

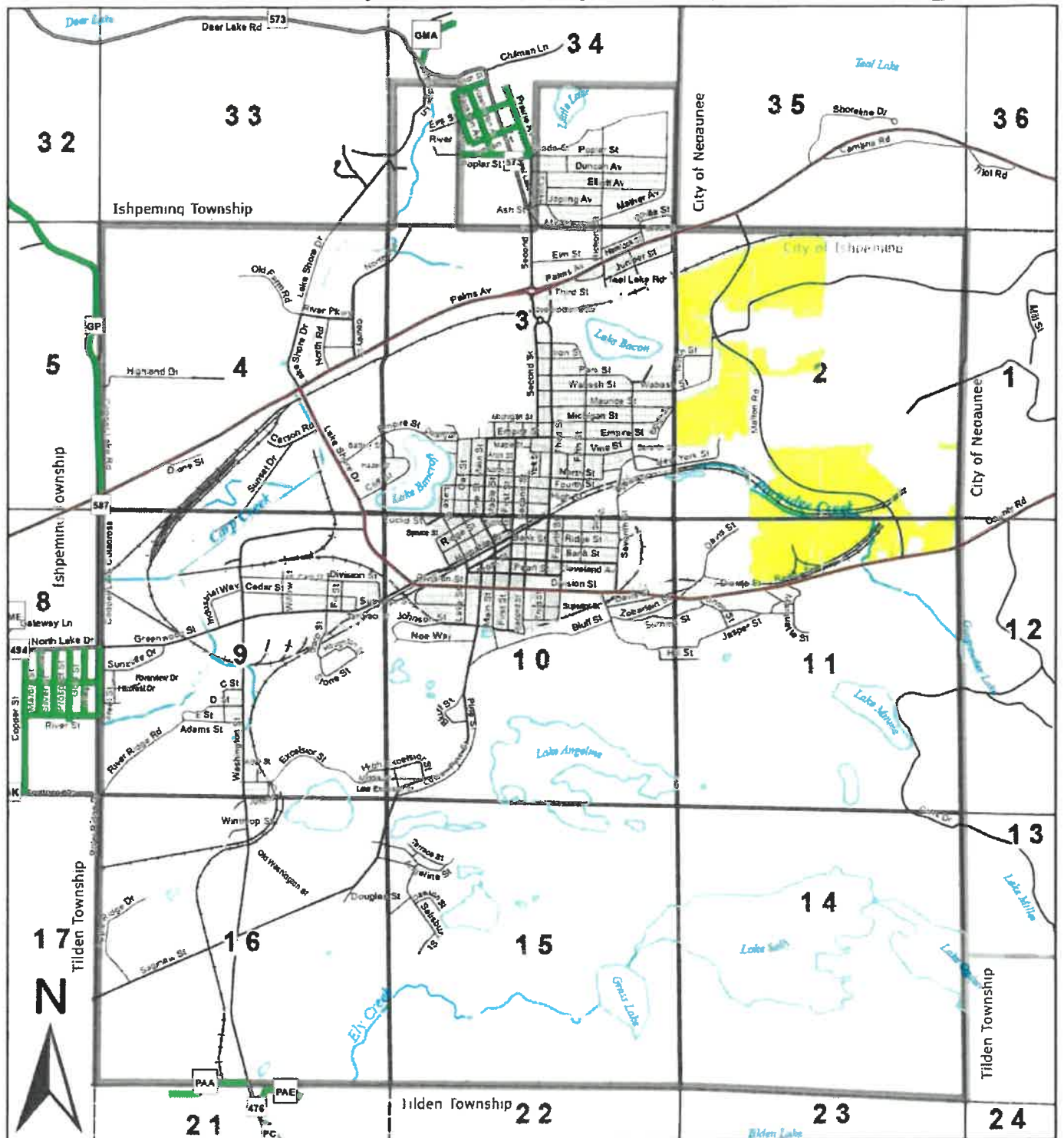
ISHPEMING CITY COUNCIL SPECIAL MEETING
Wednesday, July 29, 2026 at 6:00 p.m.
Ishpeming City Hall, 100 E. Division Street, Ishpeming, MI 49849
City Hall Telephone Number: 906-485-1091

1. Meeting Called to Order
2. Roll Call
3. Approval of Agenda
4. Public Comment (*limit 4 minutes per person*)
5. Public Hearings – Dispose of Property Along Malton Road
6. Items of Business
 - a. Confirm Mayor Appointment: Jennifer Morrow to fill a vacancy on the Planning Commission, Term Expiring 11/2028
 - b. Confirm Mayor Appointment: Mary Adams to fill an alternate vacancy on the Housing Appeals Board, Term Expiring 12/2026
 - c. Confirm Manager Appointment: Bailey Knight to fill a vacancy on the Downtown Development Authority, Term Expiring 7/2030
 - d. Confirm Manager Appointment: Tamara Doney to fill the school representative vacancy on the Downtown Development Authority, Term Expiring 7/2029
 - e. Letter of Support for the Ishpeming Ski Club Phase II Lighting Project
 - f. Request to Demolish Bruce Asgaard Playground at Wabash
 - g. Resolution #19-2026, A Resolution Supporting the Designation of Census Tracts 19 and 20 in Marquette County as Opportunity Zones
 - h. CWSRF Change Order #4
 - i. Purchase Foreclosed Properties
 - i. 145 Douglas (52-51-563-056-00)551) – Currently \$9,598.04
 - ii. 551 Adams (52-51-414-001-00) – Currently \$7,722.04
6. Adjournment


Randy Scholz
City Manager

City of Ishpeming Marquette County, Michigan

5



Legend

- +— railroad
- ▭ sections
- ▭ parcels
- Rivers
- Lakes

0 0.25 0.5 1 Miles



6(e)

July __, 2026

Great Lakes Sports Commission

Re: Letter of Support for the Ishpeming Ski Club Phase II Lighting Project

To Whom It May Concern:

On behalf of the Ishpeming City Council, we are pleased to provide strong support for the Ishpeming Ski Club's application for funding through the Great Lakes Sports Commission for Phase II of its Snowmaking and Lighting Improvement Project at the U.P. Nordic Ski Complex.

