



DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING Monday, August 13, 2018

The Downtown Development Authority (DDA) meeting is normally scheduled the 2nd Monday of each month at 6:00 pm at the Village of Holly Police Department, 315 S. Broad Street, Holly, MI 48442.

- A. CALL TO ORDER
- **B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL
- D. APPROVAL OF MINUTES
 - Meeting of June 11, 2018
 - Meeting of July 9, 2018 None. No Quorum.
- E. AGENDA APPROVAL
- F. FINANCIAL REPORT

•	June 1, 2018	Beginning Balance:	\$ 118,809.34
•	June 30, 2018	Ending Balance:	\$ 113,820.82
•	July 1, 2018	Beginning Balance:	\$ 113,820.82
•	July 31, 2018	Ending Balance:	\$ 108,708.94

- G. PUBLIC COMMENT
- H. NEW BUSINESS
 - Presentation by Curtis Jackson of Digitalliance, LLC regarding tech visit (branding)
- I. OLD BUSINESS
 - GAMSA Application
- J. REPORTS
 - Committee Reports
 - Director Report
 - Village Manager Report
- K, BOARD COMMENTS
- L. ADJOURNMENT

The next regularly scheduled meeting for the Holly Downtown Development Authority will be:

Monday, September 10th, 2018 at 6:00 p.m.

VILLAGE OF HOLLY DOWNTOWN DEVELOPMENT AUTHORITY Minutes of June 11, 2018 Board Meeting

The Village of Holly Downtown Development Authority meeting was called to order at 6:00 p.m. by Chairperson Richard Rossell in the DDA Board Meeting Room located at 315 S. Broad Street, Holly, Michigan.

Board Members Present	Staff Present	Others Present
Richard Rossell	Katy Hughes	See attached list of visitors
Robert Hoffman	Jerry Walker	
Lisa Clark		
James Beasley		
Pam Krantz		
Brian Feldman		
Tom McKenney		
Kirk Heath		

The meeting of the Downtown Development Authority was called to order at 6:00 p.m. by Chairman Rossell and opened with the Pledge of Allegiance.

Village Manager Jerry Walker called the roll. Board member George Kullis was absent.

APPROVAL OF THE MINUTES

Motion by Bob Hoffman to approve the May 14, 2018 regular meeting minutes. Seconded by Tom McKenney. Motion carried by a voice vote of all ayes and no nays.

AGENDA APPROVAL

Chairman Rossell asked that the agenda be amended to include election of officers. New business item #1, move the other items down to #2, and #3. Motion by Bob Hoffman to approve the agenda as amended.

Seconded by Lisa Clark. Motion carried by a voice vote of all ayes and no nays.

FINANCIAL REPORT

Kirk Heath asked when our incoming revenue comes in. Village Manager Walker explained that we receive disbursements about every other month, but additional funds currently appear in the DDA fund because Clerk/Treasurer Bigger was able to recoup about \$31,000 from the State of Michigan's Treasury Department. Our annualized budget is \$92,096. Motion by Pam Krantz to approve the financial report as presented. Seconded by Lisa Clark. Motion carried by a voice vote of all ayes and no nays.

PUBLIC COMMENT

None.

NEW BUSINESS:

Item #1: Election of officers. Lisa Clark motioned to nominate Dick Rossell to

continue to serve as the Chairman of the Board. Supported by Bob Hoffman who moved that all other nominations for that position be closed. Motion carried by a voice vote of all ayes and no nays. Dick Rossell motioned to nominate Lisa Clark as Secretary. Supported by Tom McKenney. Motion carried by a voice vote of all ayes and no nays. Dick Rossell motioned to nominate Robert Hoffman to serve as the Vice Chair. Supported by Kirk Heath. Motion carried by a voice vote of all ayes and no nays.

Item #2: Consideration of the sale of 610 N. Saginaw St. Chairman Rossell gave an update on the demolition of the old car wash. Jeremiah Roberts is a local realtor and also Jerry Walker's son. He has offered to market the property on behalf of the DDA, and will not take any commission when the property sells. He has offered to help for free. Jeremiah also serves as the Leader for the Main Street Economic Vitality Team. Manager Walker is waiting for the appraisal to come back for the property. The cost to have the appraisal completed was \$1,000. Jeremiah Roberts will put a for sale sign on property, and list it on commercial sites and the MLS. Bob Hoffman asked Manager Walker if the members of the DDA Board could have a copy of the appraisal; Walker said that he would do that. Motion by Lisa Clark to authorize Jeremiah Roberts to list 610 N. Saginaw for sale. Seconded by Pam Krantz. Motion carried by a voice vote of all ayes and no nays.

