

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING**

Tuesday, April 11, 2023
7:00 PM



CALL TO ORDER AT _____ P.M.

A. ROLL CALL: Kurt Heise_____, Bob Doroshewitz _____, Jerry Vorva _____,
Jen Buckley_____, Chuck Curmi_____, Audrey Monaghan_____,
John Stewart_____

B. PLEDGE OF ALLEGIANCE

**PRESENTATION OF PROCLAMATION FOR NATIONAL PUBLIC SAFETY
TELECOMMUNICATORS WEEK**

C. APPROVAL OF AGENDA

Tuesday, April 11, 2023

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes

- Regular Meeting, March 14, 2023

D.2 Consent Agenda – New Business

- a. Road Right of Way and Utility Easement for Robertson Margate LLC/Margate Single Family Condominium, **Resolution #2023-04-11-16**, *Township Engineer Jeremy Schrot*
- b. Sanitary Sewer Easement for Robertson Margate LLC/Margate Single Family Condominium, **Resolution #2023-04-11-17**, *Township Engineer Jeremy Schrot*

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- c. Onsite Water Main Easement for Robertson Margate LLC/Margate Single Family Condominium, **Resolution #2023-04-11-18**, Township Engineer *Jeremy Schrot*
- d. Off-site Water Main Easement for Robertson Margate LLC/Margate Single Family Condominium, **Resolution #2023-04-11-19**, Township Engineer *Jeremy Schrot*
- e. Wayne County Storm Water Permit M-52802 and Storm Drain Agreement for Robertson Margate LLC/Margate Single Family Condominium, **Resolution #2023-04-11-20**, Township Engineer *Jeremy Schrot*
- f. David R Metzner, Right of Way/ 10' Foot Drainage Improvement Easement, **Resolution #2023-04-11-21**, Township Engineer *Jeremy Schrot*
- g. Police Department Carpet, Painting, and Countertop Project, **Resolution #2023-04-11-22**, Assistant Police Chief *Daniel Kudra*

D.3 Consent Agenda - Acceptance of Communications, Correspondence, and Reports

a. Reports:

- Building Department Monthly Report - March 2023
- Fire Department Monthly Report - March 2023
- Planning Department Monthly Report - March 2023
- Police Department Monthly Report - March 2023
- FOIA Monthly Report - Clerk's Office - March 2023
- FOIA Monthly Report - Police Department - March 2023

D.4 Approval of Township Bills:

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING**

Tuesday, April 11, 2023
7:00 PM



FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	1,320,682.95	54,624.63	1,375,307.58
Drug Forfeiture Federal	262	16,281.32	37,264.00	53,905.32
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	919.98	919.98
ARPA	285	.00	38,782.75	38,782.75
Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	7,319.49	1,380.24	8,699.73
Water/Sewer Fund	592	684,127.67	19,214.70	703,342.37
Solid Waste Fund	596	7,477.05	182.00	7,659.05
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	100.00	.00	100.00
Special Assessment Capital	805	.00	3,883.00	3,883.00
TOTALS:		2,035,988.48	156,611.30	2,192,599.78

**CHARTER TOWNSHIP OF PLYMOUTH
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E. PUBLIC COMMENT (*Limited to 3 Minutes*)

F. NEW BUSINESS

1. Public Hearing Regarding the Establishment of an Industrial Development District at the "Halyard Ridge Business Park" (MITC Parcel 14), *Clerk Jerry Vorva*
2. Establishment of an Industrial Development District for the "Halyard Ridge Business Park" (MITC Parcel 14), **Resolution #2023-04-11-23**, *Supervisor Kurt Heise*
3. Public Hearing for an IFT Application of Choctaw-Kaul Distribution Company for Industrial Facilities Exemption Certificate for a New Facility, *Clerk Jerry Vorva*
4. Application by Choctaw-Kaul for Industrial Facilities Tax Abatement (IFT) for Halyard Ridge Industrial Development District, **Resolution #2022-04-11-24**, *Supervisor Kurt Heise*
5. FY 2023 Budget Adjustments and FY 2022 Project Carryforwards, **Resolution # 2023-04-11-25**, *Deputy Finance Director Carole Rochon, Clerk Jerry Vorva*
6. Rescission of Board Resolution #2019-06-25-63 and Reassignment of Funds, **Resolution # 2023-04-11-26**, *Treasurer Bob Doroshewitz*
7. Resolution to Encumber Fund Balance Amounts for Various Capital Improvement Projects, **Resolution # 2023-04-11-27**, *Supervisor Kurt Heise, Treasurer Bob Doroshewitz, Clerk Jerry Vorva*

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING**

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7:00 PM



- G. PUBLIC COMMENT (*Limited to 3 Minutes*)**
- H. BOARD COMMENTS**
- I. ADJOURNMENT**

PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks' notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800649-3777 (Michigan Relay Services)

The public is invited and encouraged to attend all meetings of the Board of Trustees of the Charter Township of Plymouth

D.1

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING
PROPOSED MINUTES**

Tuesday, March 14, 2023

7:00 PM



CALL TO ORDER AT 7:00 P.M.

A. ROLL CALL: Supervisor Heise ✓, Treasurer Doroshewitz ✓, Clerk Vorva ✓,
Trustee Buckley ✓, Trustee Curmi ✓, Trustee Monaghan ✓,
Trustee Stewart ✓

ALSO PRESENT: Police Chief J. Knittel
Fire Chief P. Conely
Kevin Bennett, Attorney
Denisa Terrell, Recording Secretary
5 Members of the public

B. PLEDGE OF ALLEGIANCE John Stewart

C. APPROVAL OF AGENDA

Tuesday, March 14, 2023

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the Agenda for the Board of Trustees meeting of March 14, 2023.

All Ayes

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes

- a. Regular Meeting, February 14, 2023
- b. Regular Meeting, February 28, 2023

D.2 Consent Agenda – New Business

- a. Appointment of Ania Crawford to the Environmental Leadership Commission, *Supervisor Kurt Heise*
- b. Intergovernmental Agreement (IGA) with Wayne County for LED Lights at the Ball Diamonds at Township Park, *Supervisor Kurt Heise and Township Engineer Jeremy Schrot*

**CHARTER TOWNSHIP OF PLYMOUTH
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D.3 Consent Agenda - Acceptance of Communications, Correspondence, and Reports

a. Reports:

- Building Department Monthly Report - February 2023
- Fire Department Monthly Report - February 2023
- Planning Department Monthly Report - February 2023
- Police Department Monthly Report - February 2023
- FOIA Monthly Report - Clerk's Office - February 2023
- FOIA Monthly Report - Police Department - February 2023

D.4 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	533,875.62	299,850.21	833,725.83
Drug Forfeiture Federal	262	.00	.00	.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	58.80	58.80
ARPA	285	.00	28,265.25	28,265.25
Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	3,140.13	.00	3,140.13

**CHARTER TOWNSHIP OF PLYMOUTH
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PROPOSED MINUTES**

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7:00 PM



Water/Sewer Fund	592	50,076.20	39,066.46	89,142.66
Solid Waste Fund	596	3,080.56	111,675.02	114,755.58
Tax Pool	703	3,121.51	.00	3,121.51
Police Bond Fund	710	.00	.00	.00
Special Assessment Capital	805	.00	6,178.00	6,178.00
TOTALS:		593,294.02	485,093.74	1,078,387.76

Trustee Curmi inquired what minutes were amended.

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the Consent Agenda with amendments to the February 28, 2023 minutes.

Roll Call Vote.

All Ayes

E. PUBLIC COMMENT (*Limited to 3 Minutes*)

There were no public comments.

F. NEW BUSINESS

1. Resolution to Oppose Salem Township Application for Sewage Treatment Plant,
Resolution # 2023-03-14-15, Supervisor Kurt Heise

Supervisor Heise provided the history of the sewage treatment plant including the pending litigation. Clerk Vorva thanked Supervisor Heise for his expertise and for staying on top of the issue.

Moved by Clerk Vorva and seconded by Trustee Stewart to adopt Resolution 2023-03-14-15 Opposing the Salem Township Application for Sewage Treatment Plant.

All Ayes

G. PUBLIC COMMENT (*Limited to 3 Minutes*)

There were no public comments.

**CHARTER TOWNSHIP OF PLYMOUTH
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H. BOARD COMMENTS

- Clerk Vorva offered accolades to Supervisor Heise and especially to Treasurer Doroshewitz. He expressed that Treasurer Doroshewitz has done an exceptional job in his new position. He worked hard to establish the budget, balance investments to reduce risk, and strategic planning.
- Trustee Curmi inquired about the use of Zucker Bucks in the 2020 election. Clerk Vorva shared that the Zuckerberg grant provided approximately \$8300 that was used for salary and training due to changes from the 2018 proposal in voting. He also inquired about the date for the next annual HOA President's meeting. Supervisor Heise provided a tentative date of April 26, 2023. Trustee Curmi also requested a summary of the payments made from the land contract at the old DPW building.
- Trustee Stewart thanked Supervisor Heise for being meticulous with communication concerning DTE service. He also shared the small business tax exemption is \$180,000 and the affidavits are available in the assessing department.
- Supervisor Heise shared that the Township newsletter was released with a special three-page section explaining the details of Prop A of 1984, which has triggered the 5% property tax. Treasurer Doroshewitz included a chart that provides a breakdown of how taxes are compiled as well as comparisons. Supervisor Heise also indicated that the March 28th Board of Trustees meeting is canceled due to spring break. The next Board of Trustees meeting will be on April 11th. He wished everyone a Happy Easter.

I. ADJOURNMENT

Moved by Trustee Stewart and supported by Clerk Vorva to adjourn the Board of Trustees meeting of March 14, 2023, at 8:48 p.m.
All Ayes.

Jerry Vorva, Clerk

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PROPOSED MINUTES**

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to individuals with disabilities at the Meetings/Hearings upon two weeks' notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800649-3777 (Michigan Relay Services)

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CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Robertson Margate LLC/Margate Single Family Condominium Road Right of Way and Utility Easement, **Resolution #2023-04-11-16**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve road right of way and utility easement for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2023-04-11-16** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the road right of way and utility easement for Robertson Margate LLC, Margate Single Family Condominium and to authorize the recording of same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE ROAD RIGHT OF WAY AND UTILITY
EASEMENT
FOR MARGATE SUBDIVISION, 78-056-99-0019-000, 78-056-99-0007-000, &
78-056-99-0018-002
MARGATE SINGLE FAMILY CONDOMINIMUM SUBDIVISION**

RESOLUTION #2023-04-11-16

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, Robertson Margate LLC, located at 6905 Telegraph RD, West Bloomfield, Michigan created a Road Right of Way and Utility easement necessary for the development of their property, and,

WHEREAS, said Road Right of Way and Utility easement is a public easement and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-16** authorizing the easement for the road right of way and utility located on the property at 78-056-99-0019-000, 78-056-99-0007-000, 78-056-99-0018-002, commonly known as: Margate Subdivision, Plymouth, Michigan and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz___ Vorva___ Buckley___ Curni___ Monaghan___ Stewart___

EASEMENT

Robertson Margate, LLC having an address of **6905 Telegraph Road Bloomfield Hills, MI 48301** hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right of way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned utilities, including without limitation water, storm sewer and sanitary sewer and connections thereto, in, upon and across the property owned by GRANTOR, situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A and B.