The Ishpeming Ski Club has been an integral part of our community for generations and has played a significant role in establishing Ishpeming as one of the Midwest's premier destinations for Nordic skiing and ski jumping. The Club's commitment to maintaining and improving its facilities benefits residents while attracting visitors, athletes, and spectators from across Michigan and beyond.

The proposed Phase II project will install lighting along the Green Loop cross country ski trail, complementing the recently completed snowmaking improvements. Upon completion, the Green Loop will become the only lighted cross country ski trail with snowmaking capability in Michigan's Upper Peninsula, expanding recreational opportunities and providing reliable winter trail access during periods of limited natural snowfall.

This investment will strengthen year-round tourism, support local businesses, encourage healthy outdoor recreation, and provide enhanced opportunities for youth, families, and competitive athletes. The project represents an important investment in the future of our community and builds upon the Ski Club's long history of hosting regional, national, and international events that contribute to our local economy and reinforce Ishpeming's identity as a community with a rich winter sports tradition.

The Ishpeming City Council fully supports this project and respectfully encourages the Great Lakes Sports Commission to provide funding for this important initiative. We appreciate your consideration of this request and your continued commitment to enhancing recreational opportunities throughout our region.

Sincerely,

Pat Scanlon
Mayor



CITY OF ISHPEMING
A RESOLUTION SUPPORTING THE DESIGNATION OF CENSUS TRACTS 19
AND 20 IN MARQUETTE COUNTY AS OPPORTUNITY ZONES

City of Ishpeming
County of Marquette, State of Michigan

Minutes of a regular meeting of the City Council ("City Council") of the City of Ishpeming, County of Marquette, State of Michigan ("City"), held on _____, 2026, at _____ p.m., prevailing Eastern Time.

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution were offered by Member _____ and supported by Member _____.

WHEREAS, the City of Ishpeming recognizes that private investment is essential to strengthening local economies, expanding housing opportunities, creating employment, and improving the quality of life for current and future residents; and

WHEREAS, the City of Ishpeming respectfully requests that the Governor of the State of Michigan designate Census Tracts 19 and 20 in Marquette County as Opportunity Zones to encourage long-term private investment within the community; and

WHEREAS, the City of Ishpeming has demonstrated a commitment to economic development, strategic planning, infrastructure investment, neighborhood revitalization, housing development, and community improvement; and

WHEREAS, over the past several years, the City has made significant investments in public infrastructure, including major water and sanitary sewer improvements that have modernized critical utilities, improved reliability, and positioned the community for future residential, commercial, and industrial growth; and

WHEREAS, the City recently completed a comprehensive Strategic Plan that establishes a long-term vision for fiscal sustainability, economic development, infrastructure investment, housing growth, downtown revitalization, organizational excellence, and improved quality of life for residents; and

WHEREAS, the City has successfully achieved certification as a Redevelopment Ready Community (RRC) through the Michigan Economic Development Corporation, demonstrating its commitment to transparent governance, predictable development processes, sound planning practices, and investment readiness; and

WHEREAS, the City has recently completed a comprehensive community rebranding initiative designed to better promote Ishpeming's unique identity, strengthen community pride, improve marketing efforts, attract visitors, encourage business investment, and support population growth; and

WHEREAS, the City has undertaken extensive planning efforts to encourage residential development, including the approval and advancement of a new housing development along Malton Road that will expand the community's housing inventory; and

WHEREAS, the City is actively pursuing the acquisition and redevelopment of the former Cliffs property, one of the most significant redevelopment opportunities in the region, with the goal of returning underutilized property to productive economic use while creating new opportunities for investment, employment, recreation, and community development; and

WHEREAS, the City continues to invest in placemaking and community amenities through projects including the construction of the new Ishpeming Skate Park; and

WHEREAS, the City has undertaken significant efforts to preserve and reactivate historic community assets, including the ongoing redevelopment efforts surrounding the historic Anderson Building, recognizing its importance as a catalyst for downtown revitalization, historic preservation, housing, commercial activity, and future private investment; and

WHEREAS, designation of Census Tracts 19 and 20 as Opportunity Zones would complement these local initiatives by providing an additional incentive for private capital investment, redevelopment, business expansion, housing construction, and job creation.

NOW, THEREFORE, BE IT RESOLVED that the Ishpeming City Council hereby expresses its full support for the designation of Census Tracts 19 and 20 within Marquette County as Opportunity Zones.

BE IT FURTHER RESOLVED that the City Council respectfully requests Governor Gretchen Whitmer to include Census Tracts 19 and 20 among the census tracts designated as Opportunity Zones and to recognize the substantial planning, investment, and redevelopment efforts already undertaken by the City of Ishpeming.

BE IT FURTHER RESOLVED that the City Council believes this designation will accelerate private investment, encourage redevelopment of underutilized properties, expand housing opportunities, strengthen local businesses, create employment opportunities, increase taxable value, and enhance the long-term economic vitality of the City of Ishpeming and the surrounding region.

BE IT FURTHER RESOLVED that the City Clerk is directed to transmit a certified copy of this Resolution to the Office of the Governor of the State of Michigan, the Michigan Economic Development Corporation, and other appropriate state and regional partners.

AYES: Members:

NAYS: Members:

ABSENT: Members:

RESOLUTION DECLARED ADOPTED.