Item #3: Consideration of the purchase of an outdoor sound system. Director Hughes discussed her research about the sound system that was presented in the board members' packet and explained how the sound system would work. Chairman Rossell asked what the footprint of the Going forward, Chairman speakers is. Rossell believes that we should think of the entire district when planning programs and Kirk Heath discussed spending money. inquired about costs that may be incurred such as streaming, maintenance, etc. Mr. Heath asked if the downtown businesses could chip in to off-set the cost of the system. He also asked if the system could be volume-controlled. Mr. Hoffman asked where the money was coming from, wanted to know if the DPW would be doing the installation, asked if we pay for someone from the company to install the equipment, and asked about adding speakers to more light poles down Saginaw to Oakland Street. Lisa Clark asked if the car show DJ could plug into the system. General discussion occurred about adding additional speakers to three more poles including those near Snap The cost of a laptop to run the streaming music connection would have to be factored into the cost. The board directed Ms. Hughes to gather additional quotes and more information pertaining to an outdoor sound system for the downtown. No action was taken at this time to purchase an system until outdoor sound more information has been gathered.

OLD BUSINESS

Consideration of annual review and director's contract. Chairman Dick Rossell discussed the annual review of Director Katy Hughes. The finance committee recommended that Director Hughes be given

a one-time payment of \$500. Motion by Tom McKenney to keep the salary the same (\$42,432 annually), and authorize a onetime off-schedule payment of \$500 to Director Katy Hughes in recognition of her favorable work completed within her first year of employment at the Village of Holly's DDA Director. They also recommended that her contract be renewed for another year. Seconded by Pam Krantz. Voting for: Rossell, Hoffman, Clark, McKenney, Heath. Beasley, Krantz, Feldman. Voting against: none. Absent: Kullis. Motion passed 8 - 0.

Bob Hoffman and Chairman Dick Rossell discussed the future funding of DDA's in general. We need to solicit to get money for our 501(c)(3). Chairman Rossell stated that our current TIF plan expires in 2020 and that should be our number one focus going We need to get approved for another 20 years. Other communities hire this task out, but Chairman Rossell believes that we can handle it ourselves. Chairman Rossell stated that we have not had a real discussion regarding the 501(c)(3), but we need to do so. Fundraising needs to be a big portion of what we do. Rossell spoke about St. Johns raffling off vehicles and feels that this is something we should consider. Bob Hoffman believes that we should do one big project that will bring in a lot of money. Additional discussion occurred regarding Director Hughes fundraising in general. shared that the Main Street Program Coordinator John Bry has offered to host a fundraising training for our board.

REPORTS

Pam Krantz reported on the work being

done by the Organization Team. Ms. Krantz said that we have more ideas than money. Ms. Krantz was disappointed that more people did not attend the meeting. Dick Rossell discussed committees in general and how they have become less active. Lisa Clark discussed how the Design Committee has functioned in the past. Chairman Rossell doesn't want to "kill" volunteerism, but feels that we should go back to grass roots like we used to do. Pam Krantz discussed past and current committee operations and shared that Marlo Davidson has an excellent idea for a fundraiser. Chairman Rossell asked that the Promotions Committee be involved in fundraising for our 501(c)(3). Ms. Krantz has been working on the GAMSA application; it has opened her eyes to where we have missed the boat and haven't reached out how we should have. Chairman Rossell asked Pam Krantz to give a 15-minute presentation about this at the next meeting. Manager Walker shared how the Village Parks had a similar challenge in the past and received money from the Village Council. Manager Walker recommended that the Promotions Team come forward and request money from the Village Council as a budget amendment (DDA board action / Council approval). Manager Walker does not want the DDA to become discouraged because of our small budget. He suggested coming to the board meeting with an idea and we can recommend budget amendments. We need to spend our money wisely. Promotions is very important to the DDA.

Director's Report: GAMSA is taking a lot of time. Thank you to Pam Krantz for putting a lot of time and energy into the application. The application is a lot more of an undertaking that Ms. Hughes imagined, but it's something that we want to win. We submitted information to the Detroit Chamber after receiving an e-mail from Kree asking for community Scott ambassadors to attract and retain young talent. Where will these young people live? They want good quality of life, recreation, schools. We are trying to attract them to come here, hoping that we will be chosen to appear on the Detroit Chamber's website for this initiative. Last month, Ms. Hughes spent 16 hours filming around community for CGI Communications. Promotional videos. The videos should be ready for the public in 8 - 12 weeks. She has been active on social media, sharing our history on the Downtown Holly Facebook page about pickles, pianos, travel trailers, etc. Getting buy-in and community connection is important. She and her Main Street Teams are working on planning HollyDays. Information about the parade will be going out soon.