Parcel ID _____

Commonly known as **Margate – Single Family Condominium**

Exempt from the taxation under MCL 207.505(a) and MCL 207.528(a).

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned facilities. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said facilities, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

END OF PAGE

IN WITNESS WHEREOF, GRANTOR has executed this instrument on June 2, 2021.

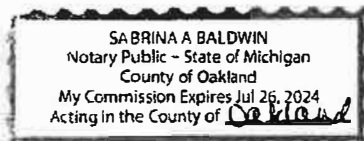
GRANTOR

James V. Clarke, Member

State of MI
County of Oakland ss.

The foregoing instrument was acknowledged before me this June 2
2021, by James V. Clarke, Member

(print grantor names and titles, if any)



Sabrina A. Baldwin
Notary Public, Oakland County, Michigan

My commission expires: July 26, 2024

This instrument drafted by:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

After recording return this instrument to:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

This instrument approved as to form and substance by the Attorney for the Plymouth Charter Township, on
_____, 20____.

Kevin Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Plymouth Charter Township on
_____, 20____.

Jeremy Schrot, P.E., Township Engineer

This instrument accepted by the Board of Trustees of the Plymouth Charter Township at its meeting of
_____, 20____, and directed to be recorded.

Jerry Vorva, Plymouth Charter Township Clerk

Exhibit A

Property

LEGAL DESCRIPTION - PROPOSED MARGATE CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 460,745.06 SQUARE FEET OR 10.58 ACRES OF LAND.

CONTAINING A NET AREA OF 457,423.30 SQUARE FEET OR 10.50 ACRES OF LAND TO THE FUTURE 43 FOOT RIGHT OF WAY LINE.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-3032
TEL. (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
N.T.S.

DATE
04-21-2021

DRAWN
M.C.

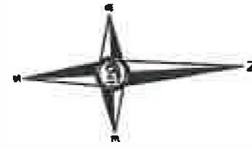
JOB NO.
L302

SHEET
1 of 4

Exhibit A

Property

PIONEER MIDDLE SCHOOL
48081 ANN ARBOR RD.
78-058-99-0005-000



N00°05'27"W 414.66' (M)

ROCKLEDGE DR. (60' R.O.W.)

TRILLIUM WOODS CONDOMINIUM
W.C.C.S. PLAN NO. 368
L27272, P.617

S89°54'03"W 874.92' (M)

PART OF
78-056-99-0019-000

N89°58'48"E 595.58' (M)

PART OF 78-056-99-0007-000

CHURCH OF THE NAZARENE
45801 ANN ARBOR RD.
PART OF 78-056-99-0007-000

N00°00'00"E
119.40' (M)

S89°56'45"E
284.24' (M)

VILLAGE MANOR DR.
VILLAGE MANOR CONDOMINIUM
W.C.C.S. PLAN NO. 910
L44584, P.291

78-056-99-0025-704

S00°00'00"E
220.00' (M)

S89°54'03"W
227.00' (M)

9225 CANTON CENTER RD.
78-056-99-0021-000

S00°00'00"E
134.76' (M)

8205 CANTON CENTER RD.
78-056-99-0018-000

S00°05'27"E
99.81' (M)

8318 CANTON CENTER RD.
78-056-99-0018-002
PART OF
N89°58'28"W
213.00' (M)

8348 CANTON CENTER RD.
78-056-99-0017-002



FUTURE 43' R.O.W.

STATUTORY 33' R.O.W.

CANTON CENTER RD.
(66' R.O.W.)

S00°00'00"E
77.25' (M)

S00°00'00"E 891.59'

NE CORNER
OF THE SE. 1/4
SECTION 33
T.1S., R.6E.

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
2 of 4

Exhibit B

Right of Way and Utility Easement

LEGAL DESCRIPTION - RIGHT OF WAY AND UTILITY EASEMENT

A SIXTY (60) FOOT WIDE RIGHT OF WAY AND UTILITY EASEMENT BEING PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 968.84 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 43.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 339.76 FEET; THENCE 27.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A DELTA OF 07 DEGREES 03 MINUTES 42 SECONDS AND A CHORD BEARING SOUTH 86 DEGREES 29 MINUTES 41 SECONDS WEST 27.10 FEET; THENCE SOUTH 82 DEGREES 57 MINUTES 20 SECONDS WEST, 66.00 FEET; THENCE 34.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 07 DEGREES 05 MINUTES 25 SECONDS AND A CHORD BEARING SOUTH 86 DEGREES 30 MINUTES 32 SECONDS WEST 34.63 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, 71.58 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 343.69 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, 144.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 484.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 144.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, 334.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 60.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 130.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 484.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, 136.15 FEET; THENCE 99.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.50 FEET, A DELTA OF 90 DEGREES 07 MINUTES 36 SECONDS AND A CHORD BEARING NORTH 86 DEGREES 30 MINUTES 32 SECONDS EAST 27.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, 68.10 FEET; THENCE 27.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A DELTA OF 07 DEGREES 05 MINUTES 25 SECONDS AND A CHORD BEARING NORTH 86 DEGREES 30 MINUTES 32 SECONDS EAST 27.21 FEET; THENCE NORTH 82 DEGREES 57 MINUTES 50 SECONDS EAST, 66.00 FEET; THENCE 34.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 07 DEGREES 03 MINUTES 42 SECONDS AND A CHORD BEARING NORTH 86 DEGREES 29 MINUTES 41 SECONDS EAST 34.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 339.73 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING.

ARC TABLE

ARC	LENGTH	RADIUS	DELTA	CHD.BRG.	CHORD
C1	27.11'	220.00'	07°03'42"	S86°29'41"W	27.10'
C2	34.65'	280.00'	07°05'25"	S86°30'32"W	34.63'
C3	99.89'	63.50'	90°07'36"	N44°57'51"E	89.90'
C4	27.22'	220.00'	07°05'25"	N86°30'32"E	27.21'
C5	34.51'	280.00'	07°03'42"	N86°29'41"E	34.49'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°58'21"E	68.10'
L2	N82°57'50"E	66.00'



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PREPARED FOR:

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BROTHERS HOMES

SCALE
N.T.S.

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

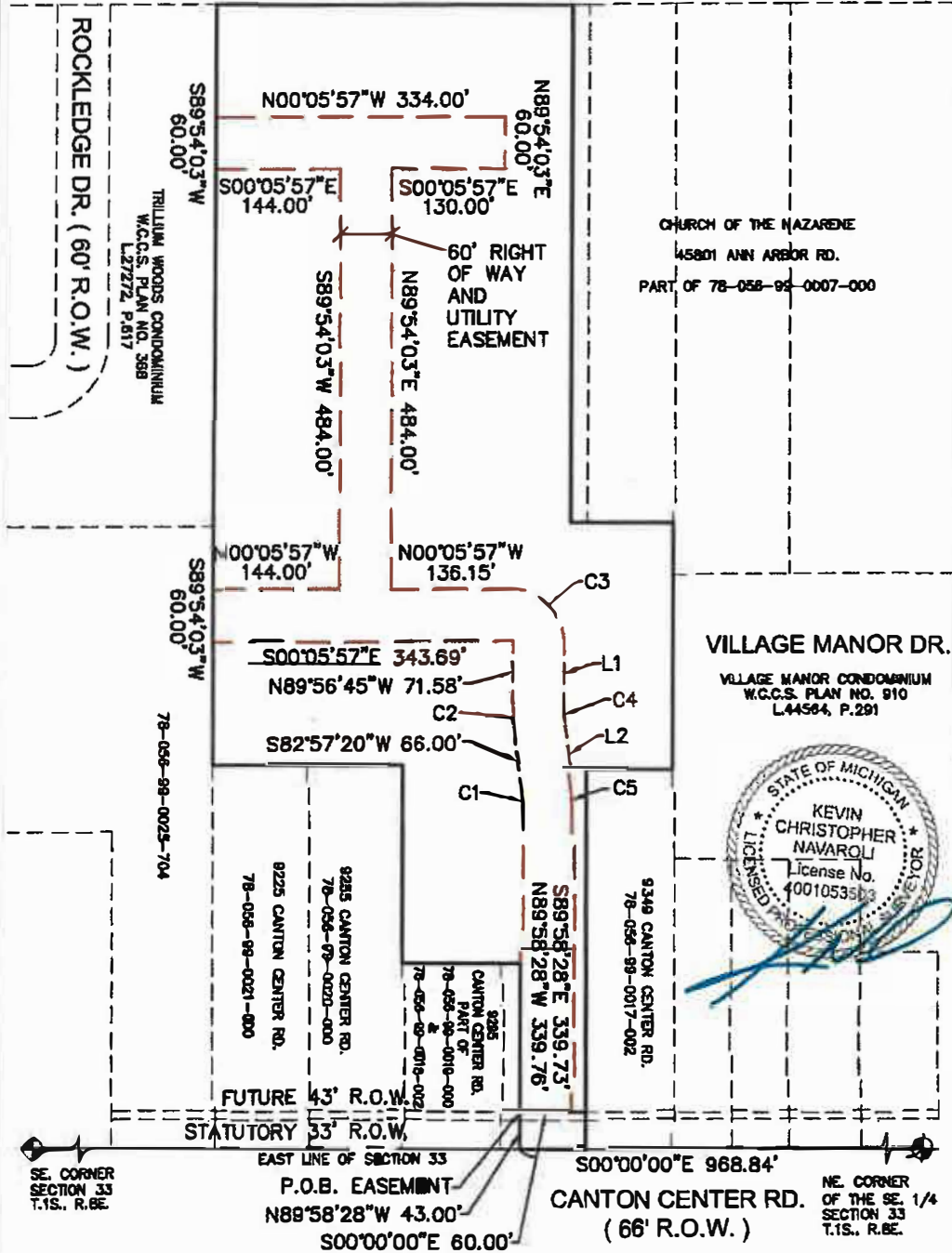
SHEET
3 of 4



Exhibit B

Right of Way and Utility Easement

PIONEER MIDDLE SCHOOL
46081 ANN ARBOR RD.
78-056-99-0005-000



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
4 of 4



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Robertson Margate LLC/Margate Single Family Condominium Sanitary Sewer Easement, **Resolution #2023-04-11-17**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve sanitary sewer easement for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2023-04-11-17** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the sanitary sewer easement for Robertson Margate LLC, Margate Single Family Condominium and to authorize the recording of same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE SANITARY SEWER EASEMENT
FOR MARGATE SUBDIVISION, 78-056-99-0019-000, 78-056-99-0007-000, &
78-056-99-0018-002
MARGATE SINGLE FAMILY CONDOMINIMUM SUBDIVSION**

RESOLUTION #2023-04-11-17

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, Robertson Margate LLC, located at 6905 Telegraph RD, West Bloomfield, Michigan installed a sanitary sewer necessary for the development of their property, and,

WHEREAS, said sanitary sewer is a public sanitary sewer and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs to the sanitary sewer;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-17** authorizing the easement for the sanitary sewer located on the property at 78-056-99-0019-000, 78-056-99-0007-000, 78-056-99-0018-002, commonly known as: Margate Subdivision, Plymouth, Michigan and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz ___ Vorva ___ Buckley___ Curmi___ Monaghan___ Stewart___

EASEMENT

Robertson Margate, LLC having an address of **6905 Telegraph Road Bloomfield Hills, MI 48301** hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right of way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned utilities, including without limitation water, storm sewer and sanitary sewer and connections thereto, in, upon and across the property owned by GRANTOR, situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A and B.