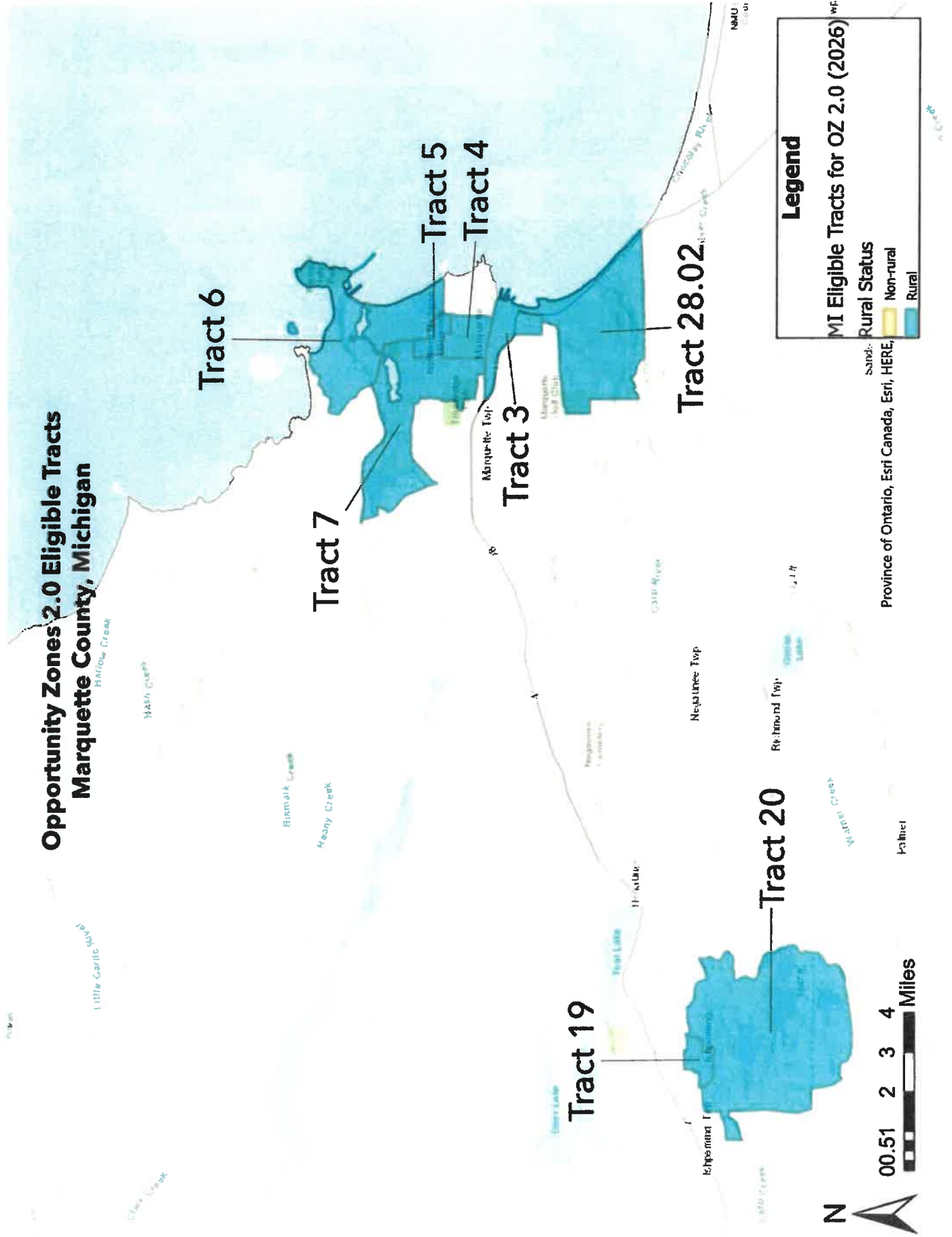
Emilie Stack
City Clerk

CERTIFICATION

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

Emilie Stack
City Clerk

Opportunity Zones 2.0 Eligible Tracts Marquette County, Michigan



Opportunity Zones 2.0: Regional Stakeholder Meeting

Summer 2026



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Opportunity Zones 2.0: Legislative Overview and Michigan's Approach



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OPPORTUNITY ZONES 1.0



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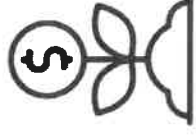
The tool was initially conceived to reward qualifying investments in designated lower-income census tracts with a series of federal capital gains incentives.



Initially created under the
2017 Tax Cuts & Jobs Act



Federal government
designated eligible census
tracts; Governor selected
from that list

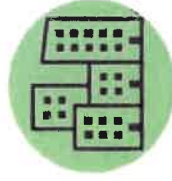


Designed to encourage
long-term investment;
the initial program was
temporary.

QUALIFYING PROJECTS



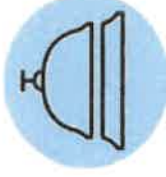
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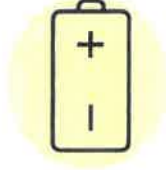
Commercial
Real Estate



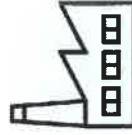
Residential
Real Estate



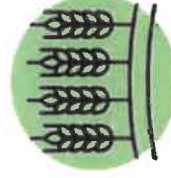
Hospitality



Energy



Industrial &
Manufacturing



Agricultural



Operating
Businesses



BENEFITS OF OPPORTUNITY ZONES



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1. **Tax deferral.** *Payment of taxes on capital gains can be delayed if invested in an Opportunity Zone.*
2. **Partial exclusion of tax deferral.** *A step-up in basis adjustment (or, a discount) for calculating the tax owed on the deferred capital gain.*
3. **Exclusion of additional gains.** *No tax liability due on additional capital gains if qualifying investments in OZ are held for 10+ years.*

