped parcel totaling 0.12 acres or 5,227 square feet. The subject property is identified by parcel number 11-62-4900-0119-00-3 by the Berrien County Assessor.

#### **Property Ownership and Recent History**

The subject property is under the ownership of the City of New Buffalo. There is no prior sale transaction available in the last three years.

The subject property is currently under contract for \$139,000. The sale agreement was entered as of June 9, 2020 between New Buffalo (seller) and Firas Naji (buyer). The closing date for this sale is no later than November 8, 2020. This property is sold in its “as is” condition. This contract is arm’s length between two unrelated parties with no seller concessions listed in the contract. There has been no other market-oriented transactions or listings for sale involving the subject property during the three years preceding the effective date of this appraisal.

The contract states that the buyer must utilize the subject buildings’ front area for retail and the buildings’ rear as a commercial warehouse. Additionally, the buyer must obtain an occupancy permit on or before December 31, 2021 or the property will revert to the seller.

#### **Purpose and Intended Use of the Appraisal**

The purpose of this appraisal is to estimate the *market value* of the *fee simple estate* of the subject property in it’s as-is condition.

This report was prepared for United Trust Bank (Client). The intended user(s) of the report are United Trust Bank Allstate Appraisal, L.P. The report(s) is not intended for distribution to or reliance upon by other persons or entities. The appraisal was developed consistent with the scope specified by United Trust Bank and agreed upon by the appraiser(s) for decisions regarding potential financing.

#### **Extent of the Appraisal Process (Scope of Work)**

The scope of an appraisal is defined as “the amount and type of information researched, and the analysis applied in an assignment”.<sup>1</sup> The scope of this assignment involves:

- Research and analysis sufficient to form a credible opinion of value,
- Presentation of our research, analysis and final opinions in an appraisal report format.

In fulfillment of our agreement for services and the professional requirements noted below, our appraised value is based on a combination of primary and secondary data research. The depth of our research and analysis is based on the significance of each issue to the appraisal. The results of our research and analysis are described throughout the following report. In summary, during the course of this assignment, we:

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<sup>1</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

## ***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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- Requested subject property information and reviewed the information that was made available to us.
- Researched public source and vendor service based subject information.
- Conducted an appraisal inspection of the subject property September 18, 2020, made field notes and took photographs and gathered additional property information.
- Drove the subject's local area to assess development trends, transportation patterns, quality and condition of improvements, access to services, adverse influences, etc.
- Gathered published information on key economic, social, governmental and environmental factors in the region and local area that influence the subject's value.
- Researched the subject's zoning designation and key development restrictions.
- Formed an opinion of the subject's Highest and Best Use and determined which approaches to value were applicable and/or necessary.
- Considered development of the *Cost Approach*. Based on our investigation of the local area and the property being appraised, the approach was not developed.
- Investigated and selected the most relevant and reliable improved sales for use in the *Sales Comparison Approach*.
- Considered the development of the *Income Capitalization Approach*. Based on our investigation the property condition is not currently rentable and will require significant capital expenditure for deferred maintenance. Therefore, approach was not developed.
- Considered the input gathered from our interviews of buyers, sellers, brokers, property developers and public officials, as applicable in each approach. Concluded a final opinion of value after reconciling the indications from the approaches employed.

Additionally, this appraisal assignment was prepared to conform to the applicable professional requirements set forth under:

- The most recent edition of the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- The current Code of Professional Ethics of the Appraisal Institute
- The Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), Title XI Regulations.
- United Trust Bank guidelines and required scope of work.

### **Data Verification**

We have completed an exterior inspection of the comparable sales and/or relied upon available photographs and interviews with representatives familiar with the properties and/or transactions. We have also discussed relevant market data and information with other appraisers and/or real estate professionals and utilized information from previous appraisals we have completed. Ultimately, we rely on multiple sources for information completing the appraisal process and in the verification of comparable data including: Costar, Loop Net, multiple listing services, municipal and county records, Marshall Valuation Service, Claritas site reports, Pricewaterhouse Coopers (PWC) Investor Survey, RealtyRates.com, Economy.com and other national brokerage reports.

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**Competency Provision**

We are aware of the competency provision promulgated by the USPAP, and the authors of this report meet the standards as: i.) the appraisers have knowledge and experience in the nature of this assignment and have experience with similar properties throughout the United States; ii.) necessary steps have been taken in order to complete the assignment competently; and iii.) there is no lack of knowledge or experience that would prohibit this assignment to be completed in a professional and competent manner or where a biased or misleading opinion of value would be rendered.

**Date of Value and Property Inspection**

The date of the as is market value estimate is September 18, 2020, which is also the date the property was inspected.

**Property Rights Appraised**

We have appraised the fee simple estate of the real property only.

**Legal Description**

We were not able to source a legal description from county records and were not provided a copy by the client or property representative.

**Definitions of Value, Interest Appraised, and Other Pertinent Terms**

**Market Value**

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

## ***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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### **Market Value Definition Source**

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC).

This definition is compatible with the definition of market value contained in *The Dictionary of Real Estate Appraisal*, Sixth Edition, and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of The Appraisal Foundation, 2010 edition. This definition is also referenced in regulation jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated September 307, 1994.

### **Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>2</sup>

### **Leased Fee Estate**

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).<sup>3</sup>

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<sup>2</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

<sup>3</sup> Ibid

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**Extraordinary Assumption**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.<sup>4</sup>

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<sup>4</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

## ***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

### **Exposure Time and Marketing Period**

Exposure Time and Marketing Period are defined as follows.

#### **Exposure Time**

1. The time a property remains on the market. 2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.<sup>5</sup>

#### **Marketing Period**

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.<sup>6</sup>

In determining the appropriate exposure and marketing times for the subject property, we have considered national, regional and local trends for retail real estate by consulting the *National Investor Survey* published by PwC (*PricewaterhouseCoopers*) for average marketing times.

<b>National Strip Shopping Center Market (Investment Grade) PwC National Investor Survey</b>				
<b>Survey</b>	<b>Date</b>	<b>Average Marketing Time In Months</b>		
		<b>Current</b>	<b>Previous Survey</b>	<b>One Year Ago</b>
<i>Strip Center</i>	3 <sup>rd</sup> Qtr. 2020	2.0-18.0 - Range 8.6 - Average	2.0-18.0 - Range 8.4 - Average	2.0-12.0 – Range 6.7 – Average

As recorded by PwC, the average marketing time for retail strip center has been seven to eight months for the past year. Average marketing times have been trending upward to some extent over the past year. We note that the survey information reflected in the foregoing chart relates to investment grade properties, which are generally newer facilities, located in metropolitan areas.

To determine marketing period trends within the subject's local and regional area, we have considered recent comparable sales as well as considered insight from local market participants. Based upon the foregoing and considering the comparable sales which ranged 140 to 728 days of marketing time, a marketing period and exposure time of 12 months is concluded for the subject property to obtain *market value*.

The exposure time estimate reflects the activity that has existed for properties in recent periods whereas the marketing time estimate is subject to variation depending upon evolving events and unforeseen changes in the economy or marketplace. The price that may be achieved in the future at the end of the marketing period may or may not be equal to the current appraised value estimate, depending on potential changes in the physical real estate, demographic and economic trends, the real estate market and the effectiveness of the marketing program, among other factors.

<sup>5</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

<sup>6</sup> Ibid

***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

**REGIONAL MAP/DISCUSSION**



**Introduction**

The subject property is located in the Niles-Benton Harbor, Michigan Market. This area has a population of 62,800 people. This market includes Niles, Michigan and Benton Harbor, Michigan. The Niles-Benton Harbor Market is located within Berrien County, Michigan.

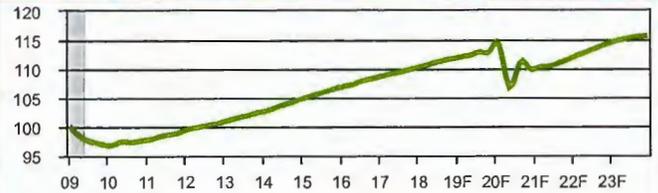
This market is approximately 40 miles from Kalamazoo, Michigan. Economic growth in the Niles-Benton Harbor Market has occurred in a slower fashion relative to the Midwest or the United States. The following economic and statistical data is provided by Economy.com.

EMPLOYMENT GROWTH RATE

2018-2020	2018-2023
-2.9%	0.3%

GROSS DOMESTIC PRODUCT

2018-2020	2018-2023
-2.1%	1.9%



Source: Moody's Analytics

STRENGTHS & WEAKNESSES

STRENGTHS

- » Very productive workforce.
- » Labor market attracts skilled and unskilled immigrants.
- » High innovation and entrepreneurship.
- » Mobile labor force, flexible labor system.

WEAKNESSES

- » Large budget, current account deficits.
- » Skewed income and wealth distribution.
- » Polarized and fractured political system.
- » Demographic challenges.

CURRENT EMPLOYMENT TRENDS

% CHANGE YR AGO, 3-MO MA

	May 19	Nov 19	May 20
Total	1.4	1.4	-8.2
Construction	3.2	2.2	-5.3
Manufacturing	1.5	0.6	-6.5
Trade	-0.6	-0.1	-7.7
Trans/Utilities	3.7	1.9	-5.1
Information	0.6	0.8	-5.5
Financial Activities	2.0	1.7	-0.6
Prof & Business Svcs.	1.7	1.7	-5.6
Edu & Health Svcs.	2.1	2.6	-5.0
Leisure & Hospitality	1.7	2.1	-30.3
Other Services	1.0	1.2	-13.4
Government	0.6	0.7	-2.9

FORECAST RISKS

SHORT TERM



LONG TERM



UPSIDE

- » Rising equity prices boost consumer spending more than anticipated.
- » Fiscal stimulus is bigger support to growth.

DOWNSIDE

- » Second wave of COVID-19 infections causes states to lock down again.
- » Larger than anticipated wave of small and medium size business failures.
- » Next fiscal stimulus does not provide support to state and local governments.

MOODY'S RATING

Aaa

**Recent Performance.** The COVID-19 recession is over. Well after the pandemic, academic economists at the National Bureau of Economic Research will peg February 2020 as the peak of the last expansion and May 2020 as the nadir of this recession. The three-month downturn—March, April and May—will be the shortest in recessionating history since prior to the Civil War. But it will be among the most severe. Real GDP is expected to decline at least 12% peak to trough between the fourth quarter of 2019 and the second quarter of 2020, approximately three times the peak-to-trough decline during the financial crisis.

The catalyst for the quick economic turnaround is the quick reopening of businesses across the country. As recently as mid-April, 2,600 counties, accounting for almost 30% of U.S. GDP, were locked down to ward off the worst of the pandemic. By early June, few counties were still shuttered (see Chart 1).

The stock market appears to have correctly presaged the turn in the economy. Stock prices hit bottom in late March and have climbed steadily since. They are not far now from their pre-COVID-19 record peak. Fueling the market's rally are the Federal Reserve's aggressive actions to wall off the problems in the economy from the financial system. Investors know the Fed has their back and will do whatever is necessary to ensure they do not suffer big losses. The Fed is also clearly telling investors it will keep interest rates close to zero until the economy is back to full employment and inflation is firmly back to the central bank's target. Given this could take years, investors are emboldened to bid up prices. Also powering the market higher are the stocks of a couple of dozen companies benefiting enormously from the crisis. Think Amazon and Walmart, which are riding the massive wave in online purchases and consolidating their market share as smaller competitors fall away.

**Ignominious distinction.** While the pandemic has slammed economies across the globe, the U.S. economy has the ignominious distinction of suffering more than any other, at least as measured by the increase in unemployment. The Bureau of Labor Statistics said May U-3 unemployment was 13.3%, but the agency continues to have problems properly classifying workers as employed or unemployed. Correcting for this, the BLS says the actual unemployment rate is 16.3%. But even this fails to account for the large number of workers who have dropped out of the workforce altogether because they are unable to actively search for a new job—a criterion for being considered in the workforce and unemployed. This pushes the unemployment rate to 19.2% (see Chart 2). The underemployment rate known as U-6, which also includes those working but with hours cut back, was 26.8% in May after accounting for all the measurement issues. The only other country with double-digit unemployment is Canada, while Germany and Australia have rates close to 6%, and Japan's unemployment is still near 3%.

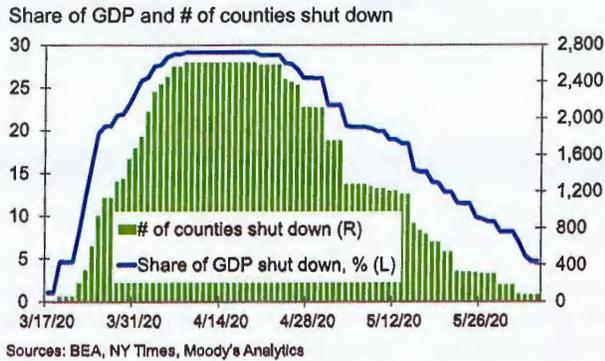
The extraordinarily high U.S. unemployment rate goes in significant part to poor management of the pandemic by the federal government. It was late to acknowledge the threat posed by the virus and ultimately ceded the bulk of the crisis management to state governments, where a patchwork of response was slow to get going. In much of Asia the management of the health crisis was more aggressive early on and the subsequent testing and contact tracing more comprehensive. Asia's economy was hit hard by the pandemic but not as seriously.

Based on the relationship between confirmed COVID-19 infections and unemployment rates across countries, every 1,000 more infections per million inhabitants has resulted in an approximately 1-percentage point increase in the

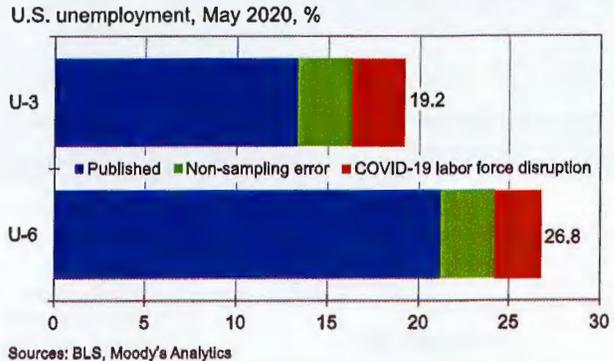
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2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
16,912	17,404	17,689	18,108	18,638	19,073	Gross domestic product (C12\$ bil)	17,997	18,279	19,491	20,412	20,929	21,318
2.5	2.9	1.6	2.4	2.9	2.3	% change	-5.6	1.6	6.6	4.7	2.5	1.9
138.9	141.8	144.3	146.6	148.9	150.9	Total employment (mil)	141.7	142.2	147.0	151.4	153.4	154.1
1.9	2.1	1.8	1.6	1.6	1.4	% change	-6.1	0.3	3.4	3.0	1.3	0.5
6.2	5.3	4.9	4.3	3.9	3.7	Unemployment rate (%)	9.1	9.3	7.0	4.9	4.6	4.7
5.7	4.8	2.6	4.7	5.6	4.4	Personal income growth (%)	3.6	-2.2	5.4	6.1	5.1	4.4
318.3	320.6	322.9	325.0	326.7	328.2	Population (mil)	330.0	331.7	333.5	335.2	336.9	338.8
0.6	0.7	0.8	0.9	0.9	0.9	Single-family starts (mil)	0.8	1.0	1.4	1.4	1.4	1.4
0.4	0.4	0.4	0.4	0.4	0.4	Multifamily starts (mil)	0.4	0.4	0.5	0.5	0.5	0.5
1,268	1,679	2,036	1,759	1,680	2,048	Mortgage originations (\$ bil)	2,550	2,590	2,138	1,701	1,589	1,607
910	820	771	766	751	752	Personal bankruptcies (ths)	929	1,239	1,004	991	1,096	1,148
0.0	0.1	0.3	0.9	1.9	2.1	91-day Treasury bill (%)	0.4	0.3	0.3	0.6	1.5	2.4
2.5	2.1	1.8	2.3	2.9	2.1	10-year Treasury bond (%)	0.8	1.0	2.1	3.0	3.7	4.1

### U.S. Lockdowns Winding Down



### U.S. Job Market Suffers More Than Others



unemployment rate (see Chart 3). This suggests that if the U.S. had experienced an infection rate consistent with the average country, the U.S. unemployment rate would now be closer to 10%.