Parcel ID _____

Commonly known as **Margate – Single Family Condominium**

Exempt from the taxation under MCL 207.505(a) and MCL 207.526(a).

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned facilities. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said facilities, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

END OF PAGE

IN WITNESS WHEREOF, GRANTOR has executed this instrument on June 2, 2021

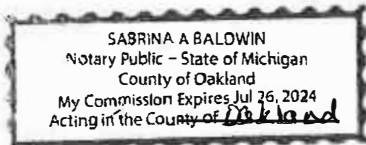
GRANTOR

[Signature]
James V. Clarke, Member

State of MI
County of Oakland ss.

The foregoing instrument was acknowledged before me this June 2
2021, by James V. Clarke, Member

(print grantor names and titles, if any)



Sabrina A. Baldwin
Notary Public, Oakland County, Michigan

My commission expires: July 26, 2024

This instrument drafted by:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

After recording return this instrument to:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

This instrument approved as to form and substance by the Attorney for the Plymouth Charter Township, on
_____, 20____.

Kevin Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Plymouth Charter Township on
_____, 20____.

Jeremy Schrot, P.E., Township Engineer

This instrument accepted by the Board of Trustees of the Plymouth Charter Township at its meeting of
_____, 20____, and directed to be recorded.

Jerry Vorva, Plymouth Charter Township Clerk

Exhibit A

Property

LEGAL DESCRIPTION - PROPOSED MARGATE CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 460,745.06 SQUARE FEET OR 10.58 ACRES OF LAND.

CONTAINING A NET AREA OF 457,423.30 SQUARE FEET OR 10.50 ACRES OF LAND TO THE FUTURE 43 FOOT RIGHT OF WAY LINE.




ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
N.T.S.

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
1 of 4

Exhibit A

Property



PIONEER MIDDLE SCHOOL
46081 ANN ARBOR RD.
78-056-99-0005-000

N00°05'27" W 414.66'(M)

ROCKLEDGE DR. (60' R.O.W.)

TRILLIUM WOODS CONDOMINIUM
W.C.C.S. PLAN NO. 368
L27272, P.617

S89°54'03" W 874.92' (M)

PART OF
78-056-99-0019-000

N69°59'48" E 595.58' (M)

PART OF 78-056-99-0007-000

CHURCH OF THE NAZARENE
45801 ANN ARBOR RD.
PART OF 78-056-99-0007-000

N00°00'00" E
119.40' (M)

S89°56'45" E
284.24' (M)

VILLAGE MANOR DR.
VILLAGE MANOR CONDOMINIUM
W.C.C.S. PLAN NO. 910
L44564, P.291

S00°00'00" E
220.00' (M)

S89°54'03" W
227.00' (M)

9225 CANTON CENTER RD.
78-056-99-0021-000

78-056-99-0025-704

S00°00'00" E
134.76' (M)

9225 CANTON CENTER RD.
78-056-99-0019-000

S00°05'27" E
99.81' (M)

9349 CANTON CENTER RD.
78-056-99-0017-002

S89°58'28" E 435.61' (M)

N69°58'28" W
213.00' (M)



FUTURE 43' R.O.W.

STATUTORY 33' R.O.W.

EAST LINE OF SECTION 33
CANTON CENTER RD.
(66' R.O.W.)

S00°00'00" E
77.25' (M)

S00°00'00" E 891.59'

NE CORNER
OF THE SE. 1/4
SECTION 33
T.1S., R.6E.

SE CORNER
SECTION 33
T.1S., R.6E.

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
2 of 4

Exhibit B

Sanitary Sewer Easement

LEGAL DESCRIPTION - SANITARY SEWER EASEMENT

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 43.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 17.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 339.73 FEET; THENCE 34.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 07 DEGREES 03 MINUTES 42 SECONDS AND A CHORD BEARING SOUTH 86 DEGREES 29 MINUTES 41 SECONDS WEST 34.49 FEET; THENCE SOUTH 82 DEGREES 57 MINUTES 50 SECONDS WEST, 66.00 FEET; THENCE 27.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A DELTA OF 07 DEGREES 05 MINUTES 25 SECONDS AND A CHORD BEARING SOUTH 86 DEGREES 30 MINUTES 32 SECONDS WEST 27.21 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, 68.10 FEET; THENCE 66.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 63.50 FEET, A DELTA OF 60 DEGREES 01 MINUTES 40 SECONDS AND A CHORD BEARING SOUTH 60 DEGREES 00 MINUTES 49 SECONDS WEST 63.53 FEET TO THE POINT OF BEGINNING; THENCE 33.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 63.50 FEET, A DELTA OF 30 DEGREES 05 MINUTES 56 SECONDS AND A CHORD BEARING SOUTH 14 DEGREES 57 MINUTES 01 SECONDS WEST 32.98 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 6.15 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 4.39 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 29 SECONDS WEST, 35.54 FEET; THENCE NORTH 79 DEGREES 38 MINUTES 28 SECONDS EAST, 13.79 FEET TO THE POINT OF BEGINNING.

ARC TABLE

ARC	LENGTH	RADIUS	DELTA	CHD.BRG.	CHORD
C1	34.51'	280.00'	07°03'42"	S86°29'41"W	34.49'
C2	27.22'	220.00'	07°05'25"	S86°30'32"W	27.21'
C3	66.53'	63.50'	60°01'40"	S60°00'49"W	63.53'
C4	33.36'	63.50'	30°05'56"	S14°57'01"W	32.98'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S82°57'50"W	66.00'
L2	N89°58'21"W	68.10'
L3	S00°05'57"E	6.15'
L4	S89°54'03"W	4.39'
L5	N01°05'29"W	35.54'
L6	N79°38'28"E	13.79'



NOWAK & FRAUS ENGINEERS
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PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
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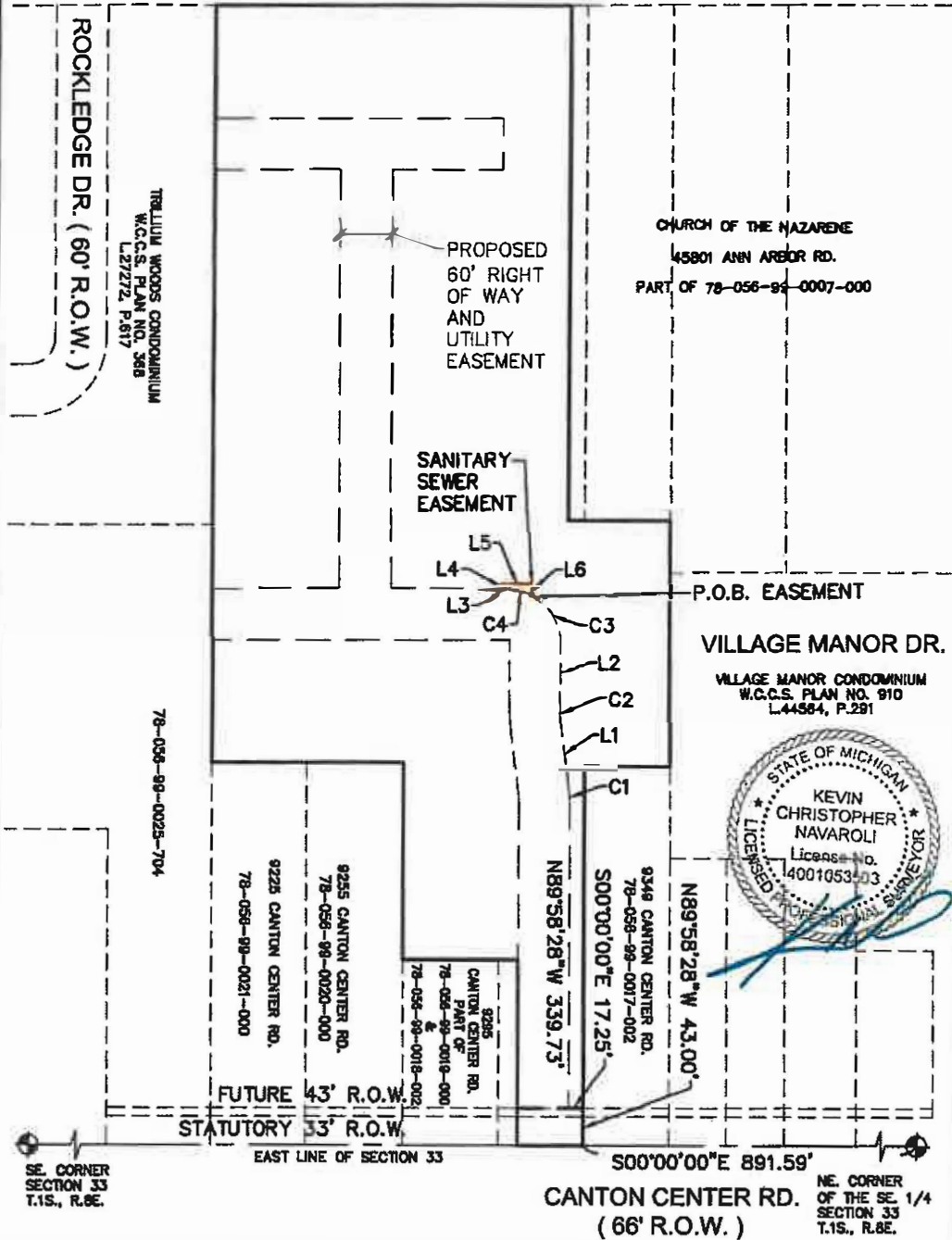
JOB NO.
L302

SHEET
3 of 4

Exhibit B

Sanitary Sewer Easement

PIONEER MIDDLE SCHOOL
46081 ANN ARBOR RD.
78-056-89-0005-000



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
4 of 4

D.2.c



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Robertson Margate LLC/Margate Single Family Condominium Onsite Water Main Easement, **Resolution #2023-04-11-18**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve water main easement for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2023-04-11-18** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the onsite water main easement for Robertson Margate LLC, Margate Single Family Condominium and to authorize the recording of same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE ONSITE WATER MAIN EASEMENT
FOR MARGATE SUBDIVISION, 78-056-99-0019-000, 78-056-99-0007-000, &
78-056-99-0018-002
MARGATE SINGLE FAMILY CONDOMINIMUM SUBDIVSION**

RESOLUTION #2023-04-11-18

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, Robertson Margate LLC, located at 6905 Telegraph RD, West Bloomfield, Michigan installed a onsite water main necessary for the development of their property, and,

WHEREAS, said water main is a public water main and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs to the water main;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-18** authorizing the easement for the water main located on the property at 78-056-99-0019-000, 78-056-99-0007-000, 78-056-99-0018-002, commonly known as: Margate Subdivision, Plymouth, Michigan and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz ___ Vorva ___ Buckley___ Curmi___ Monaghan___ Stewart___

EASEMENT

Robertson Margate, LLC having an address of **6905 Telegraph Road Bloomfield Hills, MI 48301** hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right of way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned utilities, including without limitation water, storm sewer and sanitary sewer and connections thereto, in, upon and across the property owned by GRANTOR, situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A and B.