BENEFITS OF OPPORTUNITY ZONES

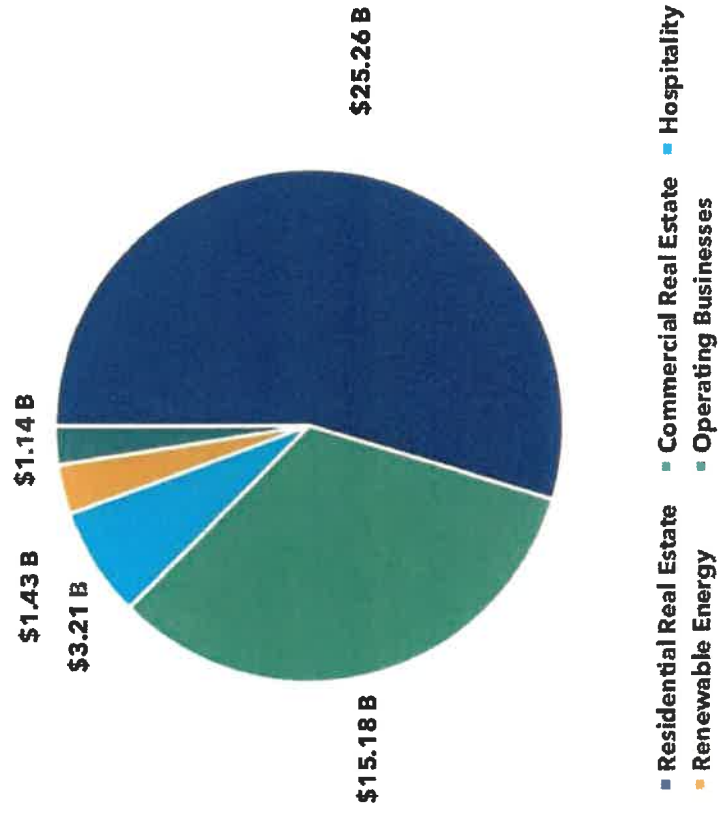


	Non-OZ investment	OZ investment	Differences
Original capital gain	\$1,000,000	\$1,000,000	
Tax rate	30%	30%	
Tax on original cap gain	(\$300,000)	Deferred	Defer tax on capital gains
After tax investment	\$700,000	\$1,000,000	\$300k more to invest
Compounded annual return	8%	8%	
Appreciation (over 10 years)	\$811,247	\$1,156,925	\$345,678 more in asset value growth
Tax on appreciation	(\$243,374)	\$0	No capital gains tax paid on appreciation
Long-term cap gains tax paid	\$0	(\$270,000)	\$30,000 less in taxes paid (less discount)
Final value	\$1,207,873	\$1,888,925	<u>\$681,052</u> increase in value

*Hypothetical examples; provided for informational purposes only.



INVESTMENTS MADE UNDER OPPORTUNITY ZONES 1.0



OPPORTUNITY ZONE 2.0



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- ★ Permanency - New census tracts will be designated in 2026 and again every ten years *for 2027 starts*
- Governors can nominate up to 25% of their state's eligible census tracts
- The federal list published in April of 2026 listed 856 eligible census tracts in Michigan
- Michigan can nominate 214 census tracts statewide.

OPPORTUNITY ZONE 2.0



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"Lower income" must either:

- Less than 70% of median family income (down from 80% under previous definition)
- Poverty rate greater than 20% and less than 125% of median family income

Contiguous tract language allowing higher income nominations was eliminated

OPPORTUNITY ZONE 2.0



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- 30% step up in basis in Rural OZ's
- 10% step up in non-rural OZ's
- In rural OZs, substantial improvement test is 50% rather than 100%
- A new five-year deferral of the original capital gain tax
- Tax-free appreciation when property is sold after a 10-year hold

TIMELINE



Treasury to
release eligible
census tracts

State engagement
and forward progress

Treasury expected to
certify state's
nominations

Opportunity Zone 1.0
tracts expire

Q1 2026

Q2 2026

July 1, 2026

Q4 2026

January 1, 2027

Dec 31, 2028

Governor has 90-120
days to nominate
25% of eligible
census tracts

New
Opportunity Zone 2.0
designations take
effect

IMPLEMENTING OPPORTUNITY ZONE 2.0



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- MEDC is lead agency coordinating public comment and tract nomination
- Support from MSHDA, LEO, MI Treasury, and MDARD ensures Statewide alignment
- The purpose of today's meeting is to collect local economic development priorities, and to capture identified opportunities
- We will only be reviewing tracts in **this region** during today's meeting.
- To submit feedback on other regions, visit: <https://www.michiganbusiness.org/opportunityzones/>

Questions about tract or project eligibility can be directed to the U.S. Department of Treasury

Comparison of OZ 1.0 to 2.0, including summary tax benefits, eligibility criteria, and timeline:

<https://www.hud.gov/opportunity-zones/updates>

Dept. of Treasury in eligibility requirements: <https://home.treasury.gov/policy-issues/tax-policy/data-transparency/qualified-opportunity-zones>

Thank you



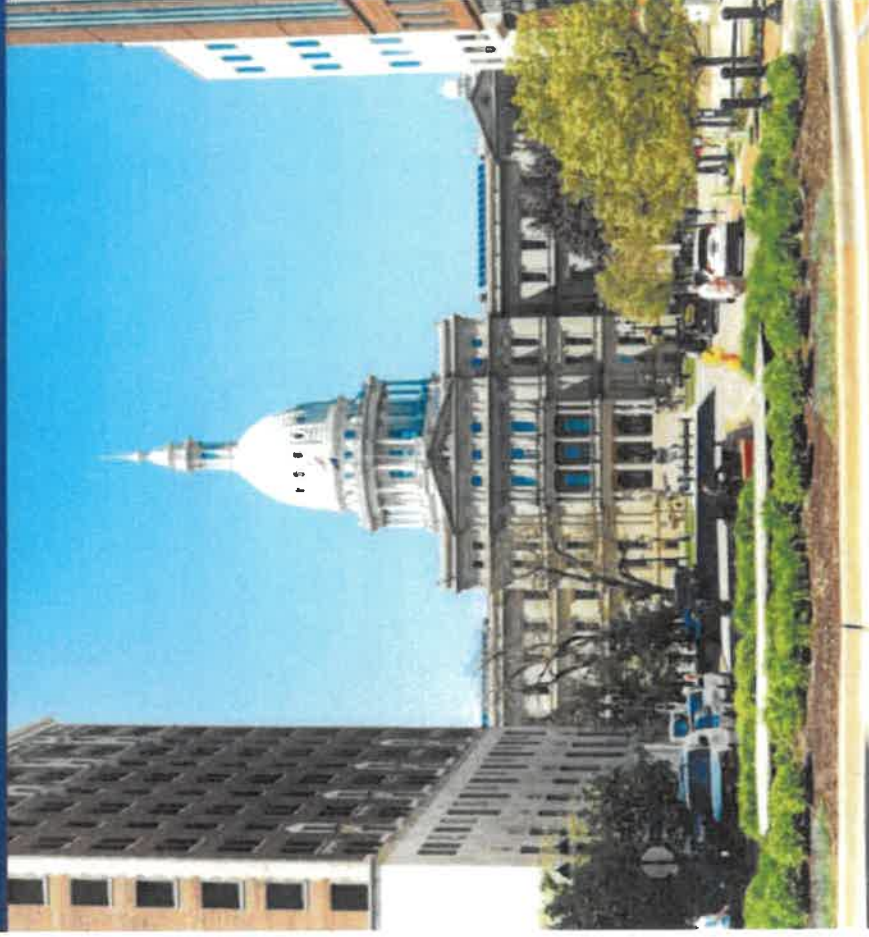
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Determining Opportunity Zone 2.0 Tract Designations: Data & Methodology Presentation