The outside surge in U.S. unemployment is also due in part to the fiscal policy response. Many other countries implemented various wage subsidy and workshare programs that paid workers' wages, allowing businesses to avoid layoffs. This has worked especially well in Europe, where job losses have been more modest and unemployment much lower. Canada's wage subsidy program was tardily implemented, reducing its take-up, which helps explain Canada's somewhat high unemployment rate. The Paycheck Protection Program, which is the U.S. version of this type of program, was successful in getting money out quickly, but only small businesses with fewer than 500 employees are eligible to participate. Moreover, the PPP funds have not been well-targeted to those parts of the country hit hardest by the virus or to microbusinesses with fewer than 50 employees. If the U.S. had adopted wage subsidy and workshare programs comparable to most other G-7 countries and had been able to keep COVID-19 infections down consistent with the average country, U.S. unemployment would still be in the single digits, and more than half of the peak-to-trough job losses would have been avoided.

**More fiscal support.** Regardless, the U.S. fiscal policy response to the crisis has been critical to ending the recession, and it will be key to any recovery. It would be disconcerting if the takeaway for lawmakers from the upturn in the economy

is that the recovery is off and running and does not need additional fiscal support. That would be a potentially grievous error, as demonstrated by a simulation of the Moody's Analytics model of the macroeconomy under the assumption that lawmakers call it a day and fail to provide additional help: After a bounce in GDP and jobs in the third quarter driven by the business reopenings, the economy suffers a double-dip recession in the second half of the year (see Chart 4).

In part, this is because \$2.4 trillion in fiscal support already provided by policymakers will be spent by then. Half already has been, mostly through enhanced unemployment insurance, the stimulus checks, and the PPP for small businesses. But unemployment will still be near double digits on the other side of Labor Day, and without more financial help many of the unemployed will have no option but to stop spending and paying their bills.

The Democratic House is on board with providing a lot more support. The HEROES Act, which legislators passed a couple of weeks ago, appropriates another \$3.4 trillion to prop up the economy. About one-third of the funds go to help state and local governments, whose massive budget holes are forcing them to slash programs and payrolls. Another third goes to additional income support to the unemployed and families struggling to pay for food, rent and mortgages, childcare, and other essential expenses. The final third goes to a wide range of pressing governmental needs created by the crisis. The HEROES Act is costly, although our dynamic score of the legislation, which accounts for the lift it provides

to the economy and the resulting benefit to tax revenues and government spending, puts the cost at a still hefty, but much lower, close to \$2 trillion.

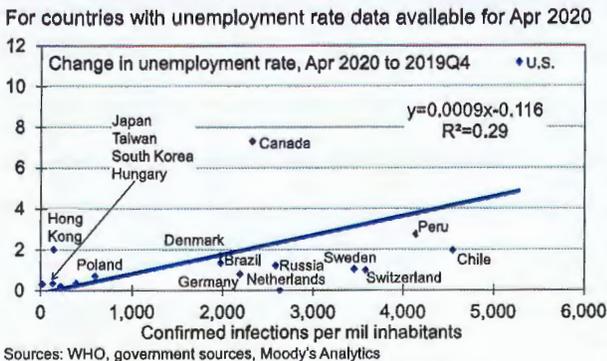
The HEROES Act will not become law, but we assume Congress and the administration will come to terms and pass a fiscal rescue package of close to \$1 trillion before Congress' August recess. State and local governments will get help, as will the unemployed and other hard-pressed households. Some form of legal safe harbor for businesses with COVID-19-related liabilities is also expected to be part of the legislation.

**No second wave.** Also key to a recovery is the assumption that there will not be a serious second wave of the virus to disrupt businesses again or spook skittish businesses and consumers. It seems likely there will be a reintensification of the virus in coming months since social distancing is already breaking down in much of the country. Our assumption, however, is that this second wave will be much more manageable than the first, the healthcare system will be better prepared, and there will be enough testing and contact tracing to contain the worst of the outbreaks. These are admittedly big assumptions.

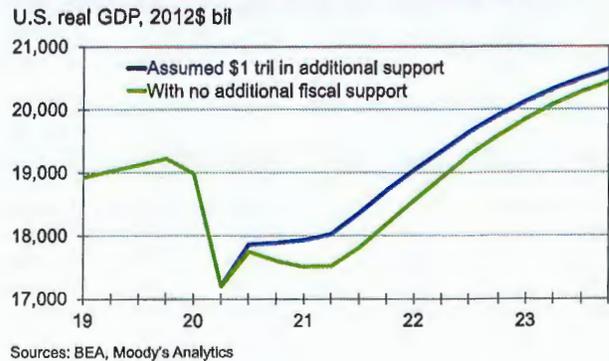
It is heartening to think the worst of the economic shock is behind us, the recession is over, and the job losses and increase in unemployment have peaked. However, to make it all stick, we need to avoid a debilitating second wave and lawmakers need to quickly make good choices to provide added support to the economy.

Mark Zandi  
June 2020

### More Infections, Worse Economic Downturn



### Double-Dip Without More Fiscal Support

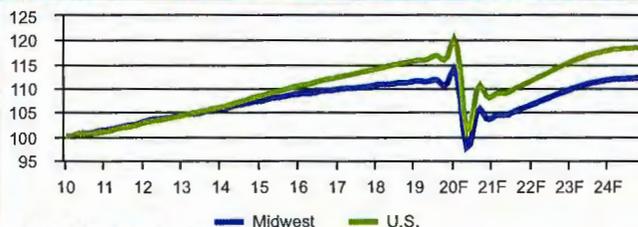


EMPLOYMENT GROWTH RATE

2018-2020	2018-2023
<b>-2.9%</b>	<b>0.1%</b>

GROSS DOMESTIC PRODUCT

2018-2020	2018-2023
<b>-1.9%</b>	<b>1.7%</b>



Source: Moody's Analytics

STRENGTHS & WEAKNESSES

STRENGTHS

- » Below-average income inequality.
- » Deep pockets of specialized expertise.
- » Low business costs, especially for energy.
- » High housing affordability.

WEAKNESSES

- » Below-average population growth, including persistent out-migration.
- » State and local budgetary pressures.
- » Exposure to weak farm industry.

CURRENT EMPLOYMENT TRENDS

% CHANGE YR AGO, 3-MO MA

	May 19	Nov 19	May 20
Total	0.6	0.2	-9.3
Mining	1.7	-2.7	-11.0
Construction	2.8	2.0	-5.8
Manufacturing	1.1	-0.6	-9.0
Trade	-1.2	-1.4	-7.4
Trans/Utilities	2.9	2.9	-3.4
Information	-1.3	-1.5	-7.0
Financial Activities	1.3	1.0	-1.6
Prof & Business Svcs.	0.1	-0.4	-8.2
Edu & Health Svcs.	0.9	1.1	-6.4
Leisure & Hospitality	0.9	0.4	-32.4
Other Services	0.6	0.3	-13.9
Government	0.4	0.3	-4.4

FORECAST RISKS

SHORT TERM



LONG TERM



UPSIDE

- » Population growth picks up as low density, low living costs, and less income inequality help retain residents and attract new ones.

DOWNSIDE

- » Lax pandemic response in some states causes a surge in new cases and a double-dip recession.
- » Bigger blow to farmers and factories from trade disputes and COVID-19.

COST OF DOING BUSINESS

**99%**

ANALYSIS

**Recent Performance.** The Midwest's economy has navigated the COVID-19 downturn about as well as the U.S. average. Job losses in most industries have been on par with those nationally, though a below-average percentage of the labor force was receiving unemployment benefits as of mid-June. Output and employment in the key manufacturing industry are depressed, especially for producers of transportation equipment and those tied to the oil and gas sector.

House price increases accelerated through the first quarter and the pandemic response has been less disruptive to the region's housing market. Home sales had been tepid leading up to the crisis, but the decline over the past few months was less severe than in other regions. The hit to residential construction was relatively minor as well.

**Advantages.** The Midwest is in a relatively advantageous position. Overall positive COVID-19 tests on a per-resident basis are below the U.S. average. This owes in part to low population density and limited exposure to international travel. With the region among the nation's least reliant on tourism—especially involving travelers from overseas—the hit to leisure/hospitality will prove less impactful than in much of the rest of the U.S. The poverty rate and prevalence of small businesses are also below average, which will translate to fewer residents and firms in crisis versus other parts of the country. And the region's net domestic out-migration means that a reduced movement is a short-term positive. There is upside risk that the roomy and affordable Midwest becomes more appealing to those fleeing dense urban areas in a post-pandemic world.

A return to something resembling normalcy is underway in the Great Plains, which suffered a milder impact on employment and labor income in the first place. However, the Farm Belt could take longer to recover if its relatively permis-

sive pandemic response causes infection rates to spike in coming months.

**Disadvantages.** Within the region, the fallout will be worse in the Great Lakes states by virtue of their size and global connections. High dependence on exports will amplify the pain in manufacturing-dependent areas caused by the trade war with China. The auto industry has been hit hard by policies to flatten the curve of COVID-19 infections, and reopening production facilities will be a bumpy process. Auto manufacturers have begun to reopen plants after almost two months of production shutdowns. While getting employees safely back through factory gates to move vehicles along production lines, restarts will encounter supply chain challenges. Elsewhere, production of steel and specialty metals will remain sluggish because of decreased demand from the transportation equipment and energy industries.

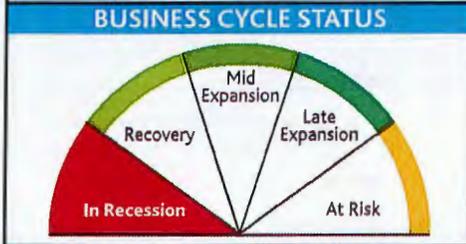
**Agriculture.** The pandemic is adding to lingering pain in the farm economy following the U.S.-China trade war. The spread of COVID-19 and measures to contain it have left farmers and ranchers with a glut of agricultural products and caused some to destroy crops or livestock. Cattle and corn prices declined sharply through early May due to disruptions in food supply chains and a slowdown in ethanol production. The severe drop in many commodity prices dramatically reduces farm income prospects. The Coronavirus Food Assistance Program will not be enough to prevent an increase in farm bankruptcies.

**The Midwest is beginning its recovery from the COVID-19 recession. With less exposure to the virus, the region will be able to reopen businesses faster. Depressed demand and low prices will cripple the already-weak agriculture industry. Longer term, weak population growth will prevent the region from besting the U.S.**

Sarah Crane  
June 2020

2014	2015	2016	2017	2018	2019	INDICATORS	2020	2021	2022	2023	2024	2025
3,433.0	3,482.2	3,512.9	3,557.6	3,635.7	3,684.5	Gross regional product (C12\$ bil)	3,488.4	3,542.9	3,761.9	3,917.2	3,999.8	4,061.0
31,615	32,076	32,423	32,683	32,949	33,087	Total employment (ths)	31,071	31,165	32,075	32,901	33,249	33,367
1.4	1.5	1.1	0.8	0.8	0.4	% change	-6.1	0.3	2.9	2.6	1.1	0.4
5.8	4.8	4.7	4.1	3.7	3.6	Unemployment rate (%)	8.8	8.8	6.7	4.8	4.6	4.7
4.5	4.0	1.9	3.4	5.1	3.8	Personal income growth (%)	4.1	-2.6	4.5	5.5	4.5	3.9
67,745	67,861	67,988	68,127	68,237	68,329	Population (ths)	68,430	68,584	68,766	68,918	69,056	69,203
-51.6	-94.1	-84.3	-37.9	-62.9	-75.9	Net migration (ths)	-82.8	-36.0	-2.9	-24.5	-28.2	-10.1
99,888	104,673	112,438	121,493	117,892	114,248	Single-family permits (#)	118,405	174,710	231,563	240,227	234,523	229,056
64,146	65,911	73,691	73,625	67,596	70,524	Multifamily permits (#)	62,087	72,352	85,818	83,215	80,245	75,223
274	285	297	312	329	345	House price (1980Q1=100)	356	352	363	386	401	416
201	262	312	268	258	313	Mortgage originations (\$ mil)	386	382	308	252	241	246
3,306.7	3,388.2	3,429.7	3,430.7	3,364.9	3,372.2	New vehicle registrations (ths)	2,447.2	3,049.6	3,454.0	3,397.1	3,288.8	3,271.3
246,498	223,688	208,127	201,852	197,973	195,647	Personal bankruptcies (#)	217,305	320,897	288,878	259,024	275,558	295,589

<b>ECONOMIC DRIVERS</b>  MANUFACTURING  MEDICAL CENTER		<b>EMPLOYMENT GROWTH RANK</b> 2019-2021: <b>281</b> (4th quintile) 2019-2024: <b>318</b> (4th quintile) <small>Best=1, Worst=410</small>		<b>RELATIVE COSTS</b> LIVING: <b>88%</b> BUSINESS: <b>95%</b> <small>U.S.=100%</small>		<b>VITALITY</b> RELATIVE: <b>72%</b> <small>Rank: 352</small> <small>Best=1, Worst=403</small>		<b>QUALITY</b> OF LIFE: <b>311</b> <small>Best=1, Worst=378</small>	
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- STRENGTHS & WEAKNESSES**
- STRENGTHS**
- » Whirlpool headquarters; strong demand for professional services.
  - » Business and living costs are low.
- WEAKNESSES**
- » Inability to retain educated workers.
  - » Very dependent on manufacturing.
  - » Susceptibility to downturns in the business cycle; high employment volatility.
  - » Persistent net out-migration due to a dwindling supply of high-wage jobs.

**FORECAST RISKS**

SHORT TERM 	LONG TERM 
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**COVID-19 EXPOSURE JULY 2020**

**190** 3rd quintile Most=1 Least=403

- UPSIDE**
- » Alloy Works facility diversifies Nile's products, makes manufacturing industry more competitive.
  - » Lakeland medical expands service capacity, paying dividends for healthcare.
- DOWNSIDE**
- » Global economic downturn slams exports, manufacturing disappoints.
  - » Lack of high-wage jobs leads to more out-migration, labor force declines.

**MOODY'S RATING**

**NR**

**ANALYSIS**

**Recent Performance.** The COVID-19 pandemic has sent shock waves through Niles-Benton Harbor's already-underperforming economy. Shutdowns caused employment to fall back to 2010 levels, contracting by 22% in April, in line with the state but much worse than the nation. Gradual business reopenings have lifted employment since May, but some industries are doing better than others. June employment data show that manufacturing has regained more jobs than the state, while healthcare's rebound has underwhelmed. Rehiring has pulled the jobless rate back down from its historic high of 23%, but at 13%, NIL still ranks in the top one-quarter of areas in the Midwest for highest unemployment. House price appreciation slowed entering the second quarter and sales are down almost 65% year to date as of mid-April.

**Manufacturing.** Manufacturing's recovery will outpace the nation's in the third quarter, but hiring will pause in the year that follows. A full recovery is not expected until 2023 as a result. Manufacturing jobs make up a significantly higher share of jobs than the U.S. average, making the industry's health vital to growth. Top employer Whirlpool is still feeling the sting even as Michigan turns a corner. The company was forced to lay off workers to cut costs, impacting its headquarters in NIL. The trade war had already put stress on its earnings, but reduced demand is now the main culprit for deteriorating sales, as household incomes across the globe have been significantly dampened. Consumers out of work will postpone purchasing new household appliances, suppressing Whirlpool's profits. Further, the downturn worldwide will hurt NIL as its export volumes diminish. Exports make up 5% of gross metro product in the metro area.

One the upside, local manufacturer Niles Steel Tank had expanded operations at the start of the year with a new facility called Alloy Works. Lon-

ger term, as the global economy picks up pace, NIL will have a greater array of products on offer, helping industry growth best that of the nation.

**Medical.** Healthcare will gradually rebuild its workforce over the next two years, growing faster than the U.S. average as COVID-19 restrictions fade. Education/healthcare employment fell by almost 10% from February to May and barely rose in June. Nonessential medical services such as routine checkups were forgone to reduce the spread of the virus. Over the coming quarters providers will add workers as doctor's offices see more patients. Additionally, Lakeland Medical opened its new pavilion in the first quarter. With it comes new service delivery capabilities and new roles to fill, supporting the industry in 2021.