Parcel ID _____
Commonly known as **Margate – Single Family Condominium**
Exempt from the taxation under MCL 207.505(a) and MCL 207.526(a).

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned facilities. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said facilities, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

END OF PAGE

IN WITNESS WHEREOF, GRANTOR has executed this instrument on June 2, 2021

GRANTOR

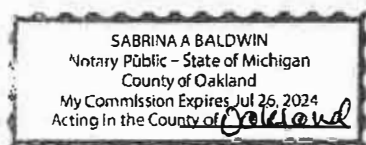
[Signature]

James V. Clarke, Member

State of MI
County of Oakland

The foregoing instrument was acknowledged before me this June 2, 2021, by James V. Clarke, Member

(print grantor names and titles, if any)



Sabrina A. Baldwin
Notary Public, Oakland County, Michigan

My commission expires: July 26, 2024

This instrument drafted by:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

After recording return this instrument to:

Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

This instrument approved as to form and substance by the Attorney for the Plymouth Charter Township, on _____, 20____.

Kevin Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Plymouth Charter Township on _____, 20____.

Jeremy Schrot, P.E., Township Engineer

This instrument accepted by the Board of Trustees of the Plymouth Charter Township at its meeting of _____, 20____, and directed to be recorded.

Jerry Vorva, Plymouth Charter Township Clerk

Exhibit A

Property

LEGAL DESCRIPTION - PROPOSED MARGATE CONDOMINIUM

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 460,745.06 SQUARE FEET OR 10.58 ACRES OF LAND.

CONTAINING A NET AREA OF 457,423.30 SQUARE FEET OR 10.50 ACRES OF LAND TO THE FUTURE 43 FOOT RIGHT OF WAY LINE.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
N.T.S.

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
1 of 4

Exhibit A

Property

PIONEER MIDDLE SCHOOL
48081 ANN ARBOR RD.
78-056-99-0005-000



N00°05'27"W 414.66' (M)

ROCKLEDGE DR. (60' R.O.W.)

TRILLIUM WOODS CONDOMINIUM
W.C.C.S. PLAN NO. 568
L27272, P.617

S89°54'03"W 874.92' (M)

PART OF
78-056-99-0019-000

N89°59'48"E 595.58' (M)

PART OF 78-056-99-0007-000

CHURCH OF THE NAZARENE
45801 ANN ARBOR RD.
PART OF 78-056-99-0007-000



N00°00'00"E
119.40' (M)

S89°56'45"E
284.24' (M)

VILLAGE MANOR DR.
VILLAGE MANOR CONDOMINIUM
W.C.C.S. PLAN NO. 810
L44564, P.291

78-056-99-0025-704

S00°00'00"E
220.00' (M)

S89°54'03"W
227.00' (M)

9225 CANTON CENTER RD.
78-056-99-0021-000

9255 CANTON CENTER RD.
78-056-99-0020-000

S00°00'00"E
134.76' (M)

9295 CANTON CENTER RD.
PART OF 78-056-99-0019-000
78-056-99-0018-002

9319 CANTON CENTER RD.
PART OF 78-056-99-0018-002
N89°58'28"W
213.00' (M)

S00°05'27"E
99.81' (M)

S89°58'28"E 435.61' (M)

9349 CANTON CENTER RD.
78-056-99-0017-002

FUTURE 43' R.O.W.
STATUTORY 33' R.O.W.

EAST LINE OF SECTION 33
CANTON CENTER RD.
(66' R.O.W.)

S00°00'00"E
77.25' (M)

S00°00'00"E 891.59'

NE CORNER
OF THE SE. 1/4
SECTION 33
T.1S., R.8E.

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:
ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
2 of 4

Exhibit B

Water Main Easement

LEGAL DESCRIPTION - WATER MAIN EASEMENT

A TWELVE (12) FOOT WIDE WATER MAIN EASEMENT BEING PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED ALONG ITS CENTERLINE AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 435.61 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST, 99.81 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, 278.24 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.22 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 37 SECONDS WEST, 53.61 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 416.55 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 03 SECONDS WEST, 12.73 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 12.00 FEET TO THE POINT OF ENDING.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
WWW.NFE-ENGR.COM

PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
N.T.S.

DATE
04-21-2021

DRAWN
M.C.

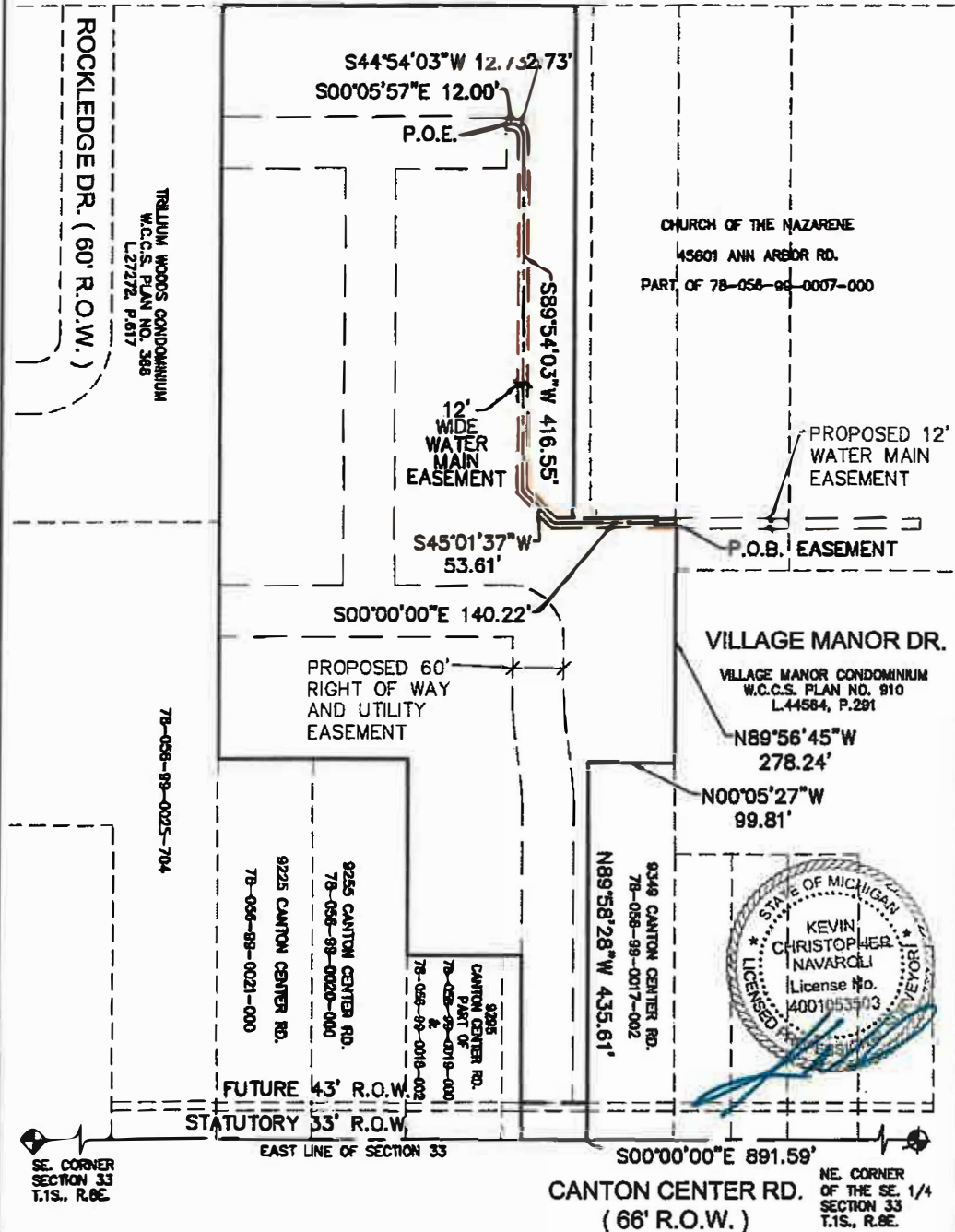
JOB NO.
L302

SHEET
3 of 4

Exhibit B

Water Main Easement

PIONEER MIDDLE SCHOOL
46081 ANN ARBOR RD.
78-056-98-0005-000



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PONTIAC, MI 48342-5032
TEL (248) 332-7931
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PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 150'

DATE
04-21-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
4 of 4



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Robertson Margate LLC/Margate Single Family Condominium Off-site Water Main Easement, **Resolution #2023-04-11-19**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve water main easement for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2023-04-11-19** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the off-site water main easement for Robertson Margate LLC, Margate Single Family Condominium and to authorize the recording of same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE OFF-SITE WATER MAIN EASEMENT
FOR CHURCH OF THE NAZARENE/MARGATE SUBDIVISION
78-056-99-0007-000
CHURCH OF THE NAZARENE
MARGATE SINGLE FAMILY CONDOMINIMUM SUBDIVISION**

RESOLUTION #2023-04-11-19

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, Church of the Nazarene, located at 45801 W Ann Arbor Road, Plymouth, Michigan had an off-site water main was installed necessary for the development of Margate Subdivision property, and,

WHEREAS, said water main is a public water main and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs to the water main;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-19** authorizing the easement for the water main located on the property at 78-056-99-0007-000, commonly known as: Church of the Nazarene, 45801 Ann Arbor RD, Plymouth, Michigan and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz ___ Vorva ___ Buckley___ Curmi___ Monaghan___ Stewart___

EASEMENT

The Church of the Nazarene of Plymouth, also known as Plymouth Church of the Nazarene, having an address of 45801 W. Ann Arbor Road., Plymouth, Michigan 48170-3601, hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right of way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned utilities, including without limitation water, storm sewer and sanitary sewer and connections thereto, in, upon and across the property owned by GRANTOR, situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A and B.

Parcel ID _____

Commonly known as Margate – Single Family Condominium

Exempt from the taxation under MCL 207.505(a) and MCL 207.526(a).