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THIS PRESENTATION



Presentation Objective:

Provide an overview of the nomination process, including the criteria for tract nominations and opportunities for local/regional stakeholders to shape the process

Agenda:

Share high-level State of Michigan workplan & timeline for tract nomination

- Walk through tract nomination process - quantitative and qualitative methodology
- Introduce Statewide Objectives for OZ 2.0 tract nomination
- Explore opportunities for local prioritization and feedback

NOMINATION PROCESS



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PROCESS OF SELECTING NOMINATIONS

June	July	August	September
	Nominations open July 1		Nominations due to Treasury September 28 th (30-day extension possible)
<u>Step 1:</u> Define Statewide objectives	<u>Step 2:</u> - Gather regional priorities and feedback - Build quantitative selection model	<u>Step 3:</u> Synthesize findings	<u>Step 4:</u> Send tract nominations to Governor's Office and federal Department of Treasury



**Important
Dates**



**State of
Michigan
Workplan**

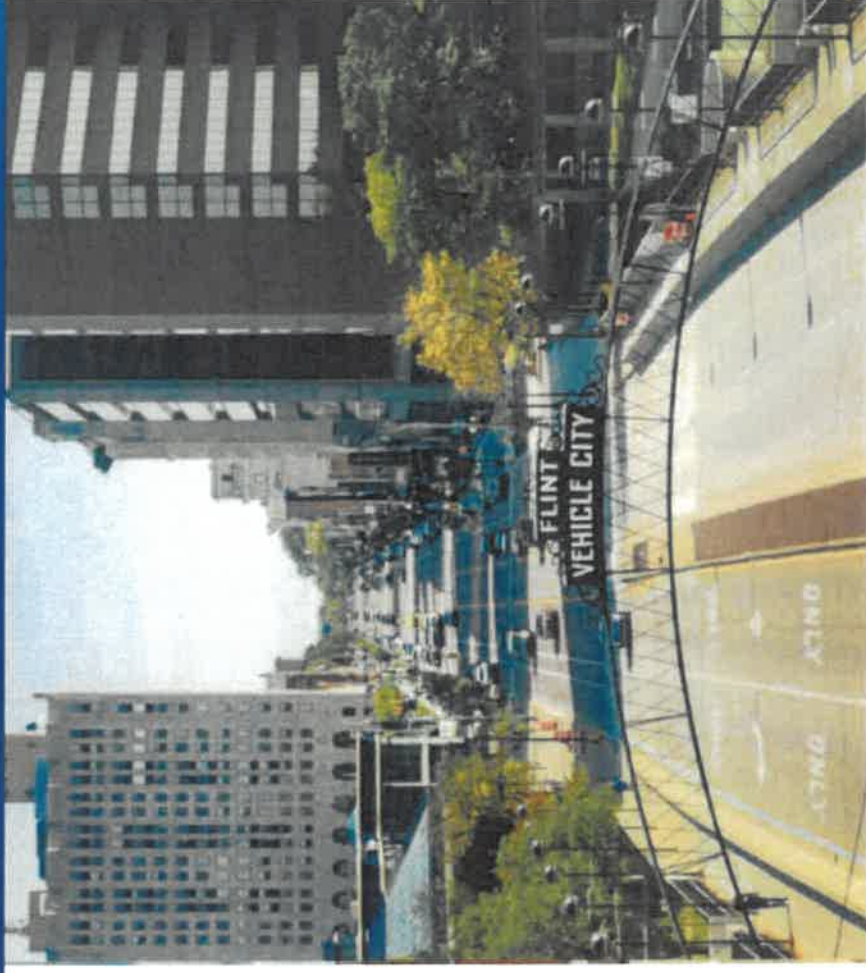
STATEWIDE OBJECTIVES



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WHY ESTABLISH STATEWIDE OBJECTIVES?

- ✓ Ensure alignment with long-term Statewide economic development plans
- ✓ Foster transparent and defensible tract nominations
- ✓ Provide a framework for public comment



STATEWIDE OBJECTIVES FOR OZ 2.0 2026 TRACT NOMINATIONS



Housing

Support the creation of multifamily housing projects in communities with demonstrated need



Revitalization and Investment

Encourage revitalization, job creation and business investment in downtowns, and in strategic commercial and industrial corridors



Investment Potential Targeting

Target high investment potential by discounting tracts already experiencing rapid private investment and growth



Statewide Geographic Equity

Advance statewide geographic equity through the nomination of tracts across all ten prosperity regions

STATEWIDE OBJECTIVE BACKGROUND: HOUSING



Housing

Support the creation of multifamily housing projects in communities with demonstrated need