**Leisure/hospitality.** Leisure/hospitality, meanwhile, will take a decade to reclaim lost positions. Diminished spending power and residual COVID-19 fears will put a cap on patrons over the near term. More structural issues will also weigh on growth. New market entrants into the casino business across the Midwest had been putting pressure on the Four Winds casino. The legalization of sports gambling in Michigan presents another hurdle. Four Winds reopened in mid-June and is rolling out sports-betting facilities to compete. However, a second wave of COVID-19 may prompt more closures, which would once again disrupt the industry.

**Niles-Benton Harbor's recovery will outpace the country's with healthcare and manufacturing, helped by key additions, pulling their weight. Further, Four Winds casino's efforts to keep ahead of the competition will support near-term growth. Longer term, below-average demographics will be a sore point and cause NIL to underperform.**

Sebastian Mintah June 2020 1-866-275-3266 help@economy.com

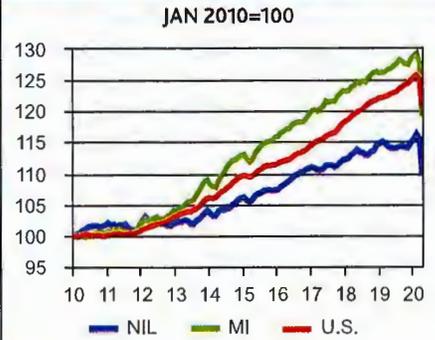
2014	2015	2016	2017	2018	2019	INDICATORS	2020	2021	2022	2023	2024	2025
6.2	6.3	6.4	6.4	6.4	6.5	Gross metro product (C12\$ bil)	6.0	6.1	6.5	6.7	6.8	6.9
-0.6	2.6	1.0	0.8	-0.4	0.8	% change	-6.9	1.2	6.0	3.6	1.5	0.9
60.7	61.4	62.1	62.7	62.4	62.8	Total employment (ths)	58.9	58.9	60.6	62.2	62.8	62.8
1.7	1.3	1.1	0.9	-0.5	0.7	% change	-6.2	-0.0	3.0	2.7	0.9	0.1
7.0	5.3	5.0	4.8	4.3	4.1	Unemployment rate (%)	10.5	11.0	8.8	6.5	6.3	6.4
4.7	5.5	3.2	3.6	3.7	3.3	Personal income growth (%)	5.5	-4.2	3.2	4.9	3.9	3.3
45.2	46.1	47.6	49.1	51.3	52.8	Median household income (\$ ths)	55.7	54.6	56.0	58.1	59.9	61.7
156.0	155.0	154.3	154.1	153.8	153.4	Population (ths)	152.9	152.3	151.8	151.2	150.7	150.2
-0.1	-0.6	-0.4	-0.1	-0.2	-0.3	% change	-0.4	-0.4	-0.3	-0.4	-0.4	-0.3
-0.3	-0.9	-0.7	-0.1	-0.3	-0.4	Net migration (ths)	-0.6	-0.6	-0.6	-0.6	-0.6	-0.5
184	168	246	224	237	201	Single-family permits (#)	180	308	445	458	438	413
0	40	66	13	65	5	Multifamily permits (#)	12	39	60	67	69	67
162.7	169.9	176.9	186.2	194.1	204.8	FHFA house price (1995Q1=100)	219.0	222.3	231.1	245.9	256.2	266.0

**ECONOMIC HEALTH CHECK**

3-MO MA	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20
Employment, change, ths	0.0	0.1	0.1	0.2	-1.4	-2.8
Unemployment rate, %	3.8	3.9	3.7	3.8	10.2	15.7
Labor force participation rate, %	59.8	60.0	60.2	60.0	58.7	58.7
Average weekly hours, #	31.9	32.0	32.4	32.4	32.6	33.1
Industrial production, 2012=100	104.9	105.3	105.5	103.1	95.3	88.0
Residential permits, single-family, #	208	221	257	222	175	139
Residential permits, multifamily, #	2	2	6	9	19	24
Dec/Dec	2014	2015	2016	2017	2018	2019
Employment, change, ths	1.1	0.5	1.1	0.0	-0.1	0.2

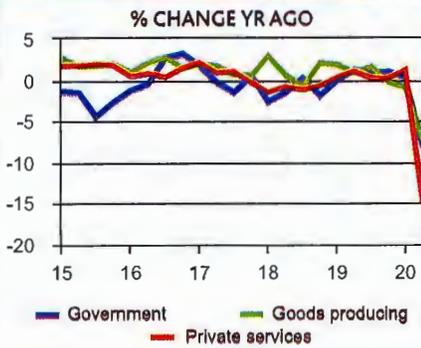
Sources: BLS, Census Bureau, Moody's Analytics

**BUSINESS CYCLE INDEX**



Source: Moody's Analytics

**CURRENT EMPLOYMENT TRENDS**

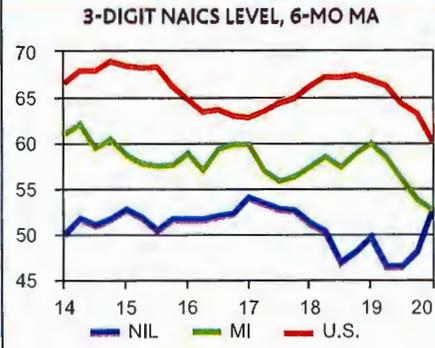


Sources: BLS, Moody's Analytics

	% CHANGE YR AGO, 3-MO MA		
	May 19	Nov 19	May 20
Total	1.1	0.5	-13.2
Mining	5.3	10.6	-7.9
Construction	6.4	12.6	-15.1
Manufacturing	0.2	-1.5	-9.3
Trade	1.8	0.7	-19.3
Trans/Utilities	-7.2	-5.0	3.4
Information	-6.8	0.0	7.3
Financial Activities	2.7	2.8	-2.5
Prof & Business Svcs.	-0.1	-1.2	-12.3
Edu & Health Svcs.	2.4	2.5	-5.1
Leisure & Hospitality	2.2	-0.8	-36.7
Other Services	-0.1	0.0	-12.9
Government	0.7	1.1	-8.8

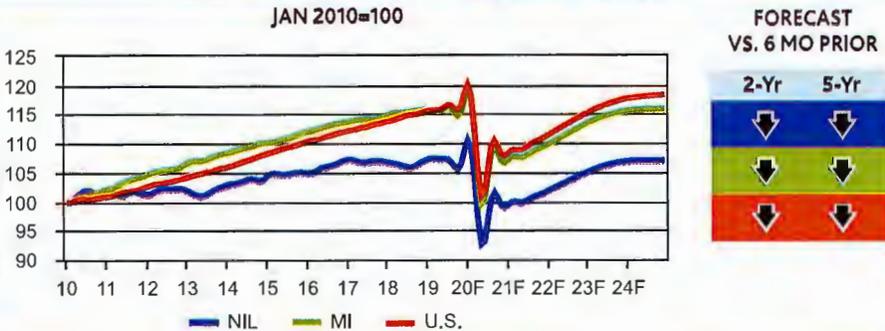
Sources: BLS, Moody's Analytics

**DIFFUSION INDEX**



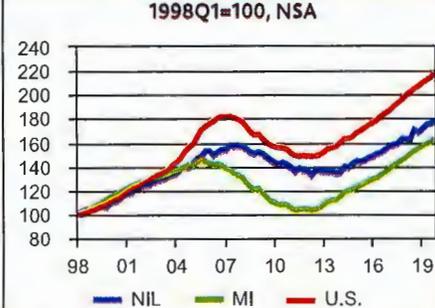
Sources: BLS, Moody's Analytics

**RELATIVE EMPLOYMENT PERFORMANCE**



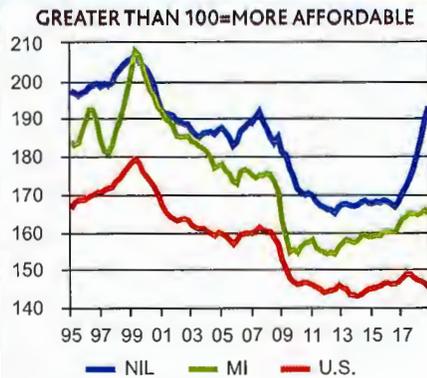
Sources: BLS, Moody's Analytics

**HOUSE PRICE**



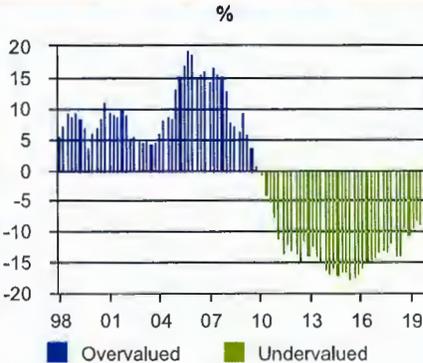
Sources: FHFA, Moody's Analytics

**RENTAL AFFORDABILITY**



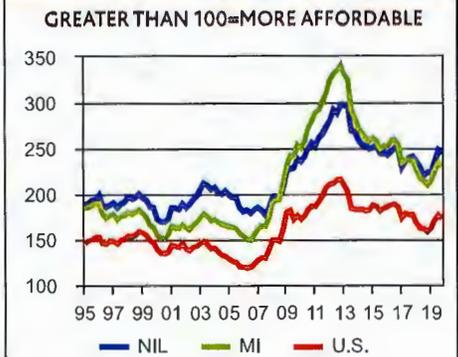
Sources: Census Bureau, BLS, Moody's Analytics

**HOUSE PRICE TRENDS**



Sources: FHFA, Moody's Analytics

**HOUSING AFFORDABILITY**



Sources: NAR, Moody's Analytics

**EMPLOYMENT AND INDUSTRY** **ENTREPRENEURSHIP**

**TOP EMPLOYERS**

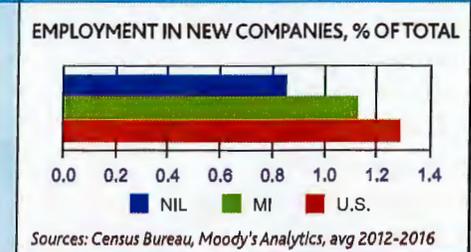
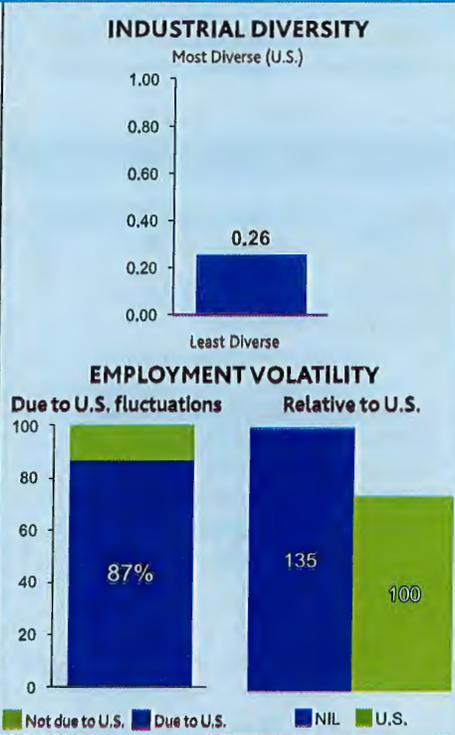
Whirlpool Corp.	4,000
Lakeland Regional Health Systems	3,826
Andrews University	2,104
Four Winds Casino	1,800
Indiana Michigan Power	1,200
Leco Corp.	650
Lake Michigan College	472
Modineer Co.	455
Chassix Inc.	432
Child & Family Services of Southwestern Michigan	350
Meijer Inc.	332
Southwestern Medical Clinic	330
Gast Manufacturing Inc.	320
Walmart Inc.	317
Martin's Super Market	304
Lowe's Cos. Inc.	295
Watervliet Community Hospital	292
United Federal Credit Union	289
Bosch Braking Systems	288
Berrien Regional Education Service Agency	285

*Source: Berrien County, 2017*

**PUBLIC**

Federal	323
State	427
Local	7,811

2019



**EXPORTS**

Product	\$ mil
Food and kindred products	ND
Chemicals	ND
Primary metal manufacturing	ND
Fabricated metal products	22.5
Machinery, except electrical	73.3
Computer and electronic products	ND
Transportation equipment	72.6
Miscellaneous manufacturing	ND
Other products	38.8
Total	375.3

Destination	\$ mil
Africa	ND
Asia	69.2
European Union	46.9
Canada & Mexico	223.7
South America	8.0
Rest of world	ND
Total	375.3

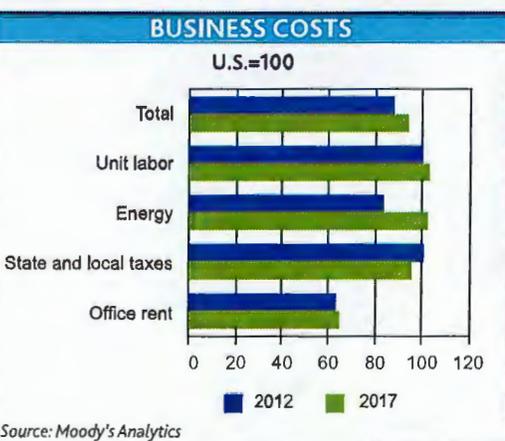
% of GDP	5.2
Rank among all metro areas	169

*Sources: BEA, International Trade Administration, Moody's Analytics, 2018*

**COMPARATIVE EMPLOYMENT AND INCOME**

Sector	% OF TOTAL EMPLOYMENT			AVERAGE ANNUAL EARNINGS		
	NIL	MI	U.S.	NIL	MI	U.S.
Mining	0.2	0.1	0.5	\$59,739	\$40,796	\$116,978
Construction	3.9	3.9	5.0	\$58,575	\$66,937	\$70,269
Manufacturing	20.9	14.2	8.5	\$99,220	\$84,853	\$85,599
Durable	83.7	75.2	62.8	nd	\$87,753	\$88,671
Nondurable	16.3	24.8	37.2	nd	\$76,006	\$80,447
Transportation/Utilities	2.8	3.6	4.1	nd	\$60,930	\$59,566
Wholesale Trade	3.3	3.9	3.9	\$65,651	\$91,491	\$91,334
Retail Trade	10.8	10.5	10.4	\$29,460	\$33,479	\$36,556
Information	0.8	1.2	1.9	\$40,387	\$73,472	\$126,606
Financial Activities	4.0	5.1	5.8	\$33,750	\$46,571	\$60,394
Prof. and Bus. Services	8.8	14.7	14.1	\$42,645	\$69,244	\$74,157
Educ. and Health Services	15.2	15.4	16.0	\$54,143	\$55,683	\$58,080
Leisure and Hosp. Services	12.0	9.8	11.0	\$20,171	\$24,156	\$29,939
Other Services	3.7	3.7	3.9	\$34,170	\$36,977	\$40,079
Government	13.6	13.8	15.0	\$65,181	\$74,415	\$80,867

*Sources: Percent of total employment — BLS, Moody's Analytics, 2019, Average annual earnings — BEA, Moody's Analytics, 2018*



**HIGH-TECH EMPLOYMENT**

	Ths	% of total
NIL	1.2	1.9
U.S.	7,498.9	5.0

**HOUSING-RELATED EMPLOYMENT**

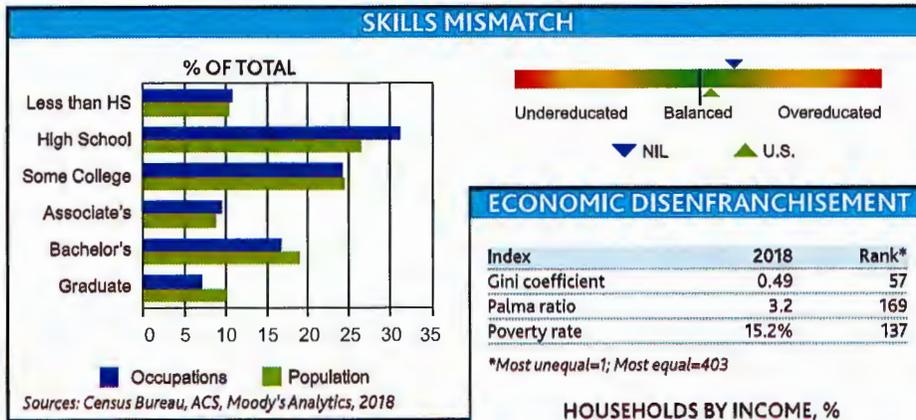
	Ths	% of total
NIL	5.7	9.1
U.S.	14,552.2	9.6