Village Manager's Report: We are now certified as an Advanced Life Support Fire We will able to provide Department. quicker, more efficient service. But we'll be able to recoup money from the insurance companies. The Fire Station will be moving to the old 'Good Wood' building which may better our ISO rating. Chief McGee's goal is to be open by the first of the year. They are working with Ron Campbell from Oakland County to create a façade that will lend itself to the look of the downtown. It's part of the transformation of the midtown / There are some exciting Lakes district. developments happening in the north end.

When the population becomes more dense, it will allow the DDA to function more in that area when it fills in a bit. An exciting project is coming; the 5-acre parcel on the corner of Quick Road and North Saginaw we are meeting with a developer now about a higher density, somewhat upscale apartment complex. We have developers looking at parcels along Grange Hall. The downtown is 100% occupied which is pushing development toward the north end. We've had discussions about working more closely with Holly Township. We will be doing a complete new master plan and will seek the DDA board's input about zoning. Tim Stallcup is retiring effective June 28th. He has worked for the Village of Holly in wastewater treatment for more than 40 years. We will miss him. Brian Klaassen will migrate to a Utilities Director position and will manage both plants. He will have team leaders to run both departments and manage their budgets. He oversees nine budgets right now as the DPW director. Brian is a great complement to our staff. Chairman Rossell recommended that we look at the Fenton Fire Department's building. Manager Walker likes the look of Rochester's new fire station.

BOARD COMMENTS

None.

ADJOURNMENT:

With nothing further to discuss, the meeting adjourned at 7:10 pm.

Katy Hughes, Transcriber





DDA BOARD MEETING

Monday, June 11, 2018– 6pm Sign In - Please Print Name & Street Address

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2	Marlo
3	Raine Lacey 818 E. Maple
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AVAILABLE

ACTIVITY FOR

YTD BALANCE

PERIOD ENDING 06/30/2018

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GL NUMBER	DESCRIPTION	2017-18 AMENDED BUDGET	06/30/2018 NORMAL (ABNORMAL)	MONTH 06/30/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - D D A Fund	nd					
Revenues Dept 000						
	Real Property Taxes	50,699.00	53,961.12	00.00	(3,262.12)	
	TIF Taxes Delinament Tay Denalties	31,232.00	62,368,29	00.0	1,000.00	
248-000-443.000 248-000-608 000	Charges - ATM Fees	1.000.00	00.0	00.0	1,000,00	
	Settlements/Recoveries	1,000.00	0.00	00.00	1,000.00	
248-000-689,000	Post card sales	15.00	0.25	00.0	14.75	
248-000-690.000 248-000-698.000	Ladies Night Out SUNDRY	00.000'/ 150.00	2,000.00	2,000.00	(1,850.00) 1,	
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Total Dept 000		92,096.00	127,550.22	2,000.00	(35,454.22)	
TOTAL REVENUES		92,096.00	127,550.22	2,000.00	(35,454.22)	
Expenditures Dept 691 - REDRVELOPMENT	FURTH					
91-702.000	ss - Full	42,432.00	38,237.98	3,040.00	4,194.02	
	Wages - Part Time	00.0	Н,	0.00	(158.10)	
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248-691-716.000	, <u>F</u>	0.00	191.08	00.00	(191.08)	
248-691-717.000	Unemployment Comp	00.006	0.50	0.00	890.50	
248-691-718.000	Workers Comp	1 500 00	134.02	00.0	754.43	
248-671-727.000 248-621-229.000	Ollice Supplies Dostage Supplies		500.00	500.00	. 00.0	
248-691-782.000	Sociating Supplies	350.00		00.0	238.64	
248-691-803.000	Andit Services	5,400.00	5,161.19	0.00	238.81	
248-691-810.000	Training	1,000.00	917.60	0.00	82.40	
248-691-811.000	Memberships	00.006 -	1 025 00	00.05	175.00	
248-691-818.000 248-691-850 000	Contractural Comminications	1,200.00 600.00	800.00	00.0	. 00.0	
248-691-860.000	Travel	1,000.00	1,214.09	00.0	(214.09)	
248-691-900.000	Printing/Publications	350.00	150.15	00.0	1990.000	
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248-691-954-000	Jebor Charges	2,000.00	1,138.73	00.00	861.27	
248-691-955.000	Administration Fees & Charges	7,500.00	7,500.00	0.00	00.00	
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248-691-967.303 248-691-967.404		200.005	21.37	00.0	478,63	
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Amount 105.78 200.00 1,169.91 24.13 51.88 53.90 50.00 500.00 290.00 Dept 691 691 691 691 691 691 691 Account 920.000 714.000 715.000 967.202 960.000 818.000 727.000 Total for department 691: Total for fund 248 D D A Fund CHECK Gen 67639 TOTAL Project Costs/Design Medical Insurance Life & Disability 10 00 00 2608 91 Business Expense Office Supplies Description Contractural HOLLY AREA COMMUNITY COALITION LINCOLN NATIONAL LIFE KELLY-MILLER CIRCUS CONSUMERS ENERGY --BURDICK, KEVIN HUGHES, KATY Payee Department: 691 REDEVELOPMENT Bank Check # 67725 67729 67730 67625 67639 67720 Fund Gen Gen Gen Gen Gen Gen Fund: 248 D D A Check Date 06/06/2018 06/26/2018 06/06/2018 06/26/2018 06/26/2018 06/26/2018 DB: Holly