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned facilities. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said facilities, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

END OF PAGE

Exhibit A

Legal Descriptions

LEGAL DESCRIPTION - PROPOSED NORTH PARCEL

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89 DEGREES 56 MINUTES 25 SECONDS WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 660.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 53.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 910, ACCORDING TO THE MASTER DEED AS RECORDED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, 60.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST, 595.58 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST, 859.13 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF AN ARBOR ROAD (53 FEET 1/2 WIDTH), 656.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 556,405 SQUARE FEET OR 12.77 ACRES OF LAND.

LEGAL DESCRIPTION - WATER MAIN EASEMENT

A TWELVE (12) FOOT WIDE WATER MAIN EASEMENT BEING PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED ALONG ITS CENTERLINE AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89 DEGREES 56 MINUTES 25 SECONDS WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, 660.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 792.06 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, 45.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 286.08 FEET TO THE POINT OF ENDING.



**NF
ENGINEERS**
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
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PREPARED FOR:

ROBERTSON
BROTHERS HOMES

REVISED
05-20-2021

SCALE
N.T.S.

DATE
04-21-2021

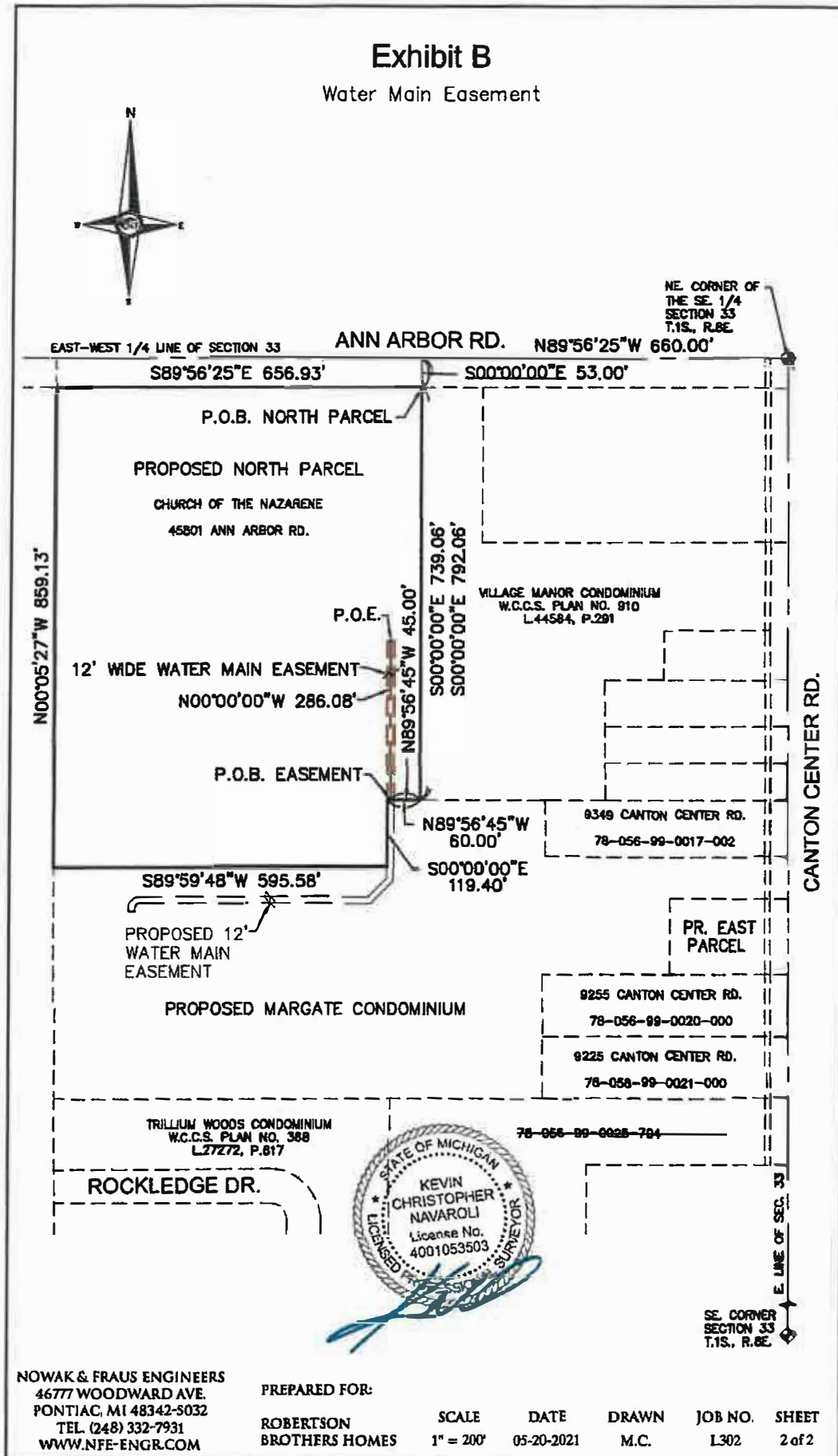
DRAWN
M.C.

JOB NO.
L302

SHEET
1 of 2

Exhibit B

Water Main Easement



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PREPARED FOR:

ROBERTSON
BROTHERS HOMES

SCALE
1" = 200'

DATE
05-20-2021

DRAWN
M.C.

JOB NO.
L302

SHEET
2 of 2



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Robertson Margate LLC Wayne County Storm Water Permit # M52802 and Storm Drain Agreement, **Resolution #2023-04-11-20**

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

Wayne County requires the Township to accept jurisdiction of storm water management systems constructed to comply with the Wayne County Storm Water Management Ordinance and Administrative Rules. The Storm Drain Agreement passes this responsibility on to the owners of the property benefitted by the drainage improvements.

ACTION REQUESTED:

Approve the enclosed resolution authorizing the Township Supervisor to sign the Wayne County Maintenance Permit and authorize the Township Supervisor and Clerk to execute the Storm Drain Agreement.

PROPOSED MOTION: Move to adopt **Resolution #2023-04-11-20** authorizing the Township Supervisor to sign the Wayne County Permit M-52802 and approve the Storm Drain Agreement with Robertson Margate LLC and authorize the Township Supervisor and Clerk to execute same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO APPROVE
STORM DRAIN AGREEMENT – Robertson Margate LLC
Margate Single Family Condominium Development**

RESOLUTION #2023-04-11-20

WHEREAS, the Plymouth Charter Township has been requested by Robertson Margate LLC, 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan, to assume jurisdiction and maintenance of a certain storm drain (or storm sewer, as the case may be); and,

WHEREAS, the Wayne County Department of Public Services for the County of Wayne is agreeable to such request and has prepared a Permit No. M-52802 to be entered into by said Wayne County Department of Public Services, the Plymouth Charter Township and Robertson Margate LLC, for the purposes therein stated; and,

WHEREAS, the Plymouth Charter Township is under no legal duty to assume such jurisdiction and maintenance or to enter into the aforesaid Permit for the particular benefit of Robertson Margate LLC and the property served by the storm drain and it is necessary for the public health, safety and welfare that said storm drain be maintained and such maintenance be without cost or expense to the Plymouth Charter Township; and,

WHEREAS, Robertson Margate LLC has willingly and freely affirmed the desire and intent to execute and record instruments for the purpose of insuring that the Plymouth Charter Township will be held harmless from all costs and expenses in any way pertaining to the Plymouth Charter Township assuming the aforescribed maintenance and jurisdiction or to the aforesaid Permit being executed by the Plymouth Charter Township;

NOW, THEREFORE, BE IT RESOLVED that the Plymouth Charter Township shall assume jurisdiction and maintenance of the storm drain servicing the premises within the Margate Single Family Condominium Subdivision, Plymouth, Michigan 48170 and owned by Robertson Margate LLC

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute Permit No. M-52802 of the Wayne County Department of Public Services in behalf of the Plymouth Charter Township; and,

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute the Storm Drain Agreement on behalf of the Plymouth Charter Township together with Robertson Margate LLC in the form and substance of the instrument presented to this Board.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz___ Vorva___ Buckley___ Curmi___ Monaghan___ Stewart___

STORM WATER DRAINAGE SYSTEM AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the Charter Township of Plymouth, a Michigan municipal corporation, with principal offices located at 9955 N. Haggerty Road, Plymouth, MI 48170 ("Township") and Robertson Margate, LLC, a Michigan limited liability company, with principal offices located at 6905 Telegraph Road, Suite 200 Bloomfield Hills, MI 48301, ("Proprietor").

RECITATIONS:

- A. Proprietor is developing certain property located in Plymouth Township, Wayne County, Michigan as Margate – Single Family Condominium ("Development") as more particularly described in Exhibit A attached hereto.
- B. As part of the Development, Proprietor is required to construct a storm drainage system ("System") to provide adequate drainage of storm water for the Development. The storm water drainage system is depicted on the map attached hereto as Exhibit A.
- C. The Township and/or Wayne County Department of Public Services or the Michigan Department of Transportation has issued a permit ("Permit") to Proprietor authorizing the construction, operation and maintenance of the storm drainage system, which is located within the Wayne County Department of Public Services and/or the Michigan State Highway Department's right-of-way and/or drain, on or adjacent to the Development as described in the Permit attached as Exhibit C attached hereto and incorporated herein by reference, so long as the Township assumes jurisdiction for the operation and maintenance of the storm drainage system referred to in the Permit.
- D. The Permit issued Wayne County Department of Public Services will benefit the Proprietor and the proposed Development.
- E. The Township desires to transfer, and Proprietor agrees to assume, certain responsibilities of the Township required under the Permit, and Proprietor hereby confirms its

agreement to the terms and conditions and acceptance of such transfer of responsibility to it under this Agreement.

F. As used herein, "Proprietor" includes all of Proprietor's successors and assigns, including all current and future owners and occupiers of property within the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Township and the Proprietor agree as follows:

1. All of the foregoing Recitals are true and correct and are incorporated herein as part of the Agreement for all purposes.
2. Proprietor shall prepare and submit to the Township for review and approval by the Township, in its sole discretion, all construction and as-built plans and specifications for the storm water drainage system as the Township may require.
3. Proprietor shall construct the storm water drainage system as part of the Development in accordance with the plans and specifications approved the Wayne County Department of Public Services.
4. Proprietor agrees that it will maintain in good working condition, and to perpetually preserve and repair at its own expense, the storm water drainage system described in the Permit as Exhibit C attached hereto and incorporated herein by reference.
5. The Township shall have the right, but not the duty, to enter the property comprising the Development for the purpose of inspecting the storm water drainage system for compliance to the Permit, and to ensure the system stays in good working order.
6. If Proprietor fails to preserve and/or maintain the storm water drainage system in reasonable order and condition, the Township may serve written notice upon Proprietor setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable period, and time, date, and place for a hearing before the Township Board for the purpose of allowing them an opportunity to be heard as to why the Township should not proceed with the correction of the deficiency or obligation, which has not been undertaken or properly fulfilled. At any such time for hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the Township Board shall determine that the obligation has not been fulfilled or failure correction within the time specified in the notice, as determined by the Township in its sole and reasonable discretion, the Township thereupon shall have the power and authority, but not the obligation, to enter upon the property or cause its agents or contractors to enter the Development and perform such obligation or take such corrective measures as reasonably found by the Township to be appropriate or necessary with respect to the storm water drainage system. The cost of making and financing such improvements by the Township, including notices by the Township and reasonable legal fees incurred by the Township, plus an administrative fee of 20% of the total of all such costs and expenses incurred, shall be paid by Proprietor within thirty (30)

days of billing to it. All unpaid amount may be placed on the delinquent tax roll of the Township as to the property within the Development, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the Township, such costs and expenses may be collected by suit initiated against Proprietor, and in such event, Proprietor shall pay all court costs and reasonable attorney fees incurred by the Township in connection with such suit.