*Source: Moody's Analytics, 2019*

**LEADING INDUSTRIES BY WAGE TIER**

NAICS Industry	Location Quotient	Employees (ths)
3352 Household appliance manufacturing	56.7	1.6
6211 Offices of physicians	1.0	1.1
5242 Agencies, brokerages & other insur. rel. acts.	0.9	0.4
6113 State Government	0.2	0.4
GVL Local Government	1.3	7.7
6221 General medical and surgical hospitals	1.4	2.8
5221 Depository credit intermediation	1.7	1.3
6113 Colleges, universities & prof. schools	1.5	1.1
7225 Restaurants and other eating places	1.2	5.1
5613 Employment services	1.8	2.7
FR Farms	1.7	1.9
4529 Other general merchandise stores	1.8	1.4

*Source: Moody's Analytics, 2019*



### MIGRATION FLOWS

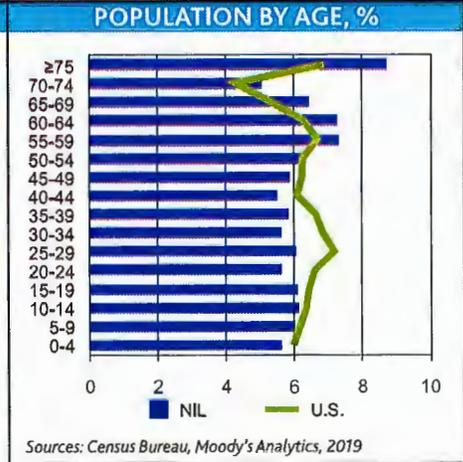
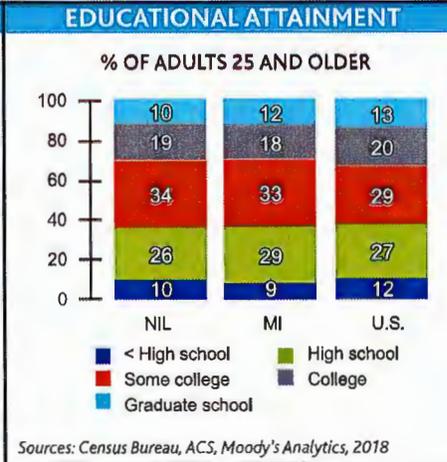
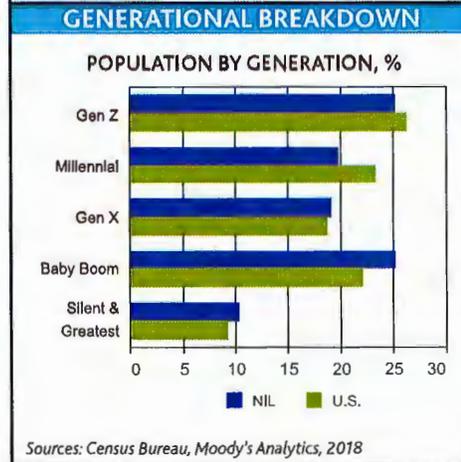
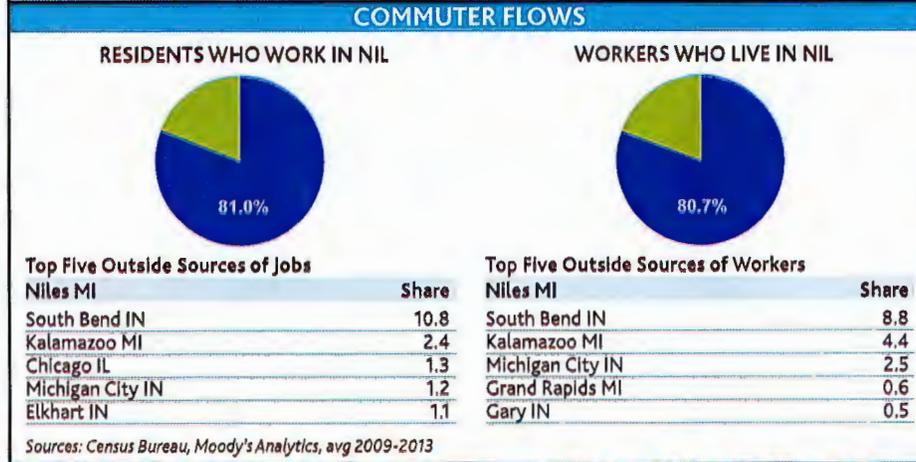
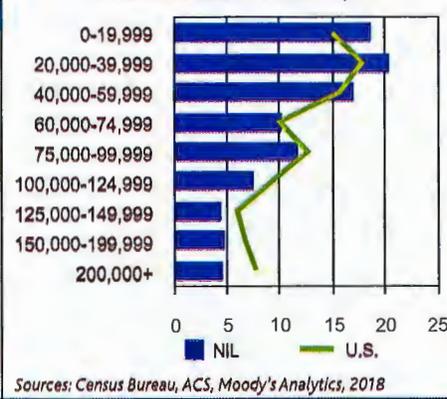
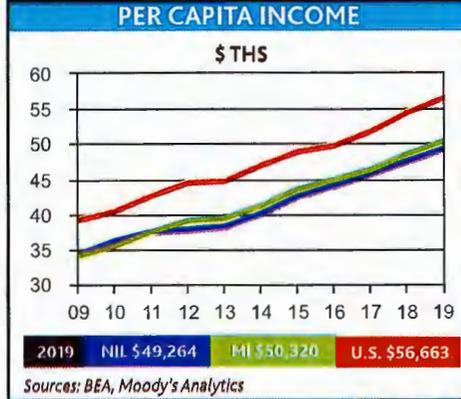
#### INTO NILES MI

City	Number of Migrants
South Bend IN	1,340
Kalamazoo MI	704
Chicago IL	475
Grand Rapids MI	220
Michigan City IN	175
Elkhart IN	116
Warren MI	102
Gary IN	87
Indianapolis IN	58
Phoenix AZ	40
<b>Total in-migration</b>	<b>6,132</b>

#### FROM NILES MI

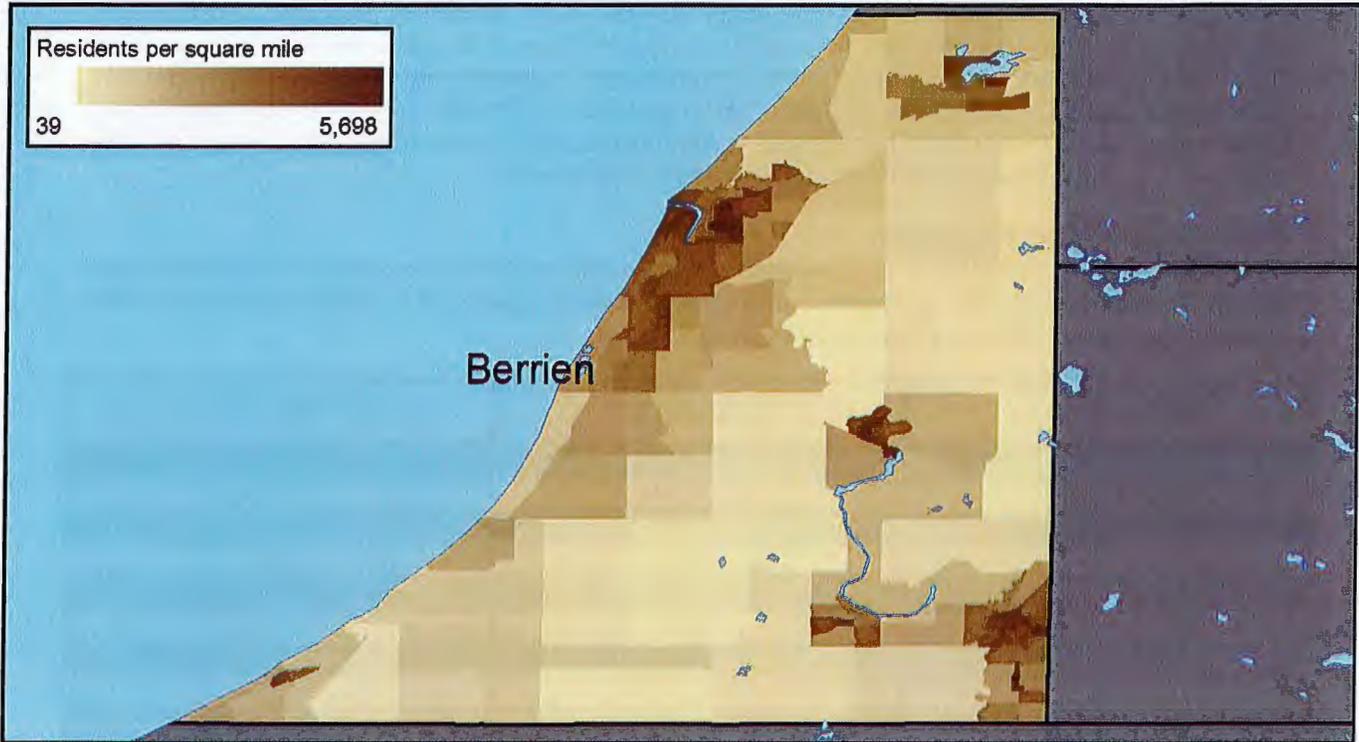
City	Number of Migrants
South Bend IN	1,326
Kalamazoo MI	688
Grand Rapids MI	288
Chicago IL	214
Michigan City IN	180
Elkhart IN	123
Indianapolis IN	115
Tampa FL	67
Warren MI	63
Phoenix AZ	59
<b>Total out-migration</b>	<b>6,309</b>

**Net migration: -177**



GEOGRAPHIC PROFILE

POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



POPULATION & HOUSING CHARACTERISTICS

	Units	Value	Rank*
Total area	sq mi	1,581.5	233
Total water area	sq mi	1,013.7	15
Total land area	sq mi	567.7	363
Land area - developable	sq mi	567.7	270
Land area - undevelopable	sq mi	0.0	357
Population density	pop. to developable land	272.9	268
Total population	ths	153.4	288
U.S. citizen at birth	% of population	94.0	135
Naturalized U.S. citizen	% of population	2.1	273
Not a U.S. citizen	% of population	3.0	219
Median age		42.1	65
Total housing units	ths	77.6	260
Owner occupied	% of total	60.5	123
Renter occupied	% of total	23.0	364
Vacant	% of total	16.6	66
1-unit; detached	% of total	73.8	45
1-unit; attached	% of total	2.3	307
Multifamily	% of total	17.4	306
Median year built		1968	

AVERAGE COMMUTE TIME



\* Areas & pop. density, out of 410 metro areas/divisions, including metros in Puerto Rico; all others, out of 403 metros.

Sources: Census Bureau, Moody's Analytics, 2018 except land area 2010

Sources: ACS, Moody's Analytics

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As additional supporting documentation for the previously presented information, the following items are retained in our files: 1.) a User's Guide related to the previously presented statistical and economic information; 2.) a Five-Year Forecasted Employment Growth Rankings for all MSAs within the U.S.; 3.) the Forecast Assumptions related to projections presented on the preceding pages; 4.) Employment Growth Rankings for all MSAs within the U.S.; 5.) Population Growth Rankings for all MSAs within the U.S.; 6.) Absolute Change in Employment & Population projections for all MSAs within the U.S.; 7.) Risk-Adjusted Return for each MSA within the U.S.

**Key Comparisons and Projections**

The following information is taken from the previously presented economic and statistical data provided Economy.com. The city of New Buffalo is in Berrien County, MI, which is just west of the Niles-Benton Harbor Market as determined by Economy.com.

UNITED STATES	MIDWEST	NILES-BENTON HARBOR, MI
<i>Total Employment</i>		
152,800,000	33,367,000	58,900
<i>Employment Change %</i>		
0.9	0.5	-6.2
<i>Unemployment Rate %</i>		
3.6	3.6	10.5
<i>Personal Income Growth</i>		
4.1	3.6	5.5
<i>Strengths</i>		
<ul style="list-style-type: none"> <li>• Very productive workforce.</li> <li>• Labor market attracts skilled and unskilled immigrants.</li> <li>• High innovation and entrepreneurship.</li> <li>• Mobile labor force, flexible labor system.</li> </ul>	<ul style="list-style-type: none"> <li>• Below-average income inequality.</li> <li>• Deep pockets of specialized expertise.</li> <li>• Low business costs, especially for energy.</li> <li>• High housing affordability.</li> </ul>	<ul style="list-style-type: none"> <li>• Whirlpool headquarters, strong demand for professional services.</li> <li>• Business and living costs are low.</li> </ul>
<i>Weaknesses</i>		
<ul style="list-style-type: none"> <li>• Large budget, current account deficits.</li> <li>• Skewed income and wealth distribution.</li> <li>• Polarized and fractured political system.</li> <li>• Demographic challenges.</li> </ul>	<ul style="list-style-type: none"> <li>• Below-average population growth, including persistent out-migration.</li> <li>• State and local budgetary pressures.</li> <li>• Exposure to weak farm industry.</li> </ul>	<ul style="list-style-type: none"> <li>• Inability to retain educated workers.</li> <li>• Very dependent on manufacturing.</li> <li>• Susceptibility to downturns in the business cycle, high employment volatility.</li> <li>• Persistent net out-migration due to a dwindling supply of high-wage jobs.</li> </ul>

## ***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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### **National Outlook**

“COVID-19 has created a worldwide economic tsunami. The global economy is engulfed in a serious downturn. The virus has caused significant parts of the Asian and now European and U.S. economies to all but shut down. More financial pain is quickly coming as layoffs mount, businesses curtail investment, and retirement nest eggs evaporate. Central banks have responded aggressively but are running out of room to maneuver as interest rates hit the zero-lower bound. The onus is now on governments to quickly provide substantial financial support to hard-pressed households and businesses. How much economic damage COVID-19 ultimately does will depend on the trajectory of the virus and how governments respond. The economic tsunami that hit China and much of Asia earlier in the year and hit Europe a few weeks ago is now slamming the U.S. economy as increasingly more parts of the country require nonessential businesses to shut down. This sudden stop in the economy is unprecedented.

Our darkening outlook for the global economy is struggling to keep up with the growing magnitude of the crisis. We have long been wary of the economy’s growth prospects this year and the threats to that growth, but COVID-19 has resulted in consistent substantial downgrades to the outlook. In January, prior to the virus, we expected global real GDP growth of 2.6% in 2020. This is close to the global economy’s estimated growth potential, and thus unemployment was expected to remain low and stable. With the virus now shutting down travel, trade and many businesses, the global economy is expected to suffer with real GDP falling by 2.1%.