Background and Supporting Data

- Michigan is permitting 525 new homes per 1,000 jobs added, compared to U.S. average of 948 homes per 1,000 new jobs (2015-2024, MI Housing Data Portal)
- Historically, housing investments made in OZ 1.0 have been multifamily rental complexes and mixed-use development (easier longer-term investment)
 - In an OH case study: 64% of OZ capital went to partial or fully residential projects, 20% commercial projects, 6% industrial projects (Urban Institute)

Nomination Considerations

Quantitative

- Growth in number of housing units
- Housing units created
- Proportion of renting households
- Unemployment rate
- Proportion of large multi-family units
- Median household income

Qualitative

- Local priority sites/tracts
- Available sites
- Local support

STATEWIDE OBJECTIVE BACKGROUND: REVITALIZATION AND INVESTMENT



Revitalization and Investment

Encourage revitalization, job creation and business investment in downtowns, and in strategic commercial and industrial corridors

Background and Supporting Data

- OZ 2.0 is a flexible tool that allows many different types of investors to benefit - aligning targets to existing economic development plans helps Michigan leverage that flexibility
 - Targeting downtowns and strategic corridors maximizes infrastructure efficiency and attracts more talent and businesses (Dynamo)
 - Downtowns and strategic corridors naturally support clustered, repeatable, multi-project investment enabling compound benefits
- OZ 2.0 rules for "substantial improvement" reinforce a revitalization strategy

Nomination Considerations

Quantitative

- MEDC confirmed projects
- MEDC pipeline projects
- Mega and shovel-ready development sites
- MEDC Redevelopment Ready Certification communities
- MSHDA confirmed projects
- MSHDA pipeline projects

Qualitative

- Local priority sites/tracts
- Available sites
- Local support

STATEWIDE OBJECTIVE BACKGROUND: TARGET INVESTMENT POTENTIAL



Investment Potential Targeting

Target high investment potential by discounting tracts already experiencing rapid private investment and growth

Background and Supporting Data

- OZ 1.0 capital often concentrated in urban areas where investment was already rising (Urban Institute):
 - 78% of rental units in multifamily developments built using OZ 1.0 capital had rents over 120% the median rent in the census tract
 - OH Case study: Investment was focused in 33% of designated tracts, and is associated with high growth in the share of population with bachelor's degrees, drop in poverty rate, and high growth in median household income
- The State wants to use the OZ 2.0 to attract investment in tracts that demonstrate high need
- OZ 2.0s tighter eligibility and ban on contiguous tracts reinforce this strategy

Nomination Considerations

Quantitative

- Growth in housing prices
- Decline in number of households below poverty line
- Growth in number of households
- Growth in share of population with bachelor's degree or higher
- Labor force participation

Qualitative

- Saturated demand

STATEWIDE OBJECTIVE BACKGROUND: STATEWIDE GEOGRAPHIC EQUITY



Statewide Geographic Equity

Advance statewide geographic equity through the nomination of tracts across all ten prosperity regions

Background and Supporting Data

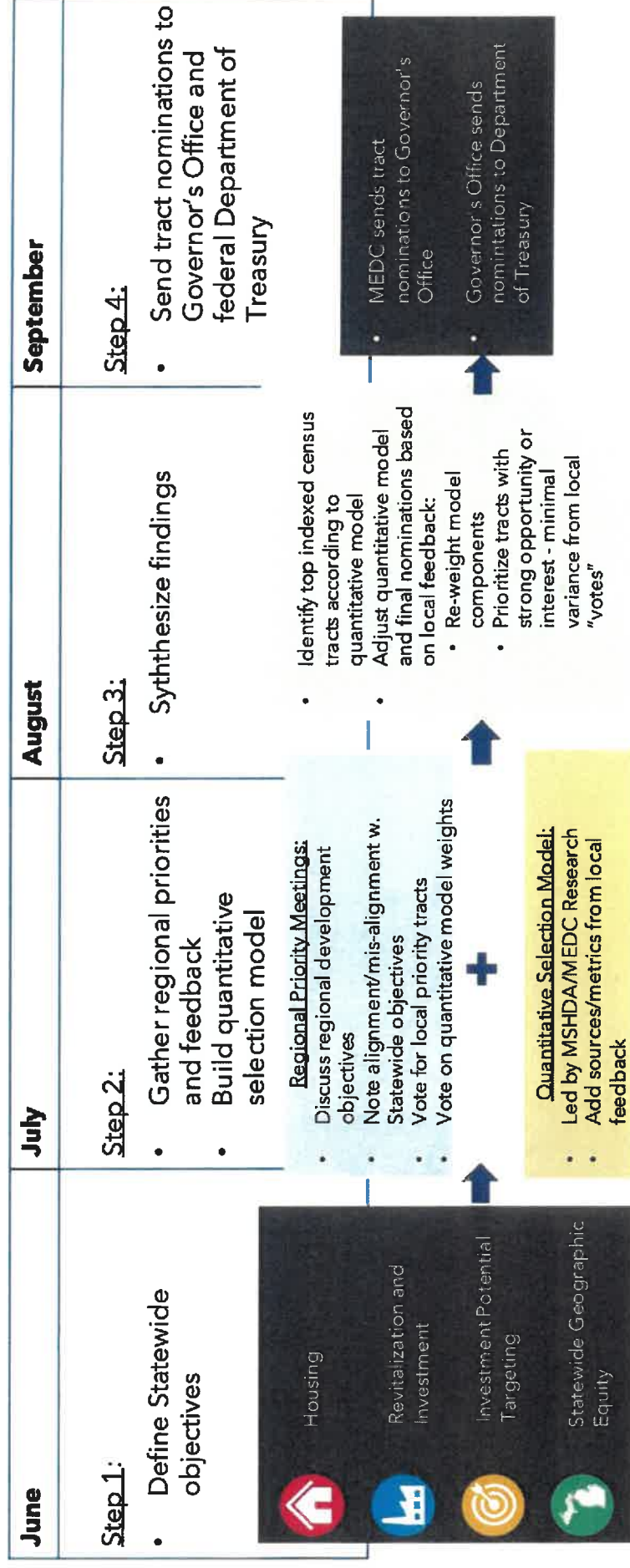
- The ten prosperity regions provide an equitable and transparent method for distributing Statewide support

Nomination Considerations

Quantitative

- Population
- Business Concentration
- Rural designation

PROCESS OF SELECTING NOMINATIONS



QUESTIONS?