2018 05:21 PM GL ACTIVITY REPORT FOR VILLAGE OF HOLLY DBIGGER EROW 770-000-276.248 TO 770-000-276.248 SILY TRANSACTIONS FROM 06/01/2018 TO 06/39/20	Reference #	JNL Type Description	TVDe	TNE
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	FROM 770-000-276.248 TO 770-000-276.248			DBIGGER
	GL ACTIVITY REPORT FOR VILLAGE OF HOLLY		쮼	2018 05:21

1/1 Balance	(118,809.34)	(118,785.21)	(118,679.43)	(117,043.15)	(116,543.15)	(114,906.87)	(116,906.87)	(116,869.82)	(116,669.82)	(116,169.82)	(116,119.82)	(115,829.82)	(113,820.82)	(113,820.82)
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rription	770-000-276.248 DDA Fund	Check: Gen 67625	Check: Gen 67639	SUMMARY PR 06/07/2018	DDA Postage Charges	SUMMARY PR 06/21/2018	DDA Fund	Village Water/Sewer bill	Check: Gen 67720	Check: Gen 67725	Check: Gen 67729	Check: Gen 67730	610 M. Saginaw Pmt	770-000-276.248
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User: DBIGGER DB: Holly		PERIOD ENDING 07/31/2018	31/2018		
			YTD BALANCE	ACTIVITY FOR	AVAILABLE
		2018-19	07/31/2018	MONTH 07/31/2018	BALANCE
GL NUMBER	DESCRIPTION	AMENDED BUDGET	NORMAL (ABNORMAL)	INCREASE (DECREASE)	NORMAL (ABNORMAL)
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Revenues Dept 900					
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248-000-689,000	Post card sales	5 1	0	0	15.0
48-000-690	Ladies Night Out	7,000.00	0.00	0.00	Ö
248-000-698.000	SUNDRY	150.03		⊃.	
Total Dept 000		103,315.00	1,139.86	1,139.86	102,175.14
TOTAL REVENUES		103,315.00	1,139.86	1,139.86	102,175.14
Expenditures					
Dept 691 - REDEVEN	REDEVELOPMENT				
-702	- Full	43,280.00	0.	0.0	40,240.00
248-691-705.000	Wages - Part Time	500.0	ກຸເ	ນ ເ ໝູ	404.16
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248-691-716.000	Retirement	0	ر ا	9	(159,39)
248-691-717.000	Unemployment Comp	0	0.0	0.0	250.00
248-691-718.000		0	7	22.73	393.27
248-691-727.000	Office Supplies	0	٥.	00.00	1,000.00
248-691-729.000	Postage Supplies	0	٥.	0.00	300.00
248-691-782.000	Operating Supplies	350.0	ې د	0.00	350.00
248-691-803.000	Audit Services	0.00%	. c	00.0	5,400.00
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248-691-818.000 248-691-818.000	Contractural	1,200,00	00.0	00.0	1,200.00
248-691-850,000	Communications	0 009	0	00.00	600.00
248-691-860.000	Travel	0	0	0.00	1,500.00
248-691-900.000	Printing/Publications	0	0	0.00	350.00
248-691-900.003	Printing/Publication/Promotio	0	٥.	00.00	200.00
248-691-900.004	Printing/Publications Economi	0	0.	00.00	100.00
248-691-910.000	Insurance	0	٣.	103.31	
248-691-920.000	Utilities	500.0	0.0	0.0	500.00
248-691-954.000	Labor Charges	0.000	σ.	818.95	1,181.05
248-691-955.000	Administration Fees & Charges	0	0	00.0	7,500.00
248-691-960.000	ø.	200.0	0	00.00	1,200.00
248-691-967.002	Dickens Festival	0	0	00.00	500.00
248-691-967.101	Project Costs/Organization	200.0	0	00.00	200.00
248-691-967.202		0	0	00.00	7,000.00
248-691-967.303		500.0	٥.	0.00	1,500.00
248-691-967.404	PROJECT COSTS-BUSN DEVELOP	500.0	٥.	00.0	500.00
48-691-967.60	Ladies Night Out	0.00	٥.	00.00	7,000.00
Total Dept 691 - E	REDEVELOPMENT	94,460.00	5,296.30	5,296.30	89,163.70
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Dept 905 - DEBT SERVICE