COVID-19 is an unprecedented global pandemic and economic shock. Economies around the globe are shutting down, and the sudden halt to business is resulting in serious economic and financial damage. It is not difficult to construct very dark scenarios each darker than the last. With the epidemiology of the virus all but impossible to gauge, these dark scenarios cannot be ruled out. While our baseline outlook has turned quickly more pessimistic, the recession that now engulfs the world ultimately should not be as severe as the financial crisis nor, certainly, as terrible as the Great Depression. However, the scenario that comes to pass will depend critically on how effective global policymakers are in containing the virus and responding to the economic fallout.”<sup>7</sup>

### **Midwest Region Outlook**

“The best of this business cycle is over for the Midwest, but the labor market will pull in the right direction for a few more quarters if private services maintain momentum. The Midwest is better prepared than most to weather the next downturn in the business cycle. Longer term, weak population growth will prevent the region from besting the U.S.”<sup>8</sup>

### **Local Area Outlook**

“Niles-Benton Harbor’s recovery will outpace the country’s with healthcare and manufacturing, helped by key additions, pulling their weight. Further, Four Winds casino’s efforts to keep ahead of the competition will support near-term growth. Longer term, below-average demographics will be a sore point and cause NIL to underperform.”<sup>7</sup>

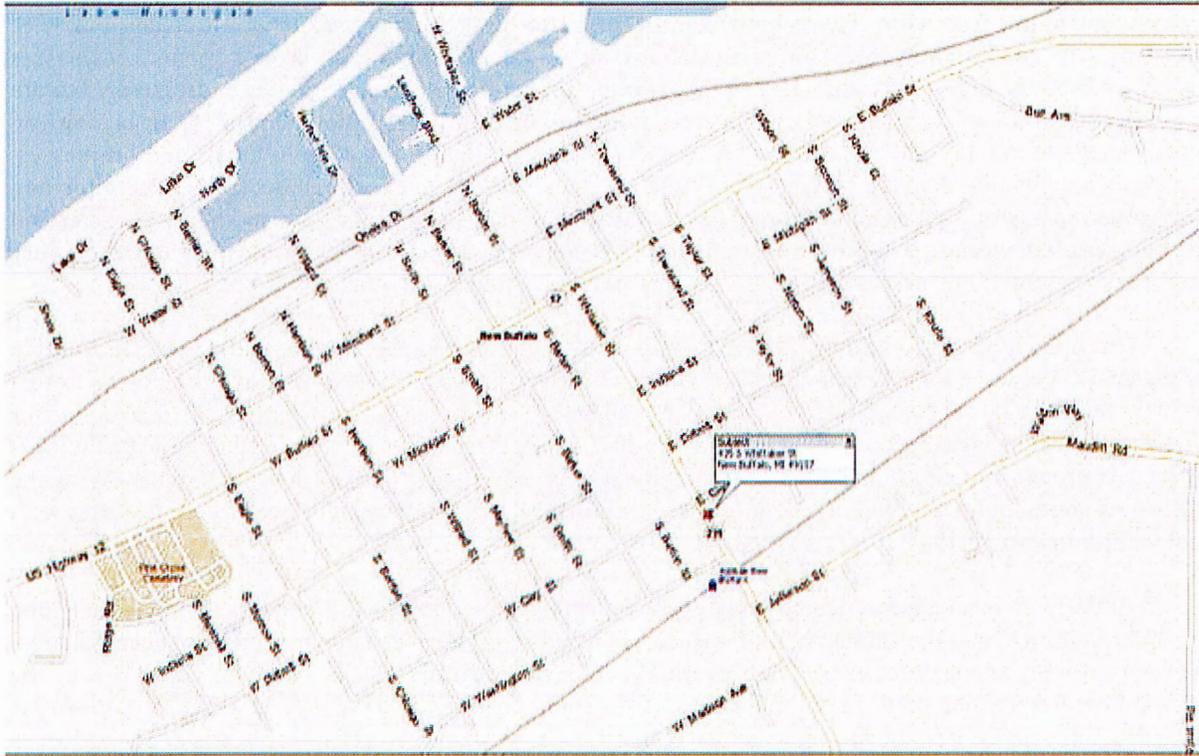
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<sup>7</sup> Precis: Metro April 2020 Moody’s Analytics

<sup>8</sup> Ibid

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**LOCAL AREA MAP/ANALYSIS**



**Introduction/Location**

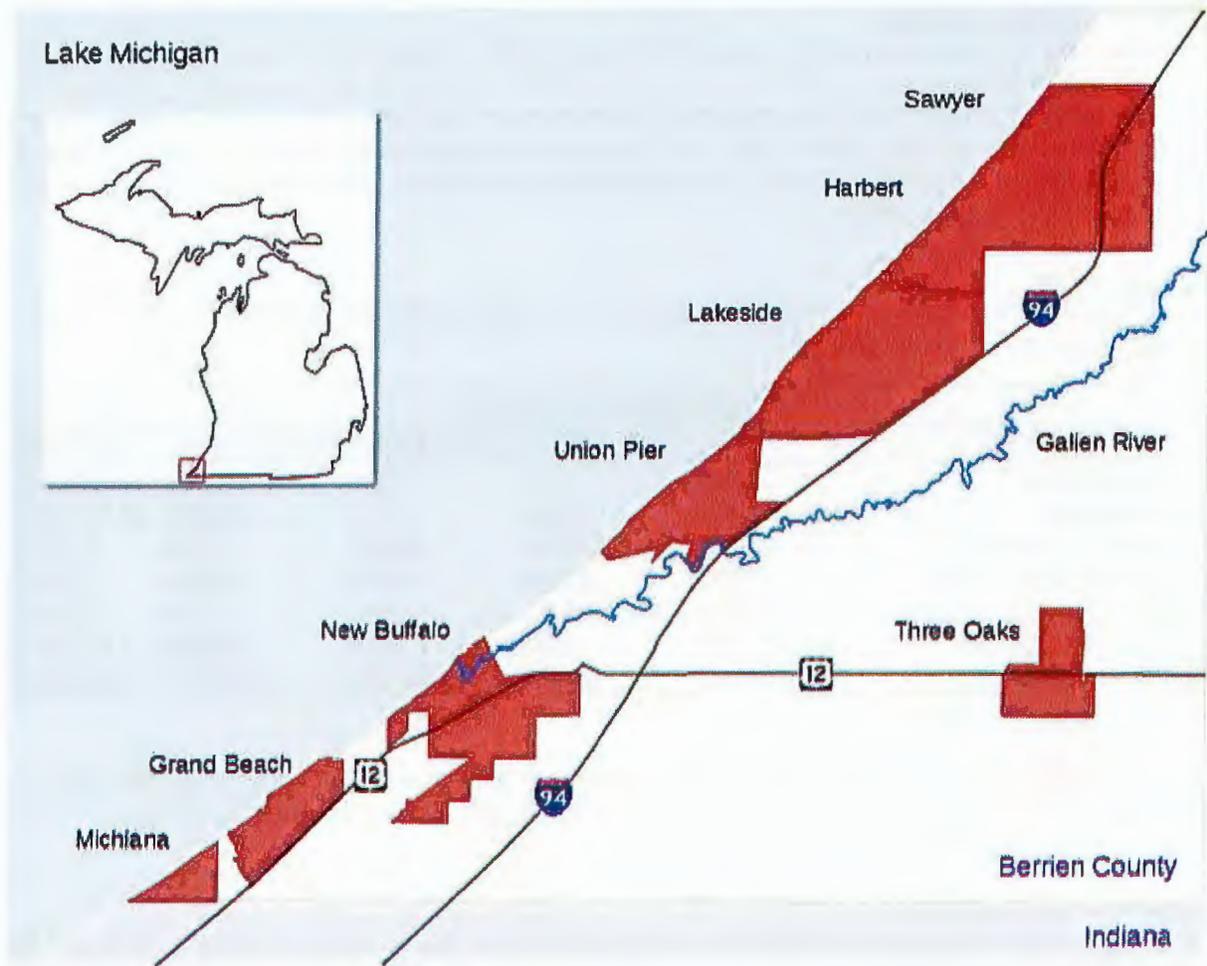
The subject is located along at the east side of South Whittaker Street between East Clay Street and East Washington Street, Berrien County, Michigan. The subject's immediate area consists of mainly residential land use.

New Buffalo is a lakefront community just north of the Michigan-Indiana state border and is part of Harbor Country. Bordering communities include Grand Beach and Michiana to the southwest, Three Oaks and Galien to the east, Union Pier and Lakeside to the northwest. The village is fully developed and has a balance of land uses and characteristics and amenities common for the southwest section of Michigan.

**Harbor Country**

Harbor country is in Southwestern Michigan, bordering lake Michigan. Harbor Country is most famous for its' tourist attractions, primarily consisting of bed and breakfasts, beaches, small local communities, and wineries. The tourism population consists mostly of Chicagoans looking for a weekend getaway.

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**Access**

South Whittaker Street is a main north-south roadway in New Buffalo. Whittaker St is located in the center portion of New Buffalo with multiple access points. Public transportation in the area includes the Amtrak's Blue Water and Wolverine line which provides one hour and forty minute train rides to Chicago's central business district.

South Bend International Airport provides international and domestic passenger air service and freight service. This airport is approximately 30 miles south of the subject. This airport is the third busiest airport in the State of Indiana.

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**Development Characteristics**

The City of New Buffalo has common characteristics for a southwest section of Michigan with primarily residential uses. It is considered to be in the stability stage of the development life cycle as it is fully developed with limited infill sites available. Residential uses are located in along grid-pattern streets and commercial uses are concentrated in the city's downtown area and along highway corridors. Further, all market-preferred utilities are available in the immediate area. Overall, the area is expected to continue to be supportive of existing land uses.

**Demographics**

The following table is a demographic summary for 1-mile, 3-mile and 5-mile radii of the subject, Berrien County, and State of Michigan.

<b>DEMOGRAPHIC SUMMARY</b>					
	<b>1-Mile Radius</b>	<b>3-Mile Radius</b>	<b>5-Mile Radius</b>	<b>Berrien County</b>	<b>Michigan</b>
2020 Population Est.	1,680	3,356	6,243	153,602	10,020,118
2025 Projection	1,662	3,323	6,176	152,872	10,106,177
Growth Rate 2000 to 2010	-11.28%	-8.77%	-8.63%	-3.47%	-0.55%
Growth Rate 2010 to 2020	-3.34%	-3.15%	-3.91%	-2.05%	1.38%
Projected Growth 2020 to 2025	-1.07%	-0.98%	-1.07%	-0.47%	0.86%
Est. of Households 2020	795	1,554	1,766	62,699	3,985,584
Median HH Income 2020	\$59,523	\$61,499	\$65,131	\$53,106	\$60,055

*Source. Claritas Site Reports*

The subject's median household income is above the median household income for the State of Michigan (\$60,055) and Berrien County (\$53,106). A slight decrease in population is forecast over the next five years for the local area.

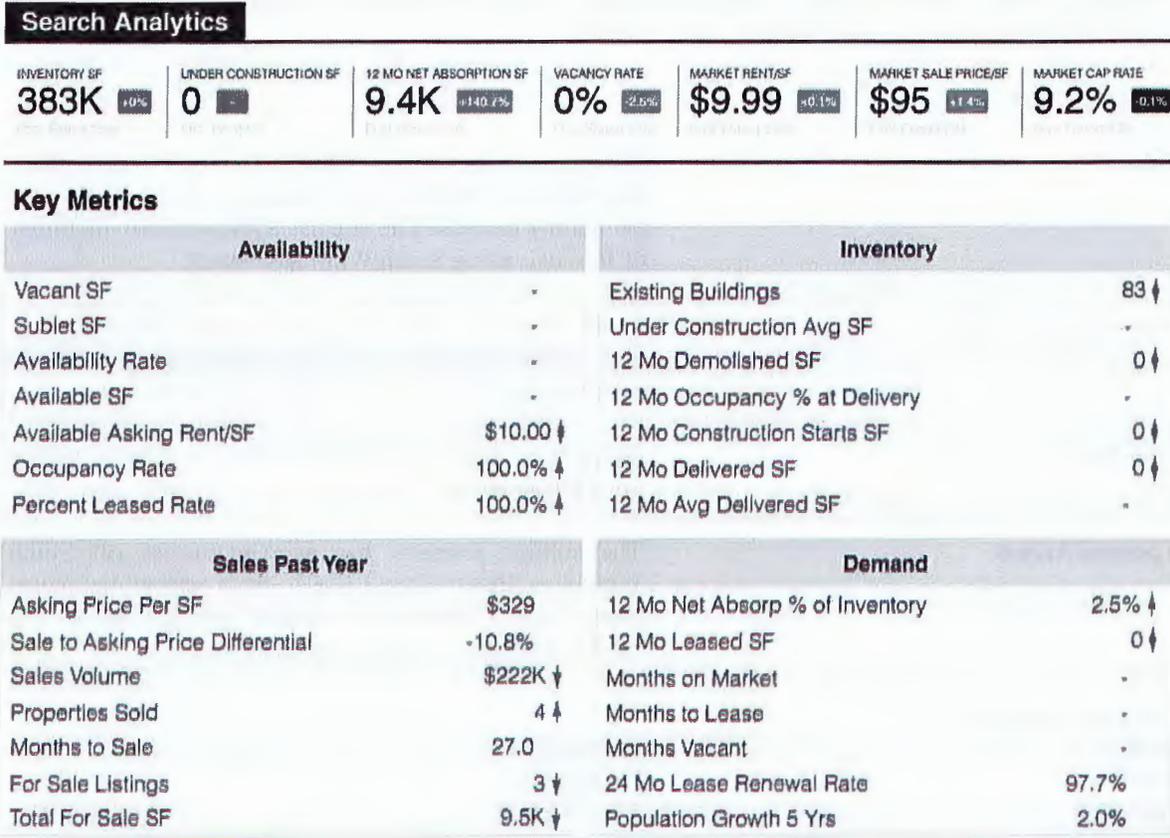
**Summary and Conclusion**

New Buffalo, Michigan is a fully developed, south Berrien County, lakefront community located in Harbor Country at the Michigan-Indiana border. The community has a balance of commercial and residential land uses and adequate inventory currently. Additional replacement inventory is anticipated in the long term as the economy improves and demand supports development. The city has a good level of community amenities, and stable demand for real estate assets is forecast in the near term.

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**CoStar Three-Mile Analytics - Retail**

A three-mile analytic analysis for the retail sector compiled by CoStar Group is summarized below.



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CoStar Page 1

Source: Costar

The above analytic report indicates mixed market metrics compared to the prior period with stable inventory with no additional inventory under construction. There is no value for absorption, while vacancy has dropped 2.4 percent from the preceding period making it zero percent vacancy, while the ten-year average is 4 percent. The current market rent is \$10 per square foot, higher than the ten-year average of \$9.63. The sale price per square foot is \$95, significantly higher than the ten-year average of \$87. Finally, the capitalization rate dropped to 9.24 percent just below the ten-year average of 9.25 percent. All metrics indicate that the retail property market in New Buffalo is revitalizing despite the current effects of COVID-19.

Metric	Current	10-Year Average
Vacancy Rate	0%	4%
Annual Rent Growth	0.2%	0.2%
Market Rent PSF	\$9.99	9.63
Sale Price PSF	\$95	\$87
Cap Rate	9.24%	9.25%

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**PROPERTY DESCRIPTION**

The property details presented in this section are based on our inspection, and City of New Buffalo and Berrien County public records. In instances where the client information differed from the assessor, the client information was typically deemed more reliable.

**Site Description**

<b>General</b>	The improvements are situated on one rectangular-shaped parcel totaling of 0.12 acres or 5,227 square feet per county records. The site has approximately 48.0 feet of frontage along South Whittaker Street.
<b>Street Improvements</b>	South Whittaker Street is a north-south directed, two-lane primary arterial road. Street improvements include concrete curbs, gutters, sidewalks, and streetlights.
<b>Topography</b>	The site is at grade with South Whittaker Street with a level topography.
<b>Exposure/Access</b>	The subject property has average access off South Whittaker Street. Access is also via a rear gravel paved public alley. Visibility is ranked average due to the interior lot location along a primary street.
<b>Abutting Properties</b>	
North:	Commercial
South:	Commercial
East:	Vacant Land
West:	Commercial
<b>Utilities</b>	All utilities are available.
<b>Hazardous Waste/Asbestos</b>	We did not review any hazardous waste related reports. This appraisal reflects sites free of all hazardous waste and toxic materials. Please refer to the <i>Assumptions and Limiting Conditions</i> section regarding this issue.
<b>Easements/Encumbrances</b>	A preliminary title report was not available at the time of the appraisal. Utility easements are assumed to be present on the site. Easements of this type are not atypical and have no impact on the subject's marketability and appeal. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.
<b>Soils</b>	The subject soils appear adequate for development, as evidenced by the improvements currently on the site and the improvements in the immediate area.