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OPPORTUNITY ZONES 2.0 WORKSHOP



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WORKSHOP ACTIVITY AGENDA



Activity 1

Regional Tract
Walkthrough and
Discussion



Activity 2

Tract Prioritization
and Review



Activity 3

Quantitative Model
Review and Weighting

SUPPORT AND EXPECTATIONS



MEDC regional staff are co-facilitators

Raise your hand any time for help!

Everyone should have:

1. Regional map packet
2. Participant worksheet

Respect collaborators and encourage equal talk-time

Respect meeting objectives and time constraints

WORKSHOP ACTIVITIES



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ACTIVITY 1: TRACT WALKTHROUGH AND DISCUSSION

Review eligible tracts in your region and discuss with your table:

- 1. Where do Statewide objectives align or misalign with local development priorities?**
- 2. Which tracts have attractive opportunity?
How do those tracts align Statewide and/or local development priorities?**

Tips:

- ✓ Visit wall-sized maps for detail or visit the web (right)
- ✓ Markup your packet -- these are yours for reference and notes

Visit the Michigan Eligibility Map



<https://tinyurl.com/35v7bjrj>

ACTIVITY 2: TRACT PRIORITIZATION

As a table, select the **top 5 tracts** you would advance for nomination consideration.

Note why the tract is **attractive**, including:

- ✓ Existing development interest – residential or industrial?
- ✓ Current zoning and local development support available

Note why tract development **benefits the**

community, including:

- ✓ Alignment with local development priorities
- ✓ Alignment with statewide objectives



ACTIVITY 2B: REVIEW TRACT SELECTIONS



Facilitators:

- Collect top 5 tract selections from each table
- Summarize the conversation you heard
- Tell us at least one new insight from your conversation:
 - ✓ **Common themes** across tract selections
 - ✓ Specific tracts with **re-occurring nominations** across tables
 - ✓ Implementation **tailwinds**: e.g. Robust local planning and support, supportive zoning, or demonstrated need
 - ✓ Implementation **headwinds**: e.g. Misaligned development goals, lacking local support or capacity

ACTIVITY 3: QUANTITATIVE DATA REVIEW

- Review quantitative data framework
- Help align the quantitative research plan to local development priorities:
 - Pickup 5 green "dots" and vote for the statewide objectives that deserve higher weight
 - Pickup 10 blue "dots" and vote for the data sources that deserve higher weight

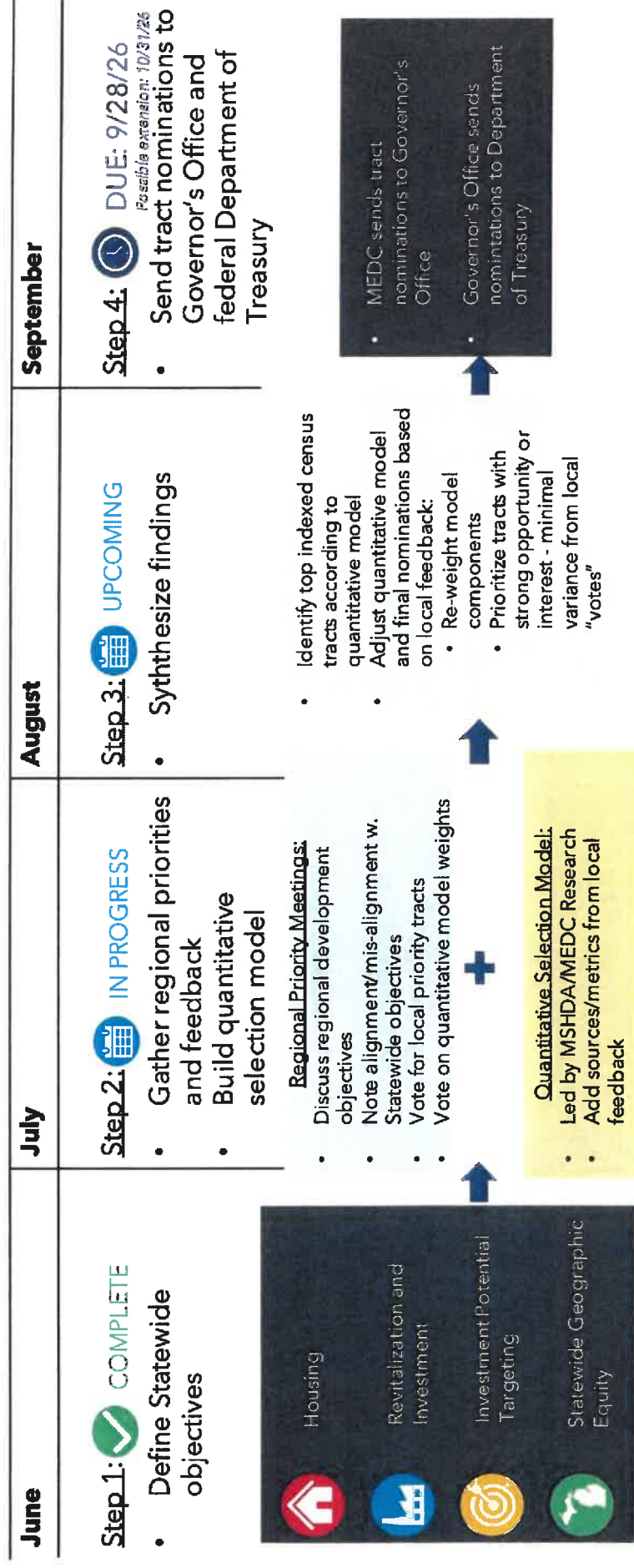
***Let a facilitator know if you have additional sources
or metrics to consider***

CLOSING



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PROCESS OF SELECTING NOMINATIONS



THANK YOU!