CHECK DISBURSEMENT REPORT FOR VILLAGE OF HOLLY CHECK DATE FROM 07/01/2018 - 07/31/2018

08/02/2018 10:04 AM User: DBIGGER DB: Holly

LD. HOLLY							
Check Date		Bank Check #	Рауее	Description	Account	Dept	Amount
Fund: 248 D Department: 07/10/2018		D A Fund 691 REDEVELOPMENT Gen 67779	TOTAL HEALTH CARE USA, INC	Medical Insurance	714.000	169	410.17
07/10/2018	Gen	67796	LINCOLN NATIONAL LIFE	Medical Insurance Life & Disability CHECK Gen 67796 TOTAL	714.000	691 691	51.88 53.90 105.78
07/12/2018	Gen	67817	MICHIGAN MUNICIPAL LEAGUE	Workers Comp	718.000	691	22.73
07/17/2018	Gen	67823	CONSUMERS ENERGY	10 00 00 2608 91	920.000	691	24.49
07/17/2018	Gen	67849	Marma	Insurance	910-000	00 100	103.31
07/19/2018	Gen	67880	MONEY LIFE INSURANCE CO OF AMERICA DE 3	OF AMERICA Medical Insurance Life & Disability CHECK Gen 67880 TOTAL	714.000	691	43.17 50.20 93.37
07/31/2018	Gen	67919	CARDWEMBER SERVICE	05/02 7239 EB PLANNERS 05/02 9511 EB MAIN 05/04 1578 EB MAIN 05/23 0147 AVIA FAMILY 05/24 2851 VILLAGER CHECK Gen 67919 TOTAL	810.000 960.000 960.000 960.000	691 691 691 691	20.00 280.00 70.00 24.00 21.00
07/31/2018	Gen	67936	TOTAL HEALTH CARE USA, INC	Medical Insurance Total for department 691: Total for fund 248 D D A Fund	714.000	691	410.17 i,585.02 1,585.02

08/04/2018 10:12 AM	GL ACTIVITY
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JB: Holly	ONOTEO ADMICE
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(113,820,82) (112,184.54) (111,668.59) (111,668.59) (111,621.37) (111,518.06) (108,487.62) (108,34.25) (109,234.11) (109,534.11) (109,708.94) (108,708.94) Balance 1/1 1,008.10 1,139.86 Credits Page: BEG. BALANCE 1,636.28 410.17 105.18 22.73 24.49 103.31 3,030.44 93.37 415.00 410.17 6,251.74 00-276.248 TO 770-000-276.248 ; FROM 07/01/2018 TO 07/31/2018 Reference # REPORT FOR VILLAGE OF HOLLY 67880 252712 252765 67919 67936 END BALANCE 67779 67796 67817 67823 67849 770-000-276.248 DDA Fund
SUMMARY PR 07/05/2018
Check: Gen 67779
Check: Gen 6779
Check: Gen 67817
Check: Gen 67817
Check: Gen 67823
Check: Gen 67849
SUMMARY PR 07/19/2018
Check: Gen 67880
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Check: Gen 67936
770-000-276.248 Description Type CHK CHK CHX CHK CHK CHK CHK RCPT RCPT RCPT Fund 770 Public Funds 07/01/2018 PR CHK 07/10/2018 CD CHK 07/11/2018 CD CHK 07/19/2018 CD CHK 07/24/2018 CD CHK 07/24/2018 CD CHK 07/24/2018 CD CHK 07/31/2018 JNI Date