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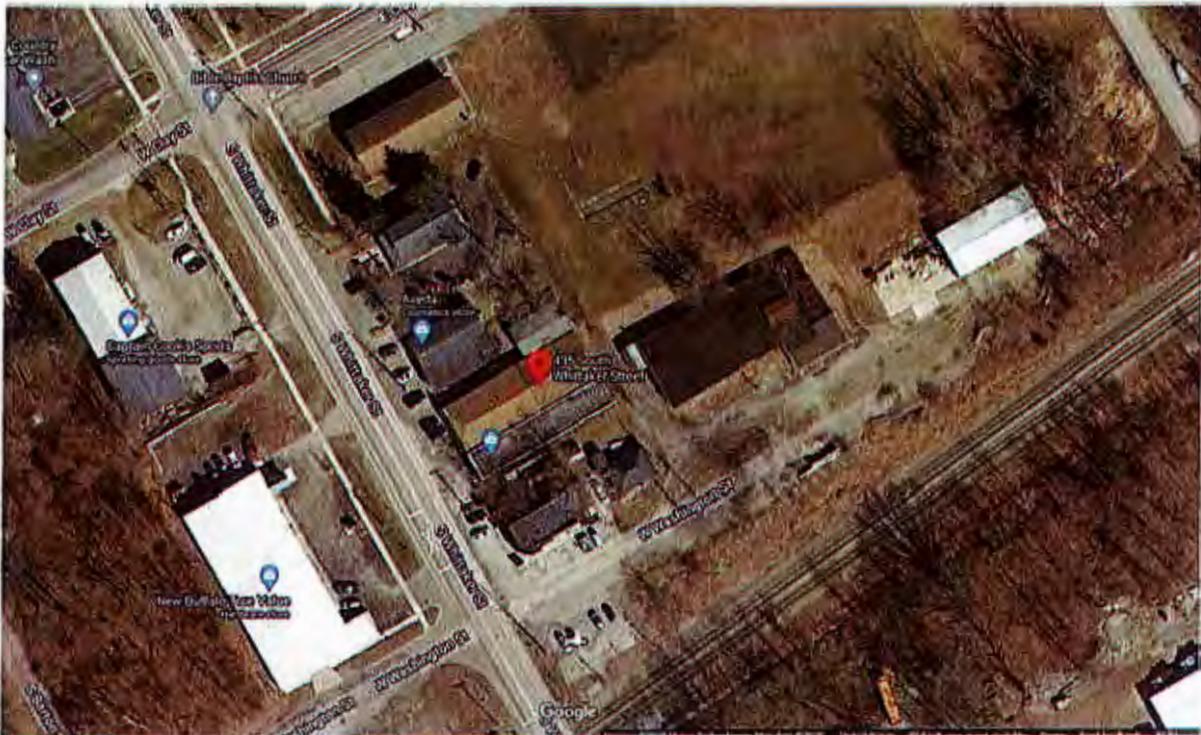
**Flood Plain & Wetlands**

As indicated on the FEMA Flood Hazard Map in the *Addenda*, the subject property is located on Map Number 26021C0336C, effective on 04/17/2006. The subject property is located in Flood Zone X, an area of minimal flooding.

**Comments/Site Rating**

The subject's site has adequate size for commercial development, and it has a strategic location along a primary street. It has average access and exposure. All utilities all available to the site.

**Aerial**



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**Improvements Description**

<b>General</b>	The subject property is a one-story part masonry and part wood frame and vinyl sided building constructed in 1950 that is currently vacant. The gross building area totals 4,800 feet.
<b>Hazardous Materials/Asbestos</b>	This appraisal assumes that the structure is free of all hazardous waste and toxic materials, including (but not limited to) asbestos. The appraisers were not provided with environmental reports or surveys indicating the presence of hazardous materials. Other than materials utilized under normal operating conditions, no visible evidence of hazardous materials was present at the time of inspection. Please refer to the <i>Assumptions and Limiting Conditions</i> section regarding this issue.
<b>Layout &amp; Design</b>	The improvements consist of one rectangular shaped building with an open mostly layout for product display. There are a few interior partition walls for storage rooms, washroom and mechanical equipment.
<b>Exposure/Visibility</b>	The building faces west towards South Whittaker Street. The site is accessible via South Whittaker Street and a rear alley. The exposure/visibility is average.
<b>Year Built</b>	1950
<b>Foundation &amp; Floor Design</b>	Concrete slab
<b>Building Frame &amp; Shell</b>	Masonry and wood frame with vinyl siding
<b>Ceiling Height</b>	10 feet
<b>Roof Structure</b>	Pitched roof with asphalt shingle cover.
<b>Windows</b>	Fixed Aluminum frame.
<b>Plumbing</b>	Minimal – two fixture washroom.
<b>Electrical Service</b>	200 amp
<b>HVAC</b>	Two split system Roof mounted HVAC units.
<b>Sprinkler</b>	None.
<b>Interior Walls</b>	Painted drywall or exposed concrete block.
<b>Floors</b>	Vinyl tile or plywood decking.

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<b>Ceiling</b>	Drop acoustic tile or open to wood roof trusses.
<b>Lighting</b>	Fluorescent fixtures.
<b>Condition</b>	<p>Fair overall condition. The building requires interior cosmetic renovation including flooring, wall repair, ceiling tile repair, insulation replacement, decorating and system work including electrical, HVAC and plumbing. Refer to the Addenda section for photographs for further detail.</p> <p>The buyer representative indicates a renovation budget of approximately \$150,000 or \$31.25 per square foot.</p>
<b>Land-to-Building Ratio</b>	Based on the gross building area of 4,800 square feet and the total land area of 5,227 square feet, the resulting land-to-building ratio is 1.09:1.0. This ratio is within the range for retail properties in the submarket.
<b>Site Improvements &amp; Landscaping</b>	Site improvements include asphalt paved area at the front of the building for parking and loading. The space can accommodate five parking spaces are located on the west side of the site. The parking ratio is 1.04 spaces per 1,000 square feet of building area.
<b>Effective Age</b>	<p>The effective age of the as is building improvements is estimated at 30 years based on the actual age and the current condition. Based on information from <i>Marshall Valuation Service</i>, similar buildings have an economic life of 40 years, indicating a remaining economic life of 10 years.</p> <p><i>Please note that with renovation of the building and proper maintenance and replacement of short-lived items such as the roof, the effective age of the building can be reduced to 20 years.</i></p>
<b>Comments</b>	The information presented above is a basic description of the subject property improvements. This information is utilized in the valuation of the property. Reliance has been placed upon information provided by county records, the owner, and a property inspection. It is assumed that there are no hidden defects, and that all structural components are functional and operational, unless otherwise noted. If questions arise regarding the integrity of the structures or their operational components, it may be necessary to consult additional professionals.

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***REAL PROPERTY TAXES AND ASSESSMENTS***

Real estate taxes in Michigan are levied at the county level and determined by applying the local tax rate to a property's equalized assessed value. The equalized assessed value is determined by multiplying the township assessor's estimate of assessed value by a state-imposed, county-wide equalization factor. Real estate tax bills are due in arrears (i.e., 2020 real estate taxes are payable in 2021, etc.), and paid in two installments – summer and winter.

The Berrien County Assessor identifies the subject by permanent identification numbers: 11-62-4900-0119-00-3. The property is owned by the City of New Buffalo and no assessment information is available and no real estate taxes are due as the property is exempt due to the city ownership.

Given that the property is being acquired for \$139,000 and that properties are assessed at 50 percent of market value, we can estimate an assessed value to be \$69,500. Using the 2019 tax rate of 4.824 percent, we can estimate the real estate tax at \$3,400 approximately.

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**ZONING**

The subject site is zoned GCD, General Commercial District, by the City of New Buffalo, Michigan. The district is intended, “provide an area for a broad range of businesses which for market and traffic reasons are well-suited for location along a major roadway. It is particularly intended for the more intensive commercial needs of the City including automotive servicing, marine sales and service, construction related offices, and larger retail uses which have large parking demands. All uses in this district will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special intention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such businesses are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to serve more than one business.”

The following is a summary of the bulk restrictions in the GCD, General Commercial District:

<b>SUMMARY OF GB DISTRICT BULK REQUIREMENTS</b>	
<b>Requirements</b>	
Minimum Lot Area	15,000 SF
Minimum Lot Width	100 feet
Maximum Building Height	35 feet
Minimum Front Setback	30 feet
Minimum Interior Side Setback	Abutting nonresidential properties: 10 feet Abutting residential properties: 40 feet
Minimum Rear Setback	30 feet
Maximum Lot Coverage	60%

The improvements were improved prior to the enactment of the ordinance. The site size and width are smaller than the minimum required and the coverage ratio extends the current maximum allowed.

Based on the zoning restrictions, the improvements are assumed to be a legal, non-conforming use in the zoning district.

In addition, there are further restrictions being impressed on the property by the city. The buyer must use the front section of the building as retail and the rear as commercial warehouse with a use in place and occupancy permit issued by December 31, 2021.

## ***HIGHEST AND BEST USE***

Highest and Best Use is defined as “the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value.”<sup>9</sup>

Highest and best use analysis is conducted for the property as vacant and as improved. In both cases, highest and best use is estimated based on an analysis of four criteria. The concluded highest and best use, as vacant and as improved, must be the use that is 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

### **Highest and Best Use - As Vacant**

#### *Legally Permissible*

Legally permissible uses of a site are those allowed under the existing zoning and/or land use designations. Other restrictions such as environmental regulations, historic district controls, deed and private restrictions, building codes, etc. may also limit the legally permissible uses of a site.

The subject site is zoned GCD, General Commercial District. Based on an analysis of the zoning regulations, the subject site does not meet the minimum size requirements. As a lot of record, we assume it could be improved with a use that conforms to the zoning district.

#### *Physically Possible*

Physically possible uses of a site are those that are possible after consideration of physical characteristics that may affect development potential. These include size, shape, utility availability, terrain and the accessibility of land, as well as the risk of floods, earthquakes, etc.

Frontage, depth and shape characteristics affect the utility as a parcel with highly irregular shape characteristics may be more costly to develop or have diminished utility after development as compared to a regularly shaped parcel of similar size.

The capacity and availability of public utilities such as water and sewer are also important considerations. This relates to the fact that a property’s utility is diminished if water and sewer are not readily available, or if there is insufficient capacity in the local utility system to support development. Such situations may result in extensive costs to extend service to the site boundary or negative impacts from building moratoriums as the result of lack of capacity.

Topography and subsoil conditions are also important considerations. For example, a cleared and graded site will be more time and cost efficient to develop as compared to a similar-sized site with dense vegetation and/or significant elevation changes. Essentially, high grading or foundation construction costs can have a negative impact on the feasibility of a site.

As stated in the Property Description section of this report, the subject site is 0.12 acres and can accommodate a small commercial use. Topography is adequate, and all utilities and sanitary and storm water sewers are available. Overall, the site’s physical characteristics limit its development potential. All

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<sup>9</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

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utilities are available to the site and no we know of no adverse offsite physical issues that would limit development.

*Financially Feasible/Maximally Productive*

With respect to financial feasibility and maximum productivity, the greater market dynamics are considered. Further, only uses that meet the test of legal permissibility and physical possibility are considered. As indicated, the subject property is not restricted by land use controls and we assume the site can be developed in accordance with surrounding uses.

As related in the *Regional Analysis* section of this report, “Niles-Benton Harbor’s recovery will outpace the country’s with healthcare and manufacturing, helped by key additions, pulling their weight. Further, Four Winds casino’s efforts to keep ahead of the competition will support near-term growth. Longer term, below-average demographics will be a sore point and cause NIL to underperform.”

Based on our analysis of the subject, including physically possible, legally permissible, financially feasible and maximally productive uses, it is our opinion that the highest and best use of the subject property, as if vacant, is for commercial development. The timing is immediate, and the likely buyer is a regional or local investor with tenant commitments in place. Alternatively, the site could be assembled with an adjacent site.

**Highest and Best Use - As Improved**

*Legally Permissible*

As indicated in the *Zoning* section of this report, the subject appears to be a legal, permitted use in the zoning district. However, the deed restricts the use of the building on the property to retail and commercial warehousing. In addition, the City of New Buffalo has included this deed restriction as part of the sale agreement:

“Grantee shall obtain a certificate of occupancy for commercial use on the property on or before December 31, 2021. In the event that Grantee fails to do so, Grantor shall have the right to repurchase the property for \$139,000 plus the verifiable cost of any improvements made by Grantees. Grantor may exercise the repurchase option by providing written notice to Grantee of its intent to do so. Grantee shall convey the property back to Grantor upon Grantor’s tender of the amount described in this paragraph. The rights and obligations described in this paragraph shall run with the land and shall be binding on the parties’ successors and assigns, but shall expire if no exercised on or before December 31, 2022.”

*Physically Possible*

The subject improvements consist of a vacant 4,800 square-foot building that requires renovation to be ready for occupancy. The improvements are in fair condition and the building has functional design for commercial use. The site provides average access and exposure characteristics but has limited on-site parking.

*Financially Feasible/Maximally Productive*

As shown in the valuation sections of this report, the improvements contribute value above that of the underlying land. The building size could not be built today based on the zoning bulk restrictions.

The existing use meets the tests of legally permissible, physically possible, financially feasible and maximally productive. No alternate use would justify the removal of the subject or result in a higher land value. Therefore, continued use of the existing improvements is considered the highest and best use of the

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subject property as improved. Completion of an interior renovation is necessary to obtain an occupancy permit and to satisfy the deed restriction.

*Probable Purchaser*

The subject's highest and best use as improved indicates that the most likely purchaser of the subject would be a local user that would value the property as its current commercial use. The following table summarizes our opinions regarding the probable purchaser of the subject.

Our opinions are based on the preceding market analysis, our research into the comparable sales and rentals in this report, our familiarity with offering packages prepared by commercial brokerage houses for similar properties, and our periodic discussions with local investment brokers.

<b>METRIC</b>	<b>CONCLUSION</b>
Most Probable Purchaser	Local user
Subject's Primary Appeal	Use and occupancy
Purchaser's Main Analysis	Sales Comparison Approach
Purchaser's Secondary Analysis	Income Capitalization Approach
Depth of Demand	Adequate base of potential purchasers
Purchaser's Alternatives	Limited competitive offerings of similar Class C assets in the market area
Likely Purchase Terms	All cash or market rate financing
Financing Availability	Abundant for creditworthy buyers at historically low interest rates

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***VALUATION PROCESS***

The appraisal process is designed to evaluate all factors that influence value. General, regional, and local area information has been presented to inform the reader of general outside influences, which may affect value. In addition, the site and existing improvements have been described in detail. An analysis of the subject's highest and best use has been presented to evaluate the effects of legal, locational, physical, and market considerations which impact the use of the subject property. The next part of the appraisal process deals directly with the valuation of the property.

The *Cost Approach*, which is the first approach to value, is based upon the principle that the value of the property is significantly related to its physical characteristics, and that no one would pay more for a facility than it would cost to build a like facility in today's market on a comparable site. In this approach, the market value of the subject site is added to the depreciated cost of the improvements.

The second approach to value is the *Sales Comparison Approach*, which is based on the principle of substitution. This principle states that no one would pay more for the subject property than the value of a similar property in the market. In active markets with a large number of physically similar comparables, this approach is generally considered to be a good indicator of value. However, the use of this approach is limited, because many properties have unique characteristics that cannot be accounted for in the adjustment process. In addition, market data is not always available. Both of these factors may reduce the validity of this approach.

The final approach to value is the *Income Capitalization Approach*, which is based on the premise that industrial and commercial properties are income producing, and that investors purchase these properties based on their income-producing ability. In the *Income Capitalization Approach*, market rents for the subject property are estimated, the applicable operating expenses are deducted, and the resulting net income is capitalized into a value estimate. This approach is based on an analysis of information extracted from the market and provides a comparison of the subject property to other properties of similar character and income-producing ability.

The approaches used to value the subject property will be correlated into a final estimated *market value* of the fee simple estate in the *Reconciliation and Final Value Estimate* section.

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***COST APPROACH***

The *Cost Approach* is “a set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.”<sup>10</sup>

There are limited vacant land sales in the local market and the improvements have incurred substantial accrued depreciation and require renovation for continued use. Therefore, due to these limitations, we did not utilize the *Cost Approach*.

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<sup>10</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

## **SALES COMPARISON APPROACH**

### **Introduction**

The *Sales Comparison Approach* is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and adjusting the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.”<sup>11</sup>

### **Comparable Sales**

For this analysis, the research area consisted of the subject’s local and neighboring market areas. The search included commercial property sales that occurred the past three years. The search was conducted on several internet-based real estate databases including CoStar and Loop Net. Where possible, sale data was verified with the respective county and property information was verified with local assessors. Market participants including buyers, sellers and real estate brokers were interviewed regarding properties that were identified in the search.

### **Analysis of Sales**

A quantitative analysis has been employed with percentage adjustments for various factors of dissimilarity, leading to an overall comparison of each sale to the subject.