7. In the event that Township, in its sole discretion, determines that the condition of the storm water drainage system has deteriorated to the point that, or the deficiency in the operation and/or maintenance by Proprietor is such that there is a danger to the public health, safety and welfare or there is a substantial potential for damage to any property and/or road improvements, the Township's obligation to provide written notice to Proprietor shall be deemed waived, and the Township or its authorized agent may enter the Development to immediately begin emergency maintenance and/or repair work. If it is found necessary to adjust or relocate all or any portion of the storm water drainage system within the road right-of-way, the Township shall, upon advance notice to Proprietor, cause such adjustment or relocation to occur. Prior to any work being performed in the road right-of-way, a permit shall be secured from the Wayne County Office of Public Services or Michigan Department of Transportation, as applicable. The cost for all such work shall be billed to Proprietor under the same procedure set forth in paragraph 6 above.

8. Notwithstanding Proprietor's assumption of the responsibilities and the acceptance of liabilities stated herein, the Township shall retain jurisdiction over the storm drainage system and its rights and remedies under the Permit or any applicable statute, ordinance, rule or regulation are hereby preserved. Without limitation of the foregoing, Proprietor, at its sole cost and expense, shall perform maintenance of the storm water facilities described in the Township's Storm Water Management and Long-Term Maintenance Plan as Exhibit B attached hereto and incorporated herein by reference.

9. Proprietor shall defend, indemnify and hold the Township harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever ("Claims"), fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit C hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the Township in connection with such Claims or the enforcement of this Agreement.

10. Proprietor shall comply with the Elliott-Larsen Civil Rights Act, Public Act 453 of 1976, MCL 37.2101 *et seq.*

11. This Agreement shall be recorded at Proprietor's expense with the Wayne County Register of Deeds.

12. The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees; and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in this Agreement. This Agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns, and transferees.

13. This Agreement shall be interpreted in accordance with the laws of the State of Michigan.

14. Invalidation of any of the provisions of this Agreement by Judgment or Court order shall in no way effect the validity of any other provision(s), which shall remain in full force and effect.

15. The Township's failure to exercise a right or remedy will not operate as a waiver of any of the Township's rights or remedies under this Agreement.

16. This Agreement may only be amended, modified, or supplemented by an agreement in writing approved by the respective Boards and signed by an authorized representative of each party.

17. This Agreement is for the sole benefit of the parties and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, is intended to or shall confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

18. All matters arising out of or relating to this Agreement, are governed by, and construed in accordance with, the laws of the state of Michigan. Each party agrees that it will not bring any action, litigation, or proceeding against any other party in any way arising from or relating to this Agreement in any forum other than the courts of the state of Michigan sitting in Wayne and any applicable Michigan appellate court. Each party submits to the exclusive jurisdiction of those courts and agrees to bring any such action, litigation, or proceeding only in those courts.

19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

20. No provision of this agreement shall be construed against or interpreted to the disadvantage of one party against the other party by any court, or governmental authority, by reason of any determination or assertion that one party was chiefly or primarily responsible for having drafted, dictated or structured such provision.

21. Proprietor warrants that is a limited liability company, organized, validly existing, and in good standing under the laws of the state of Michigan.

22. Proprietor warrants that is qualified to do business and is in good standing in every jurisdiction in which that qualification is required for purposes of this Agreement, and that it has obtained and maintained in good standing any licenses required under Michigan law.

23. Proprietor warrants that it has the full right, power, and authority to enter into this Agreement and to perform its obligations under it.

24. Nothing herein shall be construed as a waiver of governmental immunity by the Township.

[The remainder of this page is intentionally blank, signature pages to follow.]

IN WITNESS WHEREOF, Proprietor and Township have executed this Agreement on the day and year first above written.

Robertson Margate, LLC

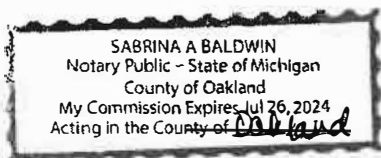
James V. Clarke
Its: Member

STATE OF MICHIGAN)

) SS

COUNTY OF WAYNE)

Acknowledged by James V. Clarke before me on the 3 day of June, 2021.



Sabrina A. Baldwin
[Signature of Notary]

Sabrina A. Baldwin
[Printed name of Notary]

Notary Public, Oakland
County, Michigan

My commission expires: July 26, 2024

Charter Township of Plymouth

Kurt L. Heise
Supervisor

STATE OF MICHIGAN)

) SS

COUNTY OF WAYNE)

Acknowledged by _____ before me on the ____ day of _____, 20____.

[Printed name]

Notary Public, _____
County, Michigan

My commission expires: _____

INSTRUMENT DRAFTED BY:
Kevin L. Bennett (P42972)
217 Ann Arbor Road West
Suite 302
Plymouth, MI 48170

WHEN RECORDED RETURN TO:
Charter Township of Plymouth
Attn: Clerk
9955 N. Haggerty Road
Plymouth, MI 48170

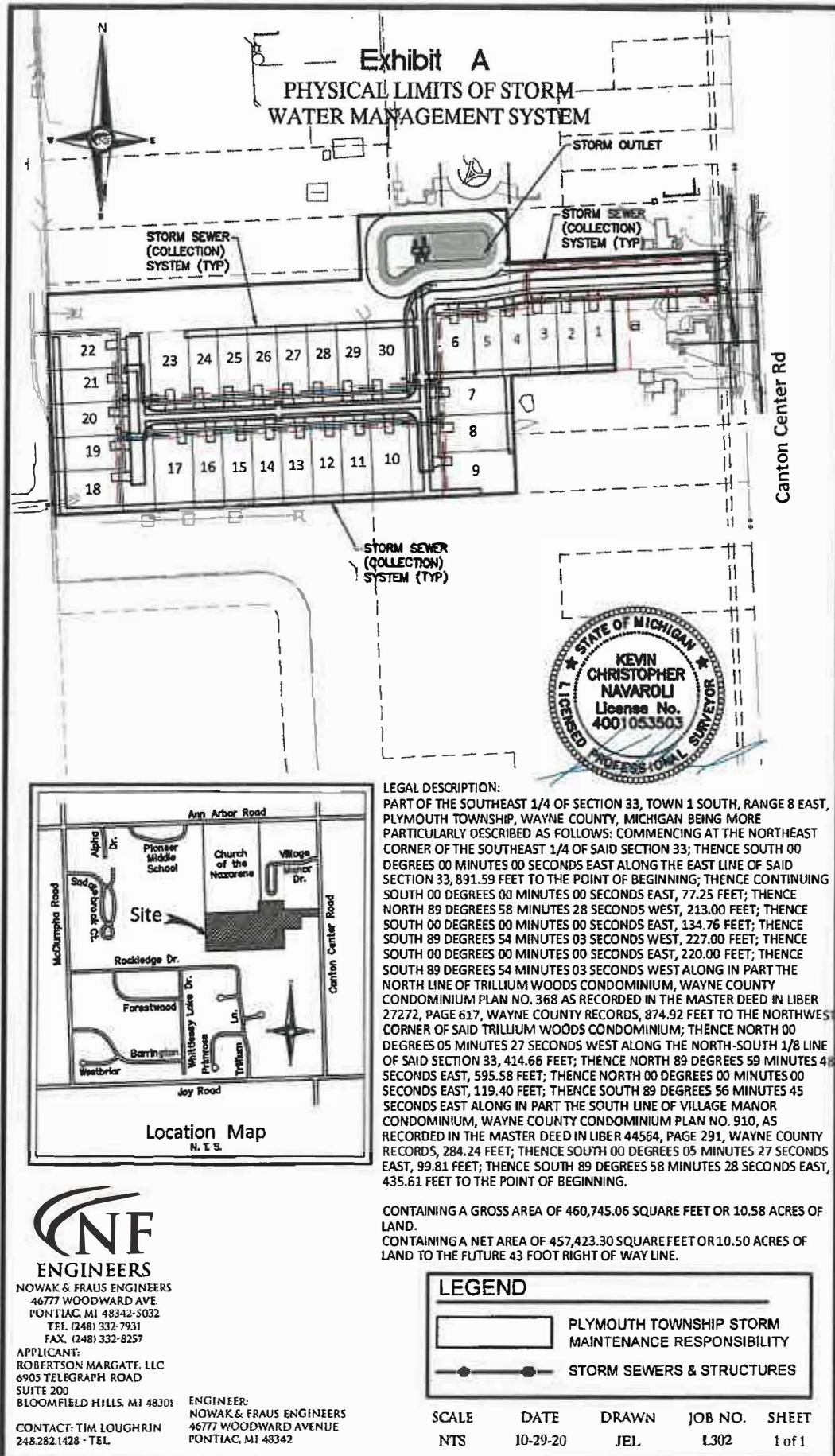


EXHIBIT "B" - STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Wayne County DPS Permit No.: M –
Wayne County DPS Plan review No.: R20-657

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit A to the permit and includes without limitation the storm sewers, catch basins, manholes, inlets, manufactured treatment system, underground detention system, flow restrictor structure and outlet pipe that conveys flow from the underground detention system to an existing storm manhole within the site. For the purposes of this plan, this SWMS and all of its components as shown in Exhibit A is referred to as "Robertson Margate, LLC".

B. Time Frame for Long-Term Maintenance Responsibility

Robertson Margate, LLC is responsible for maintaining the Margate including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program until Wayne County releases the construction permit. Long-term maintenance responsibility for the Robertson Margate, LLC SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.


C. Manner of Insuring Maintenance Responsibility

The Township of Plymouth has assumed responsibility for long-term maintenance of Margate. The resolution, by which The Township of Plymouth has assumed maintenance responsibility is attached to the permit as Exhibit C. Robertson Margate, LLC through a maintenance agreement with the Township of Plymouth, has agreed to perform the maintenance activities required by this plan. The Township of Plymouth retains the right to enter the property and perform the necessary maintenance of the Margate, LLC if Robertson Margate, LLC fails to perform the required maintenance activities.