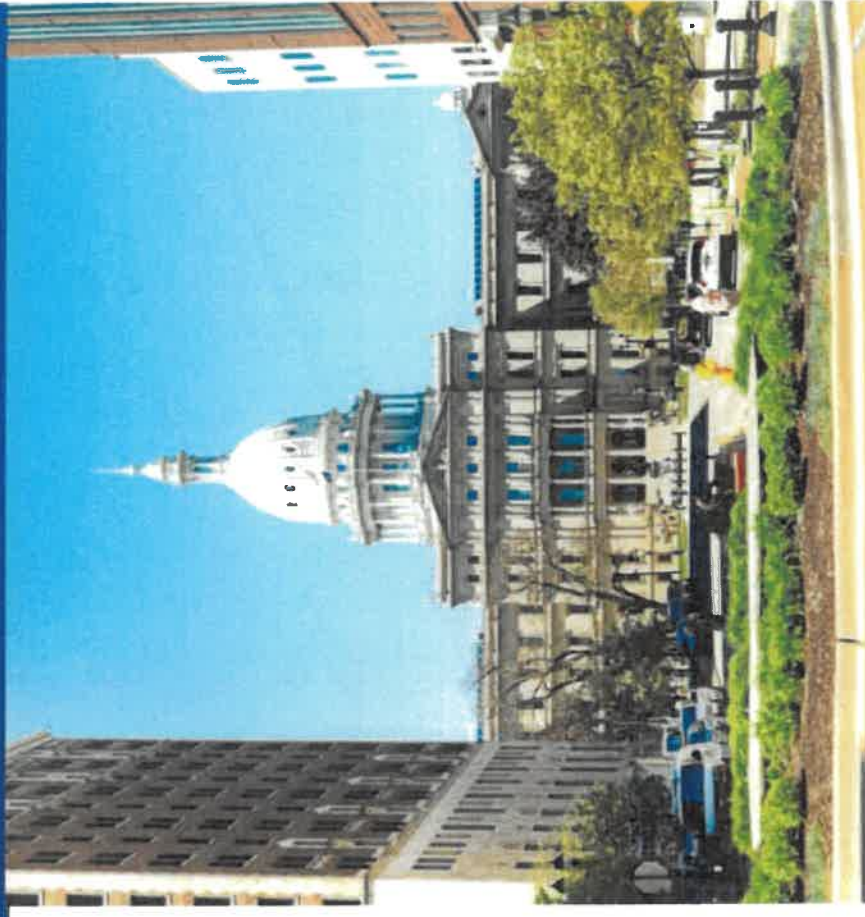
Nominations will be announced in coordination with the Governor's Office

Additional comments and tract selection feedback can be submitted at:

michiganbusiness.org/opportunityzones

If you work in multiple regions, join a remaining regional or online workshop:

michiganbusiness.org/opportunityzones





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CHANGE ORDER NO.: 4

Owner: City of Ishpeming
 Engineer: U.P. Engineers & Architects, Inc.
 Contractor: Payne & Dolan, Inc.
 Project: Wastewater System Improvements – Contract 1
 Contract Name: Wastewater System Improvements – Contract 1
 Date Issued: _____ Effective Date of Change Order: _____

Owner's Project No.: _____
 Engineer's Project No.: I19-03161
 Contractor's Project No.: _____

The Contract is modified as follows upon execution of this Change Order:

Contract Time: No change.

Contract Price: The addition of project costs due to unforeseen conditions encountered during construction, which added work items. The adjustment of the attempted river crossing, which was unsuccessful. Interim balancing quantities.

Attachments: Table 1 and Table 2.

Change in Contract Price	Change in Contract Times
Original Contract Price:	Original Contract Times:
\$ 13,812,002.00	Substantial Completion: 210 Days
	Ready for final payment: 240 Days
[Increase] [Decrease] from previously approved Change Orders No. _0_ to No. _3_:	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___:
\$ (198,455.50)	Substantial Completion: 0 Days
	Ready for final payment: 0 Days
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 13,613,545.49	Substantial Completion: 210 Days
	Ready for final payment: 240 Days
[Increase] [Decrease] this Change Order:	[Increase] [Decrease] this Change Order:
\$ (23,187.73)	Substantial Completion: 0 Days
	Ready for final payment: 0 Days
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 13,590,357.76	Substantial Completion: 210 Days
	Ready for final payment: 240 Days

Recommended by Engineer (if required)	Authorized by Contractor
By: _____	_____
Title: Project Manager	_____
Date: _____	_____
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: City Manager	_____
Date: _____	_____

TABLE 1

QUANTITY ADJUSTMENT

**City of Ishpeming
Wastewater System Improvements
Change Order No. 4**

**Table 2
Unforeseen Project Cost Adjustment**

Work Order No.	Item Description	Unit	Quantity	Unit Price	Total
CO#4-1	8" STORM SEWER	LF	69.5	139.00	9,660.50
CO#4-2	PARK STREET LS PANEL ADJUSTMENT	LS	1	11,038.00	11,038.00
CO#4-3	DETECTABLE WARNING SURFACE, ADA	LF	90	65.00	5,850.00
CO#4-4	RIVER CROSSING ATTEMPT	LS	1	441,463.47	441,463.47
SUBTOTAL:					468,011.97

NON PARTICIPATING

CO#4N-1	36 INCH DIRECTIONAL DRILL BORE HEAD	LS	1	39,220.00	39,220.00
CO#4N-2	36 INCH HDPE PIPE	LS	1	68,635.00	68,635.00
CO#4N-3	72 INCH MANHOLES	LS	1	49,336.27	49,336.27
CO#4N-4	30 INCH PVC PIPE	LS	1	35,319.20	35,319.20
SUBTOTAL NON PARTICIPATING:					\$192,510.47

TOTAL FOR TABLE NO. 2: \$ 660,522.44

Change Order No.4 Total = Table 1 + Table 2
\$ (23,187.73)

For further detail of above items, see attached summary of outstanding change order items for each Work Order listed above.