### **Property Rights Conveyed**

Adjustments for property rights must be made when the property rights conveyed in a sale transaction are different from those being appraised particularly when they have an impact on the sale price. As related earlier in this report, the fee simple estate is defined as “Absolute ownership unencumbered by any other interest or estate, subject to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

An example of a comparable sale that would require adjustment is a property that is encumbered by a lease where the tenant pays a rent lower than currently achievable in the open market, or a below-market rental rate. The below market lease would have a negative impact on the sale price because the purchaser would need to pay less to achieve the same return as a property currently rented at market rent levels. In this case, as the below-market lease has a negative impact on the sale price, the comparable would need to be adjusted upward to be considered similar to the subject property. Conversely, a sale property achieving above-market rental rates would be considered superior to a fee simple estate.

### **Financing**

The transaction price of one property may differ from that of an identical property due to different financing arrangements. For example, the purchaser of a comparable property may have assumed an existing mortgage at a favorable interest rate. In another case, a developer or seller may have arranged a buy down, paying cash to the lender so that a mortgage with a below-market interest rate could be offered. In both of these examples, the buyers probably paid higher prices for the properties to obtain below-market financing. Conversely, interest rates at above-market levels may result in lower sales prices.

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<sup>11</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

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***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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**Conditions of Sale**

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations the conditions of sale significantly affect transaction prices. For example, a developer may pay more than market value for lots needed in a site assemblage because of the plottage value expected to result from the greater utility of the larger site. Conversely, a sale may be transacted at a below-market price if the seller needs cash in a hurry. A financial, business or family relationship between the parties to a sale may affect the price of the property. Interlocking corporate entities may record a sale at a non-market price to serve their business interests. One member of a family may sell a property to another at a reduced price, or a buyer may pay a higher price for a property built by his ancestors. Further, listings, which have not been affected by typical negotiation, generally indicate a higher value than a completed sale.

**Market Conditions (Date of Sale)**

Comparable sales that occurred under market conditions different from those applicable to the subject on the effective date of value require adjustment for any differences that affect value. Changes in market conditions generally relate to supply and demand. National, regional and local economic trends or events may impact the value of a property over time. For example, the announcement of a major employer's entry into a market area may have a significant positive impact on values due to demand created for support uses in the area. Conversely, exodus of a major employer often has a negative impact on values.

**Location**

A property's location is analyzed in relation to the location of the comparable sale properties. An industrial location may be superior to another due to proximity to transportation facilities, including highways, railways, airports, etc. A commercial location may be superior to another due to proximity to a major retail development, access to traffic counts along major arteries, etc. A residential use may be superior to another due to location within a specific school district, economic makeup of residents within the neighborhood, taxation policies, etc.

**Size**

Typically, larger buildings sell for a lower per unit price due to economies of scale and greater capital outlay requirements. Conversely, smaller buildings sell for higher per unit values due to economies of scale. The cost/size relationship is supported by information presented in cost publications such as *Marshall Valuation Service* as well as from a review of actual sale transactions.

**Other Physical Factors**

Physical factors such as age, construction quality, and land-to-building ratio are relatively straightforward with respect to comparison. For example, buyers would typically desire a newer building versus an older building due to a longer remaining economic life, lower maintenance costs, etc. Additionally, buildings with higher quality finishes are more expensive to construct. Further, properties with higher land-to-building ratios have greater area for vehicle maneuvering, parking and/or building expansion.

**Former New Buffalo Hardware Store (435 South Whittaker Street) –New Buffalo, MI**

**IMPROVED COMPARABLE SALES MAP**



***Former New Buffalo Hardware Store (435 South Whittaker Street) –New Buffalo, MI***

The following table presents a summary and analysis of improved comparable sales.

COMPARABLE SALES SUMMARY AND ANALYSIS CHART						
ID#	Subject	I-1	I-2	I-3	I-4	I-5
Address	435 S Whittaker St	213 E Arthur St	12857 Red Arrow Hwy	315 E Main Street	2228 Lincolnway	254 Colfax Avenue
City, State	New Buffalo, MI	Michigan City, IN	Sawyer, MI	Niles, MI	Mishawaka, IN	Benton Harbor, MI
Sale Date	Pending	3/31/2020	6/30/2020	7/20/2020	3/25/2019	Active
Comparison		Similar	Similar	Similar	Similar	Similar
Sale Price	\$139,000	\$145,000	\$165,000	\$240,000	\$77,000	\$87,500
Area (SF) RBA	4,800	7,280	4,630	5,560	2,300	2,560
Price/SF	\$28.96	\$19.92	\$35.64	\$43.17	\$33.48	\$34.18
<b>Transactional Adjustments</b>						
Prop. Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted \$/SF		\$19.92	\$35.64	\$43.17	\$33.48	\$34.18
Financing		Conventional	Conventional	Conventional	Conventional	Conventional
Adjusted \$/SF		\$19.92	\$35.64	\$43.17	\$33.48	\$34.18
Cond. of Sale		Arm's Length	Arm's length	Arm's Length	Arm's length	Active (-10%)
Adjusted \$/SF		\$19.92	\$35.64	\$43.17	\$33.48	\$30.76
Market Conditions		Similar	Similar	Similar	Similar	Similar
Adjusted \$/SF		\$19.92	\$35.64	\$43.17	\$33.48	\$30.76
<b>Property Adjustments</b>						
Location	New Buffalo, MI	Michigan City, IN	Sawyer, MI	Niles, MI	Mishawaka, IN	Benton Harbor, MI
Access	Average	Average	Average	Average	Average	Average
Exposure	Average	Fair	Good	Average	Average	Average
Taxing Authority (County)	Berrien	La Porte	Berrien	Berrien	St Joseph	Berrien
Adjustment		10.0%	-10.0%	-10.0%	0.0%	0.0%
Construction	Masonry/Frame	Masonry/Metal Panel	Frame	Masonry	Frame/Vinyl/Metal	Masonry
Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Size (SF) RBA	4,800	7,280	4,630	5,560	2,300	2,560
Adjustment		5.0%	0.0%	0.0%	-5.0%	-5.0%
Year Built	1950	1971	1977	1910	1964	1987
Condition	Fair	Fair	Average	Average	Average	Average
Adjustment		0.0%	-20.0%	-20.0%	-20.0%	-20.0%
Land Area SF	5,227	27,443	27,878	7,200	4,792	4,000
LTB Ratio	1.09	3.77	6.02	1.29	2.08	1.56
Parking Ratio	1.04	2.75	4.32	1.80	6.09	1.56
Adjustment		-5.0%	-10.0%	0.0%	-5.0%	0.0%
Total Net Prop. Adj.		10.0%	-40.0%	-30.0%	-30.0%	-25.0%
Adjusted \$/SF		<b>\$21.91</b>	<b>\$21.38</b>	<b>\$30.22</b>	<b>\$23.43</b>	<b>\$23.07</b>
Total Gross Adj. %		20.0%	40.0%	30.0%	30.0%	35.0%
Overall Net Adj.		10.0%	-40.0%	-30.0%	-30.0%	-32.5%
					Low	\$21.38
					High	\$30.22
					Average	\$24.00
					Median	\$23.07

**Analysis of Sales**

The comparable sales are generally considered similar to the subject property; however, we have accounted for various physical, location, and market conditions between the comparable sales and the subject. The comparable sales have an unadjusted price range of \$19.92 to \$43.17 per square foot, with a median of \$34.18 per square foot and an average of \$33.28 per square foot of building area. The comparable sales range in size from 2,300 to 7,280 square feet with construction dates ranging 1910 to 1987.

## ***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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**Comparable I-1** is the sale of a former auto repair building with a fenced side yard located along a secondary street in Michigan City, IN. It was acquired for general storage purposes by the owner and was in fair condition at sale.

This sale has been adjusted upward for inferior location along a secondary street and for larger size and downward for land to building and parking ratios. Overall, this sale is inferior to the subject property.

**Comparable I-2** is the sale of a vacant restaurant property located along Red Arrow Highway in Sawyer, MI. The property sold vacant and in below average condition. The sales price did not include any FF&E according to the listing broker. The property was acquired for continued use as a restaurant.

This sale has been adjusted downward for superior exposure and location along a highway corridor, superior age/condition and higher land to building and parking ratios. Overall, this sale is superior to the subject property.

**Comparable I-3** is the sale of a former credit union location that was built out for general office use located along Main Street in downtown Niles, MI. It sold to an investor that plans to renovate and lease out office units.

The sale is adjusted downward for superior location in a downtown district and age/condition. Overall, this sale is superior to the subject property.

**Comparable I-4** is the sale of a freestanding building that was used as a salon that sold vacant to a user for office use.

This sale was adjusted downward for smaller size, age/condition and higher land to building and parking ratios. Overall, this sale is superior to the subject property.

**Comparable I-5** is the listing of a one-story masonry constructed building with a general office build out located along a primary corridor in Benton Harbor, MI. The property sold in August 2018 for \$67,000 and has been relisted vacant.

This sale has been adjusted downward for listing status and expectation that a lower sale price will be negotiated, superior smaller size and superior age/condition. Overall, this sale is superior to the subject property.

### **Summary and Conclusion**

The comparable sales require adjustment as discussed above with gross adjustments totaling 20.0 to 40.0 percent due to the high condition adjustments. The adjusted comparable sales indicate an adjusted value range of \$21.91 to \$30.22 per square foot with an average of \$24.00 and a median of \$23.07 per square foot.

Considering the foregoing, as well as the physical attributes of the subject, it is our opinion that an appropriate value for the subject is near the midpoint of the adjusted range or \$23.50 per square foot or \$112,800.

Therefore, we have estimated the *as is* market value of the subject property, via the *Sales Comparison Approach*, at **\$113,000** as rounded.

***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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***INCOME CAPITALIZATION APPROACH***

**Introduction**

The *Income Capitalization Approach* is “Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.”<sup>12</sup>

The two most common methods of converting net income into value are direct capitalization and discounted cash flow analysis. In direct capitalization, net operating income is divided by an overall rate extracted from market sales to indicate a value. In the discounted cash flow method, anticipated future net income streams and a reversionary value are discounted to an estimate of net present value at a chosen yield rate (internal rate of return).

The subject property is in fair condition and requires a cosmetic renovation and upgrading of systems to return it to a rentable state. We also note that the local market is mainly owner user in nature. Therefore, we have not developed the *Income Capitalization Approach*.

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<sup>12</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute 2015

***Former New Buffalo Hardware Store (435 South Whittaker Street) –New Buffalo, MI***

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***RECONCILIATION AND FINAL VALUE ESTIMATE***

The three approaches indicated the following values:

Cost Approach:	Not Applicable
Sales Comparison Approach:	\$113,000
Income Capitalization Approach:	Not Applicable

The *Cost Approach* is not utilized due to limited comparable land sales and the and the age and condition of the improvements. The omission of the approach does not affect the reliability of the appraisal analysis.

The *Sales Comparison Approach* reflects what buyers have been paying for similar retail properties in the recent past. A sufficient amount of information regarding sales of comparable properties in the overall market provided the ability to formulate an opinion of value. The data is ranked average with sales in the immediate area requiring fairly low gross adjustments. Therefore, we have given this approach all consideration in the final opinion of value estimate.

The *Income Capitalization Approach* is not utilized due to the owner user nature of the subject property and local market. The subject is currently in below average condition and requires renovation to a vanilla box state. Given these limitations, the approach was not developed. The omission of the approach does not affect the reliability of the appraisal analysis.

Based on our analysis of the subject property as presented in this appraisal report, we have estimated the *as is market value* of the fee simple estate, as of September 18, 2020, at:

**ONE HUNDRED THIRTEEN THOUSAND DOLLARS  
\$113,000**

***ASSUMPTIONS & LIMITING CONDITIONS***

"Appraisal" means the appraisal report and opinion of value stated therein; or the letter opinion of value, to which these Assumptions and Limiting Conditions are annexed.

"Property" means the subject of the Appraisal.

This appraisal is made subject to the following assumptions and limiting conditions:

1. No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated. No survey of the Property was undertaken.
2. The information contained in the Appraisal or upon which the Appraisal is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of such information. Neither the Appraiser nor Hilco Real Estate Appraisal shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters.
3. The opinion of value is only as of the date stated in the Appraisal. Changes since that date in external and market factors or in the Property itself can significantly affect property value.
4. The Appraisal is to be used in whole and not in part. No part of the Appraisal shall be used in conjunction with any other appraisal. Publication of the Appraisal or any portion thereof without the prior written consent of Hilco Real Estate Appraisal is prohibited. Except as may be otherwise stated in the letter of engagement, the Appraisal may not be used by any person other than the party to whom it is addressed or for purposes other than that for which it was prepared. No part of the Appraisal shall be conveyed to the public through advertising or used in any sales or promotional material without Hilco Real Estate Appraisal's prior written consent. Reference to the Appraisal Institute or to the MAI designation is prohibited.
5. Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.
6. The Appraisal assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Appraisal; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value estimate contained in the Appraisal is based.
7. If applicable, upon completion of the designated plans, the physical condition of the improvements considered by the Appraisal assumes of good condition. Hilco Real Estate Appraisal assumes no responsibility for the soundness of structural members or for the condition of mechanical equipment, plumbing or electrical components.
8. The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best estimates of current market thinking on future income and expenses. The Appraiser and Hilco Real Estate Appraisal, LLC make no warranty or representation that these forecasts will materialize.

***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Appraisal, envisages for the future in terms of rental rates, expenses, and supply and demand.

9. Unless otherwise stated in the Appraisal, the existence of potentially hazardous or toxic materials, which may have been used in the construction or maintenance of the improvements or may be located at or about the Property, was not considered in arriving at the opinion of value. These materials (such as formaldehyde foam insulation, asbestos insulation and other potentially hazardous materials) may adversely affect the value of the Property. The Appraisers are not qualified to detect such substances. Hilco Real Estate Appraisal recommends that an environmental expert be employed to determine the impact of these matters on the opinion of value.
10. Unless otherwise stated in the Appraisal, compliance with the requirements of the Americans With Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may adversely affect the value of the property. Hilco Real Estate Appraisal recommends that an expert in this field be employed.
11. It is assumed the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions, and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
12. It is assumed that all water, sewer facilities and utilities (existing or proposed) are or will be in good working order, are safe to use, and are or will be sufficient to serve the current or proposed uses of the property or any structures or improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.
13. Use of or reliance on this appraisal or appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgement of these general assumptions and limiting conditions, any extraordinary assumptions or hypothetical conditions, if any, and any other terms and conditions stated in the report.

**Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI**

**CERTIFICATION OF THE APPRAISAL**

We certify that, to the best of our knowledge and belief:

1. John C. Satter, MAI inspected the subject property on September 18, 2020.
2. The appraiser(s) have not provided any services for the subject property during the three years preceding acceptance of the assignment.
3. The statements of fact contained in this report are true and correct.
4. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions, and conclusions.
5. The appraiser(s) have no present or prospective interest, financial or otherwise, in the property that is the subject of this report and have no personal interest or bias with respect to the parties involved or the real property.
6. The compensation for appraisal services is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
7. No one provided significant professional assistance to the person signing this appraisal certification.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the most recent issue of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report John C. Satter, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.



John C. Satter, MAI, GAA  
MI Cert. Gen. Appr. No. 1201074372

*"Appraisers are required to be licensed and are regulated by the Michigan Bureau of Commercial Services, Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, MI 48909"*

***Former New Buffalo Hardware Store (435 South Whittaker Street) – New Buffalo, MI***

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***ADDENDA***

Aerial Photograph

Photographs of the Subject Property

Copy of the Zoning Map

Copy of the Flood Map

Copy of the Engagement Letter

Copy of the State Certification(s)

Qualifications of the Appraiser(s)

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*Aerial Photograph*

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*Aerial Photograph*



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*Photographs of the Subject Property*



**Left Front View**



**Right Front View**



**Rear View**



**Rear View – Public Alley**



**Building Interior**



**Building Interior**



**Building Interior**



**Building Interior**



**Main Electric Panel**



**Building Interior**



**Building Interior**



**Building Interior**



**View South along South Whittaker Street**



**View North along South Whittaker Street**

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*Copy of the Zoning Map*

Zoning Map



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*Copy of the Flood Map*



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*Copy of the State Certification(s)*

**Engagement Letter**

File #: 92277852

Loan#: N/A

AMC License #: MI-1202000008

Award Date: 09/16/2020 11:35 am  
Appraiser: John Satter  
Appraisal Firm: Hilco Real Estate Appraisal

Address: 435 S. Whittaker Street  
New Buffalo, MI 49117  
Property Type: Retail  
Borrower: Firas Najl

Best Person to Contact: Borrower  
Phone: 269-469-0711  
Email: harborcountry@aol.com

Please accept this letter as your authorization to develop a(n) appraisal of the referenced property for Allstate Appraisal, L.P. on behalf of United Trust Bank. This engagement is subject to the following:

- The specific terms and conditions outlined in the Request for Proposal (RFP) including, but not limited to, the Comments section, the supplemental Scope of Work requirements for the subject property type and any other specified Reference Documents;
- Reports must be completed in compliance with Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), Interagency Appraisal and Evaluation Guidelines, and Uniform Standards of Professional Appraisal Practice (USPAP); and
- Any specific requirements set forth in this letter.