To ensure that the Margate is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the Township of Plymouth and the property owner will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

TABLE 1 STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE						
	SYSTEM COMPONENTS	Storm Collection System (Sewers, Swales, Catch Basins, Manholes)	Manufactured Treatment System	Detention Basin	Flow Restrictor Structure & Outlet Pipe	Pavement Areas
						FREQUENCY
Monitoring/Inspection						
Inspect for Sediment Accumulation/Clogging	X	X	X	X	X	Annually
Inspect For Floatables, Dead Vegetation & Debris	X	X	X	X	X	Annually & After Major Events
Inspect For Erosion And Integrity of System	X				X	Annually & After Major Events
Inspect All Components During Wet weather & Compare to As-Built Plans	X	X	X	X	X	Annually
Ensure Maintenance Access Remain Open/Clear	X	X	X	X	X	Annually
Preventative Maintenance						
Remove Accumulated sediments	X	X	X	X	X	As Needed (See Note Below)
Remove Floatables, Dead Vegetation & Debris	X				X	As Needed
Sweeping of Paved Surfaces					X	As Needed
Remedial Actions						
Repair/Stabilize Areas of Erosion	X				X	As Needed
Replace Dead Plantings & Re-seed Bare Areas	X					As needed
Structural Repairs	X	X	X	X	X	As Needed
Make Adjustments/Repairs to Ensure Proper Functioning	X	X	X	X	X	As Needed
NOTE: Manufactured treatment system and underground detention system to be cleaned according to the manufacturer's recommendations; at a minimum, whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.						
PROJECT: Margate N. Canton Center Road Plymouth Twp., MI 48170	PROPERTY OWNER: Robertson Margate, LLC 6905 Telegraph Road Suite 200 Bloomfield Hills, MI 48301 Contact: Mr. Tim Loughrin (248) 282-1428			ENGINEER: Nowak & Fraus Engineers 46777 Woodward Avenue Pontiac, MI 48342-5032 Phone: (248) 332-7931 Fax: (248) 332-8257		DATE: 2 / 8 / 2021 SHEET 1 OF 1

PERMIT OFFICE 33809 MICHIGAN AVE WAYNE, MI 48184 PHONE (734) 595-6504 FAX (734) 595-6356
72 HOURS BEFORE ANY CONSTRUCTION, CALL FOR INSPECTION



WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES
PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

PERMIT No M-52802	
ISSUE DATE 1/24/2023	EXPIRES
REVIEW No. R 20-657	WORK ORDER

PROJECT NAME
MAINTENANCE PERMIT FOR MARGATE-SINGLE FAMILY CONDO

LOCATION
N. CANTON CENTER ROAD (B/W ANN ARBOR RD & JOY RD)

CITY/TWP
PLYMOUTH TWP

PERMIT HOLDER CHARTER TOWNSHIP OF PLYMOUTH 9955 N. HAGGERTY ROAD PLYMOUTH, MI 48170	CONTRACTOR
---	------------

CONTACT KURT HEISE	CONTACT <BLANK>
------------------------------	---------------------------------

DESCRIPTION OF PERMITTED ACTIVITY
(72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7181, www.misdig.org)

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

THE TOWNSHIP OF PLYMOUTH SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

THE TOWNSHIP OF PLYMOUTH SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

THE TOWNSHIP OF PLYMOUTH SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM, THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY Nowak & Fraus Engineers	REQUIRED ATTACHMENTS EXHIBIT A: MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM EXHIBIT B: LONG TERM MAINTENANCE PLAN EXHIBIT C: BINDING AGREEMENT (COMMUNITY RESOLUTION)
PLANS APPROVED BY Yako, A,	(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Statements filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit.

PERMIT HOLDER NAME PERMIT HOLDER / AUTHORIZED AGENT	DATE	WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES	PREPARED BY
VALIDATED BY PERMIT COORDINATOR		DATE	

D.2.f.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: David R Metzner, Right of Way/ 10' Foot Drainage Improvement Easement,
Resolution #2023-04-11-21

PRESENTER: Jeremy Schrot, PE, Township Engineer

BACKGROUND:

The Board is required to approve right of way and drainage improvement easements for all projects within the Charter Township of Plymouth.

Once approved by the Board, the documents are signed by the Township Clerk, the Township Attorney and the Township Engineer before recording them with Wayne County. Once recorded, the original easement remains on file in the Clerk's office.

ACTION REQUESTED:

Approve the easement.

PROPOSED MOTION: I move to adopt **Resolution #2023-04-11-21** authorizing the Township Clerk, Township Attorney and Township Engineer to sign the right of way and drainage improvement easement for David R Metzner and to authorize the recording of same.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE RIGHT OF WAY AND 10' FOOT WIDE
DRAINAGE EASEMENT
FOR 45500 ANN ARBOR TRAIL
78-036-99-0023-001**

RESOLUTION #2023-04-11-21

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, David R. Metzner, located at 45500 Ann Arbor Trail, Plymouth, Michigan had a 10' foot wide right of way drainage easement created which was necessary for the drainage improvements on the property, and,

WHEREAS, said right of way and drainage easement is a public easement and requires access by the Charter Township of Plymouth for routine maintenance and/or repairs to the drainage area;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-21** authorizing the easement for the right of way and drainage located on the property at 78-036-99-0023-001, commonly known as: 45500 Ann Arbor Trail, Plymouth, Michigan and grants approval for the Township Clerk, Township Attorney, and Township Engineer to sign and file the appropriate paperwork with Wayne County.

Moved by: _____ Seconded by: _____

ROLL CALL:

Heise___ Doroshewitz___ Vorva___ Buckley___ Curmi___ Monaghan___ Stewart___

DRAINAGE IMPROVEMENT EASEMENT

David R. Metzner

(print or type name of person(s) or organization granting easement)

having an address of 45500 Ann Arbor Trail Plymouth Michigan 48170 hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Charter Township of Plymouth, a Michigan municipal corporation, 9955 N. Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", an easement and right-of-way for the purpose of installation, inspection, maintenance, repair, operation and removal of municipally owned drainage improvements and appurtenant structures in, upon and across the property owned by GRANTOR, situated in the Charter Township of Plymouth, Wayne County, Michigan and more particularly described as:

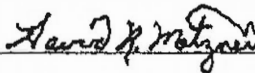
See Exhibit "A" Attached

The GRANTEE, its employees, agents or independent contractors, shall have full right upon said property and ingress and egress thereto for the purpose of constructing, installing, maintaining, repairing, altering or removing the aforementioned drainage improvements. Further, for the purpose of storing or removing machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and across adjoining lands of GRANTOR. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the property or deposited on the property in a manner satisfactory to GRANTOR. Upon completion of installation, construction, maintenance, repairs, alteration or removal of said sidewalk, the premises shall be left as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed.

The granting of the easement as stated herein shall vest in the GRANTEE and the general public authority to use said drain stormwater into drainage improvements. The grant of this easement shall run with the land and be binding upon the heirs, successors and assigns of the GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned drainage improvements in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S rules, regulations and ordinances.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on _____, 20____.

GRANTOR:



David R. Metzner
(print or type name)

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ of _____, 20____, by

Notary _____ County, Michigan
My commission expires: _____

This instrument drafted by:
Jerry Vorva, Township Clerk
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

After recording return to:
Jerry Vorva, Township Clerk
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

This instrument is exempt from the Michigan Transfer Tax pursuant to MCL 207.505(a) and MCL 207.526(a).

This instrument approved as to form and substance by the Attorney for the Charter Township of Plymouth, on _____
20_____.

Kevin L. Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Charter Township of Plymouth, on _____
20_____.

Jeremy Schrot, Township Engineer

This instrument accepted by the Board of Trustees of the Charter Township of Plymouth at its meeting of _____
20_____, and directed to be recorded.

Jerry Vorva, Plymouth Township Clerk

**FURNISHED LEGAL DESCRIPTION
PER PLYMOUTH TOWNSHIP EQUALIZATION
TAX PARCEL NO. 78-036-99-0023-001**

LAND LOCATED IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 28,
TOWNSHIP 01 SOUTH, RANGE 08 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY,
MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ANN ARBOR TRAIL WHICH IS
DISTANT S01°53'27"E 961.52 FEET AND S64°34'05"W 223.76 FEET FROM THE EAST 1/4
CORNER OF SAID SECTION 28; THENCE S64°34'05"W 221.66 FEET; THENCE
N01°56'59"W 301.05 FEET; THENCE N64°34'05"E 221.92 FEET; THENCE S01°54'25"E
301.14 FEET TO THE POINT OF BEGINNING. CONTAINING 1.41 ACRES. SUBJECT TO
EASEMENTS OF RECORD OR OTHERWISE.

PROPOSED PERMANENT EASEMENT

A TEN (10) FOOT WIDE EASEMENT FOR DRAINAGE IMPROVEMENTS TO INSTALL A
PEDESTRIAN PATHWAY BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHERLY
TEN (10) FEET OF THE PARCEL DESCRIBED ABOVE.
EASEMENT CONTAINS 0.0509 ACRES OR 2,217 SQUARE FEET OF LAND.