Due Date: 10/02/2020

Delivery Requirements: If you have not received all required information, or if at any time, you believe the report may be delayed, please note the issue in detail on the Email Office tab of the order.

Late Fee: At the discretion of Allstate Appraisal, L.P., reports that are more than one week late without prior approval from Allstate Appraisal, L.P. are subject to a late fee of \$100 per day. An electronic copy of the appraisal report must be emailed no later than 5:00PM CST of the agreed upon delivery date. If a completed copy cannot be provided, please contact (866)799-9009 or email us at: [commercialinfo@allstateappraisal.net](mailto:commercialinfo@allstateappraisal.net)

Appraisal Fee [REDACTED] inclusive of all costs necessary to complete the report. Any costs not included in the fee must be approved in advance by Allstate Appraisal, L.P.

**Scope of Work**

Intended User(s): The intended users of this appraisal include Allstate Appraisal, L.P. (Client) and United Trust Bank (Intended User) and any affiliates.

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*Copy of the Engagement Letter*

**Report Type:** Commercial Narrative

**Intended Use:** Purchase

**Approaches to Value:** Income, sales, cost \*all applicable

The Remaining Economic Life must be presented within each report, regardless of if a Cost Approach is completed.

**Value Type:** Market Value

**Owner Interest:** Fee Simple

**Value Qualifier:** As is

**Inspection:** Please submit any requests for information to the property contact and arrange for a property inspection within 2 days of the contract date of this agreement.

**Inspection Requirements:** Exterior, Interior

An exterior inspection of the subject property, as well as an exterior visual verification of all comparable properties utilized.

**Qualification Requirements:** Appraisers are required to have successfully completed advanced courses in real estate appraisals offered by one of the accredited appraisal organizations; must have completed at least five (5) reports of properties similar to the subject property and have a minimum of three (3) years of commercial appraisal experience, and be a Certified General Appraiser in good standing in the state(s) in which the subject is located.

**Required Addendums:** The appraisal must contain:

The resumes of all appraisers that will be signing the report; Please include qualification sheets and copies of licenses.

FEMA flood map panel required when the subject property is located in a designated flood hazard area.

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**Appraiser Protocol:**

For purposes of this assignment, the appraiser signing the Engagement Letter must sign the appraisal report and be licensed in the state in which the property is located.

Appraisers must possess a current Certified General real estate appraisers license in the state in which the property is located. Temporary permits are not acceptable without prior written authorization.

Appraisers must have geographic and property competency prior to bidding on the appraisal assignment.

If the appraiser and/or firm contemplating bidding on the assignment has previously appraised the property, it must be disclosed in advance of bidding.

Documents not relevant to the appraisal should not be included in the report (e.g., the corporate brochure for the appraisal company, lists of all appraisals completed by the firm or individuals, published articles, etc.).

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## *Copy of the Engagement Letter*

The appraisal is to be submitted in final form, in a single portable document format (PDF) file (not multiple files) and signed. Care should be taken to efficiently manage the resolution of graphics as to not prevent e-mailing, and over-burdening of the network. All efforts should be made to prevent the report from exceeding 10MB in size.

***\*NOTE: Violations for non-compliance or violations of the bidding process shall be cause for removal from the approved appraiser list, forfeiture of fees already paid, and other disciplinary remedies allowed under law or equity.***

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### **Note to Appraiser:**

- Relevant data listed above as required or otherwise considered applicable to appraise the property is to be included in the appraiser's analysis and physically inserted within the respective sections of the report.
- Appraiser is required to make every effort possible to obtain all relevant data necessary to provide the most accurate estimate of value.
- All documentation obtained during the assignment must be attached within the report and each document should be uploaded to Appraisal Scope as a separate PDF.

**Appraiser Requirements:** A complete, signed copy of the Engagement Letter must be included as an addendum to the completed report.

### **Special Conditions:**

- If multiple parcels, lot, or buildings exist, please include a BULK value.
- If Fee Simple value exists, then appraiser must also include both Fee Simple and Leased Fee values.

### **Address Reports To:**

United Trust Bank  
12330 S. Harlem  
Palos Heights, IL 60463  
Reference #:  
Maricella Garcia

**Deliver Reports To:** Upload as an attachment to the order in Appraisal Scope.

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### **Invoice Requirements**

Please reference the address, order number, and your Company's Tax Identification number on the invoice and upload an electronic copy of the invoice into Appraisal Scope.

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*Copy of the Engagement Letter*

The invoice must be addressed to Allstate Appraisal, L.P. (your client). Allstate Appraisal, L.P. will pay invoices for completed/accepted appraisal reports within 45 days from the day the report is accepted.

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**Authorization**

This document was created on 09/16/2020 by Maricella Garcia on behalf of Allstate Appraisal, L.P. The user's identity has been verified and authenticated by Appraisal Scope through a secure login.

Acceptance of the electronic award of this Engagement through your Appraisal Scope account constitutes acceptance by you, and your Company, of this engagement and all of the terms outlined in this Engagement Letter. Please include a signed copy of this Engagement Letter as an addendum to your completed report.

Signature: John C Satter, MAI

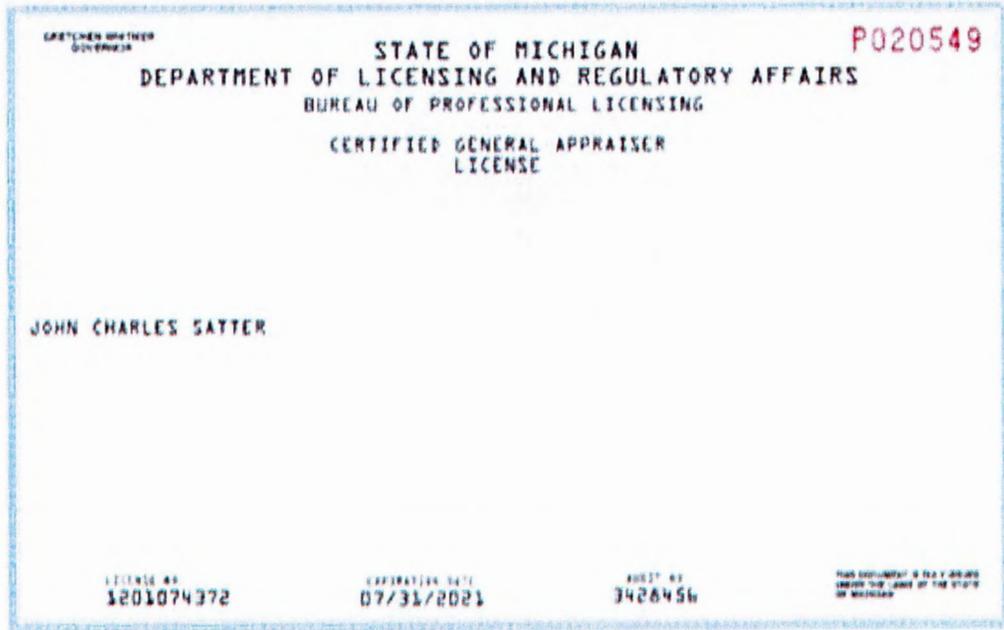
Date: September 16, 2020



*Copy of the State Certification(s)*



*State Certification(s)*





*Qualifications of the Appraiser(s)*

## **Qualifications for John C. Satter, MAI, GAA**

2011 - Present	Hilco Real Estate Appraisal, LLC Senior Managing Director   Midwest Region
1997 - 2011	JCS Real Estate Services, Inc. President
1992 - 1996	Wayne L. Wnek, MAI & Associates, Inc. Real Estate Appraiser

### ***Scope of Experience:***

Mr. Satter is a Managing Director and Midwest Regional Manager for Hilco Real Estate Appraisal, LLC. Responsibilities include business development, staff management, and appraisal production and review. Mr. Satter has 28 years of experience in the valuation of real property.

Mr. Satter has broad experience in the valuation of residential, commercial, industrial and special use real estate throughout the Chicago metropolitan and Midwest markets and valuation experience in 40 U.S. states.

Commercial experience includes a broad range of property and assignment types including single-tenant retail assets, shopping centers, industrial complexes, apartment complexes, live-work projects, professional and medical office properties, health care, hospitality, proposed construction, partially-complete projects and distressed property valuations. Specialized assignments include diminution of value and right of way vacation assignments. Special use assignments include steel mills, movie theaters, synagogues, churches, detention facilities, hospital and critical care facilities and other specialized agricultural, industrial and manufacturing facilities. Residential experience includes valuing riparian rights, high value custom residences, façade easements and historic residences.

Mr. Satter has experience as an expert witness and has been qualified as an expert in the Circuit Courts of Cook, Lake, DuPage, and Will Counties of Illinois, the Chicago Zoning Board of Appeals, Lake and Cook County property tax appeal boards, the Chicago Planning and Zoning Commission, the U.S. District Court for Northern Illinois, the U.S. District Court for Eastern Michigan, and the U.S. Bankruptcy Court for the District of Delaware.

Mr. Satter is a designated Member of the Appraisal Institute (MAI) and General Accredited Appraiser (GAA) of the National Association of Realtors. He has been engaged in the appraisal of real estate since 1992 with experience rendering opinions of value for private clients, financial institutions, mortgage brokers, attorneys, governmental agencies, accountants, and public corporations.

### ***Professional Associations and Affiliations:***

Appraisal Institute MAI #12452 (Awarded March 2007)

National Association of Realtors General Accredited Appraiser #4683 (Awarded January 2005)

Certified General Real Estate Appraiser licensed in the States of AZ, IL, IA, IN, MI, MT, OH, TN, TX, VA, & WI

Illinois Coalition of Appraisal Professionals (ICAP) Board of Directors 2020-2024

Glencoe Zoning Board of Appeals Committee Member

### ***Formal Education:***

Bachelor of Science - Civil Engineering, University of Illinois - Urbana/Champaign, IL

Specialized appraisal and real estate education, Appraisal Institute and North Shore Barrington Board of Realtors

**CITY OF NEW BUFFALO  
BERRIEN COUNTY MICHIGAN  
RESOLUTION ENDORSING ESTABLISHMENT OF  
A RECREATIONAL FUNDING FEE  
RESOLUTION NO: 20.28**

WHEREAS the State of Michigan has substantial natural resources which lend themselves to recreation;  
and

WHEREAS municipal investment is required to facilitate and maintain the safe and effective use of such  
natural resources while preserving their use for future generations of residents and visitors; and

WHEREAS recreational facilities are an important element for the health and quality of life for residents and  
an economic development tool for the communities of Berrien County and across the State of Michigan;  
and

WHEREAS recreational facilities also provide a popular activity for visitors to enhance their overall travel  
experience; and

WHEREAS currently the funding for the development, expansion and maintenance of recreational facilities  
is currently borne primarily by municipal budgets and state grants; and

WHEREAS the Strategic Leadership Council has collected input from various local, county, regional and  
statewide stakeholders and municipalities to develop this proposal; and

WHEREAS the City of New Buffalo has identified the development, expansion and maintenance of  
recreational facilities as a priority for Berrien County in order to improve our county as a place of interest  
for residents and visitors in the region.

NOW, THEREFORE BE IT RESOLVED the City of New Buffalo hereby endorses HB6161, the Local  
Government Accommodations Excise Tax Act, as a means of improving the funding for the development,  
improvement and maintenance of its recreational facilities.

Adopted this 19th day of October, 2020 by the City of New Buffalo City Council.

Voting in Favor:

Opposed:

Abstaining:

**RESOLUTION DECLARED:**

\_\_\_\_\_  
Ann M. Fidler, City Clerk

**CERTIFICATION**

**I, Ann M. Fidler, duly appointed City Clerk of the City of New Buffalo, do hereby certify that the above  
is a true and correct copy of a resolution adopted by the City Council of the City of New Buffalo,  
Michigan, on this 19<sup>th</sup> day of October, 2020.**

\_\_\_\_\_  
Ann M. Fidler, City Clerk

# Why a Recreation Funding Fee? (HB6161)

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- Michigan communities have abundant natural resources and are increasingly a “destination”
- All ages of the public seek greater recreational opportunities...they are attracted to municipalities with those amenities
- Yet today the costs of those facilities is borne solely by residents
- The proposed law would allow any municipality to levy a 1-5% fee on transient lodging strictly to fund recreational facilities
  - Development, improvements, maintenance
  - Hotel/motel & short term rentals...each municipality defines
- Thus, visitors who use local recreation facilities would contribute to their funding
- Improves quality of life for residents and visitors alike
- Will require significant lobbying effort

# Why This Matters...

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Enhanced recreation facilities:

- Favorably impact most aspects of community life
- Increased attractiveness of communities leads to improved local economies



# Funding Recreational Facilities by passing HB6161 of 2020; Improving Quality of Life for Residents and Visitors Alike

## Michigan's Great Southwest



### Best Practice Governance

Situation: Communities seek to offer experiences for every age to engage people who visit, live and work there.

People are attracted to communities with beaches, land and water trails, parks, boat launches, cross-country skiing and other similar amenities. We are fortunate to have an abundance of natural resources and these "destination" areas generate considerable visitor travel and engage local residents when the right amenities are in place.

PURE MICHIGAN

Pure Michigan generated  
4.1 million trips in 2014  
5.6 million trips in 2017  
And over  
37 million trips since 2006

Source: MEDC

## HB6161

A bill to permit local units of government to impose and collect an excise tax on persons engaged in the business of providing rooms for dwelling, lodging, or sleeping purposes to transient guests; to provide for the disposition of the proceeds of the excise tax; and to prescribe penalties.

### The Proposal:



1. Allow any municipality to levy a fee of 1% to 5% on short term transient rental facilities.
  - a. Rentals of less than 30 days
  - b. Includes hotels/motels
  - c. Can include STR units, if desired
2. Limit use of these funds to these recreational facilities only (no general salaries, no other municipal services, no debt reduction, etc.).
3. Local adopting ordinance required.

#### Result:

The proposal would allow the costs of creating and maintaining recreational facilities to be partially paid for by visitors, increasing the attractiveness of our communities and leading to improved local economies

## Why this matters...

- Michigan has an abundance of natural resources, rich with water and agricultural areas to expand recreational areas
- Recreational facilities are important for tourism and residents
- General operating budgets do not allow sufficient funds for the upkeep of facilities
- Today the costs of acquiring, developing, improving and maintaining these facilities are borne solely by residents...yet the facilities benefit both visitors and residents. That funding competes with needed local value-added services for taxpayers.

## Michigan's Great Southwest



### Best Practice Governance

Residents currently bear the costs of acquiring, developing, improving and maintaining recreational facilities.

### The availability of recreational facilities directly impacts communities broadly:

- Attracting and Retaining Employees
- A Draw for Active Tourism
- Economic Development
- Walkable Communities
- Health and Wellness
- Education and more

(See Diagram A)

Diagram A



## Frequently Asked Questions

Q: We don't have hotels in our municipality, how is this going to benefit us?

A: Nearby facilities can be enhanced; also, funds may be shared among municipalities.

Q: In the past five years we've been adding recreational facilities. Can we use this funding to pay for repairs and upkeep?

A: Yes!

Q: Who decides if our local recreational fee will be zero or up to 5%?

A: Each municipality must do so through a local enabling ordinance.



For more information contact:  
JB Hoyt [jbhoyt7@gmail.com](mailto:jbhoyt7@gmail.com)