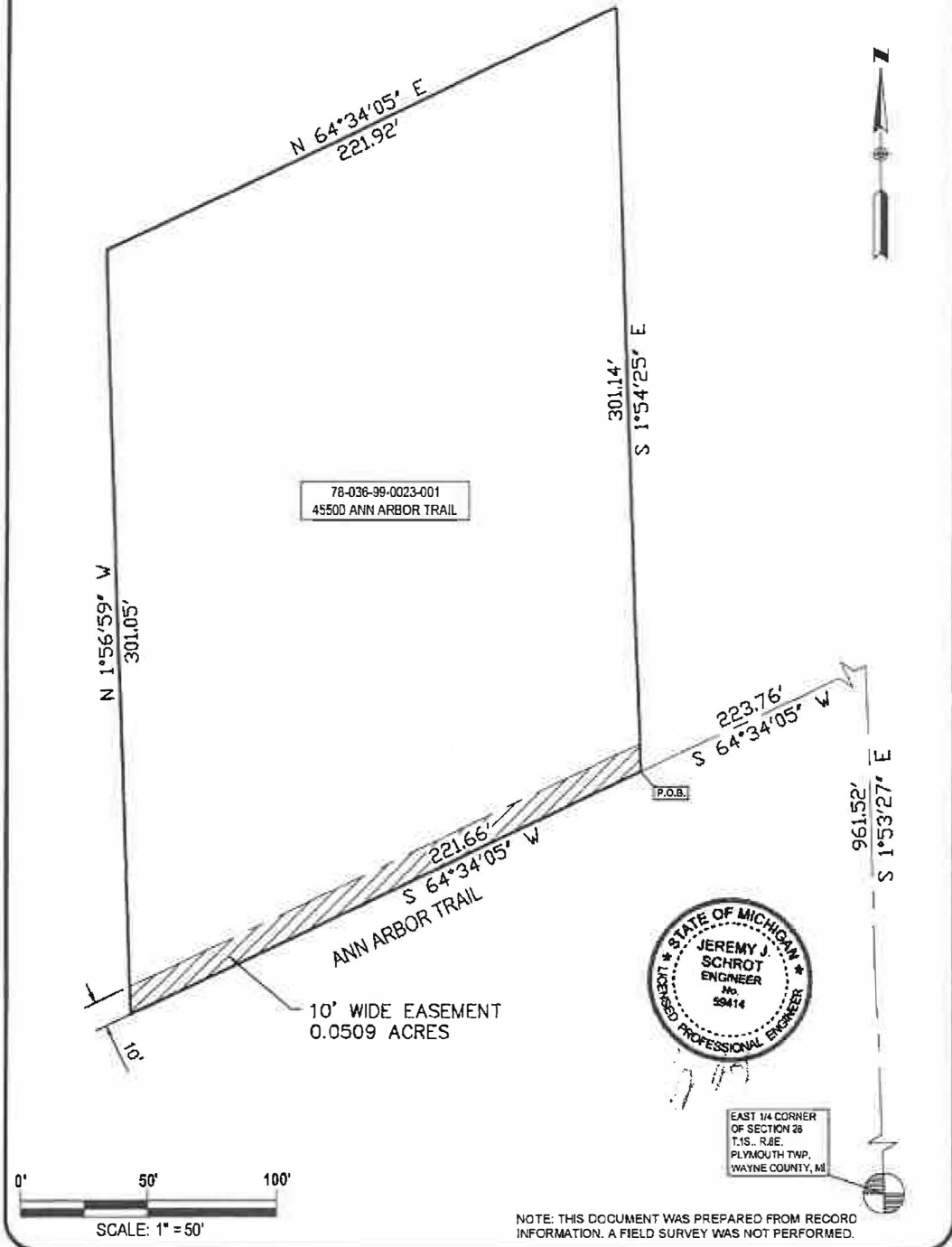


SPALDING DeDECKER
Engineers| Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: A. CHLUDZINSKI	DATE: 06-21-22
CHECKED: P. STRUNK	DATE: 07-06-22
MANAGER: P. STRUNK	SCALE: NTS
JOB No. PL22-001	SHEET: 1 OF 2
SECTION 28 TOWN 01 SOUTH RANGE 08 EAST	
PLYMOUTH TOWNSHIP WAYNE COUNTY, MI	

EXHIBIT A



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: A. CHLUDZINSKI	DATE: 06-21-22
CHECKED: P. STRUNK	DATE: 07-06-22
MANAGER: P. STRUNK	SCALE: 1" = 50'
JOB No. PL22-001	SHEET: 2 OF 2
SECTION 28 TOWN 01 SOUTH RANGE 08 EAST	
PLYMOUTH TOWNSHIP WAYNE COUNTY, MI	

D.2.g



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: 04-11-2023

ITEM: Police Department Carpet, Painting and Counter Top Project.
Resolution #2023-04-11-22

PRESENTER: Assistant Chief Daniel Kudra

BACKGROUND:

The Police Department is seeking board approval to perform renovations to approximately half of the police station. The renovations will include the purchase and installation of new carpet in the Patrol Division end of the building, as well as new paint in those areas and in the men's and women's locker rooms. Additionally, the Police Department is seeking board approval to install new countertops and employee mailboxes in these areas. We are planning to pay for these projects with State Drug Law Enforcement Fund from account 265-311-930.000. The total cost for these projects is currently projected to be \$28,740.67.

ACTION REQUESTED:

Approve the enclosed resolution authorizing the Police Department to purchase and install new carpet in the Patrol Division and Patrol Sergeants' and Lieutenant's offices, repaint those areas and the men's and women's locker rooms, and install new countertops and employee mailboxes in these areas for a total cost not to exceed \$39,000.00 from the State Drug Law Enforcement Fund.

RECOMMENDATION:

Approve

PROPOSED MOTION: I move to approve Resolution #2023-04-11-22 authorizing the Plymouth Township Police Department to purchase and install new carpet in the Patrol Division and Patrol Sergeants' and Lieutenant's offices, repaint those areas and the men's and women's locker rooms, and install new countertops and employee mailboxes in these areas for a total cost not to exceed \$39,000.00 from the State Drug Law Enforcement Fund Land & Building Repairs account and to authorize the Finance Director to appropriate fund balance in the amount of \$39,000.00 to the State Drug Law Enforcement Fund to pay for the projects.

Moved By _____ Seconded By _____

ROLL CALL:

____ Vorva, ____ Stewart, ____ Monaghan, ____ Buckley, ____ Heise, ____ Curmi,
____ Doroshewitz

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO AUTHORIZE THE POLICE DEPARTMENT UTILIZE STATE
FORFEITURE FUNDS TO PAY FOR FORENSIC SKELETAL DNA EXTRACTION,
ANALYSIS AND RECORDS RESEARCH**

RESOLUTION #2023-04-11-22

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, The Charter Township of Plymouth Police Department has requested approval to purchase and install new carpet in the patrol area and patrol sergeants' and Lieutenant's offices, repaint those areas along with the men's and women's locker rooms, and install new employee mailboxes and countertops in these areas as specified in the attached quotes;

WHEREAS, The Charter Township of Plymouth Police has requested approval for these projects to be paid from the State Drug Law Enforcement Fund Land & Building Repairs account 265-311-930.000 not to exceed \$39,000;

WHEREAS, the Board is satisfied in this proposed budget amendment to appropriate fund balance to the State Drug Law Enforcement Fund in the total amount of \$39,000;

WHEREAS, total cost for these projects, as stated in the attached quotes is \$28,740.67;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-22** authorizing the Plymouth Township Police Department to purchase and install new carpet in the patrol area and Patrol Sergeants' and Lieutenant's offices, repaint those areas and the men's and women's locker rooms and have new employee mailboxes and countertops installed in these areas as specified from the State Drug Law Enforcement Fund by authorizing the Finance Director to appropriate \$39,000 of fund balance to make the above budget amendment to the FY2023 State Drug Law Enforcement Fund.

Moved by: _____

Seconded by: _____

ROLL CALL:

___Vorva, ___Buckley, ___Curmi, ___Monaghan, ___Doroshewitz, ___Heise, ___Stewart

Adopted: Regular Meeting of the Board of Trustees on April 11, 2023

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)

)

COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2023-04-11-22



Plymouth Township Police Department

2023 Budget Request



Department: Police Department		Special Projects: <ul style="list-style-type: none"> - Carpet for patrol area and west offices of Police Department - Paint for patrol area, locker rooms and west offices of Police Department - New mailboxes and countertops in patrol area of Police Department
Quantity: N/A	Useful Life: 12-15 years	Cost: Carpet: \$9,949.00 Paint: \$11,500.00 Counters: \$7,291.67 Total: \$28,740.67

Check One: Equipment

Project X

Description and Function of Expense:

The Police Department would like to install new carpet in the patrol area and the patrol sergeants' and lieutenant's offices of the Police Department. We are also looking to repaint in the above-mentioned areas, as well as the men's and women's locker rooms of the Police Department. Additionally, we would like to replace three (3) laminate countertops and our employee mailboxes. Finally, we will be removing the forms boxes that are mounted on the wall above our three report writing stations and installing recessed lighting to enhance the usability of this space.

The carpet that I am recommending (specified in the low bid) is from Shaw Floors "5th and Main" product line. This flooring is engineered for performance and durability in both high and light traffic environments and represents the highest standard in responsible design. The 5th and Main Natural State Collection carpeting consists of 24"x24" tiles featuring Solution Q Nylon. Styles in this collection combine a classic, timeless visual with the innovation of StrataWorx carpet tile backing. These tiles are ideal for heavy traffic, from corporate environments to boutique retail settings, backed by a 10-year commercial warranty.

The paint that I am recommending (specified in the low bid) is from Sherwin Williams. The ProMar 200 series is a professional line of paint that has zero VOCs and is available in six (6) sheens and every color. This product delivers maximum productivity with exceptional durability and touch up. Additionally, this product contains anti-microbial agents that inhibit the growth of mold and mildew on the paint surface and is certified for low chemical emissions.

Why is this new item needed? Why does the Township need to provide this service?

New carpet and paint for the Police Department is needed because what we currently have is original to the building. This means that our current carpet and paint dates to approximately 2007. The carpet is worn and stained in several areas, with several squares showing signs of peeling up. The paint is old and showing scuff marks as well as general wear and tear.

The countertops and employee mailboxes are also original to the building. This means that they are 16 years old. Our current laminate countertops are showing general wear and tear and the laminate is chipped and peeling in certain areas. At the report writing stations, the laminate is currently held down with duct tape, as it is separating

from counter top. The current counter tops and mailboxes are also beige in color, which does not go very well with the new color scheme that we have chosen (Blue carpet & gray paint).

The forms boxes that are mounted above our report writing stations are original to the building. Since moving into the building in 2007, we have digitized most of our forms. As such, we now store the majority of our forms electronically and no longer need these boxes to store paper copies. Once the old boxes are removed, we plan to install three recessed lights (one above each report writing station).

How will any current services be affected or changed if approved? What will happen if this item is Not approved?

Authorizing this project will allow the Police Department to update the patrol end of the building and locker rooms to match the remodel that we did in the dispatch center a few years ago and the records and administrative end of the building last year. This will allow us to update the look of these areas of the building, which currently date back to 2007. If not authorized, we will continue to operate in the facilities that we have.

How do you anticipate providing this service?

If authorized, I will reach out to the Friends Fine Floor Coverings and have them order the carpet. Once their supplier can provide an estimated delivery date for our carpet, I will coordinate with the CertaPro Painters of Plymouth and schedule the project so that both companies can be onsite working simultaneously. I will also reach out to EW Kitchens and request that they start building the new mailboxes and countertops.

Note:

In preparing to present this project to the board I had three (3) different flooring contractors come out and look at the project. I was able to obtain quotes from two (2) of these contractors. Mastercraft Flooring came out and measured the station, but later advised that they were not interested in the project. Friends Fine Floor Coverings was the second lowest bidder. This company installed our new carpet last year and did a great job. Their employees also moved all the furniture so that new carpet tiles could be laid down and the walls could be painted, and then moved the furniture back upon completion of the work. Their workers had a good working relationship with the painters. If approved, I will be selecting Friends Fine Floor Covering of Belleville to do the work. The quotes were as follows:

- SCI Flooring: \$9,739.75
- **Friends Fine Floor Coverings: \$9,949.00**
- Mastercraft Flooring: *** Declined to bid on the project ***

In preparing to present this project to the board I had four (4) different paint contractors come out and look at the project. I obtained quotes from three (3) of these contractors. CertaPro Painters of Plymouth was the second lowest bidder. This company did the painting for us last year and did a great job. They also worked well with the carpet crew. Additionally, they are a local company (located in Plymouth Township on General Drive). If approved, I will be selecting CertaPro Painters of Plymouth to do the work. The quotes were as follows:

- Ray Monczka Painting: \$11,250.00
- **CertaPro Painters of Plymouth: \$11,500.00**
- Fishta Painting LLC: \$18,500.00
- Michigan Pure Painting: *** Did not submit a quote ***

In preparing to present this project to the board I was only able to locate one contractor who would come out and look at replacing the mailboxes and counter tops. The company that came out and bid on the project was EW Kitchens. The quote they provided is as follows:

- **EW Kitchens: \$7291.67**

What will be the operating budget impact? (personnel, supplies, other charges):

The Police Department intends to utilize State Forfeiture funds to pay for this project. I will be requesting that some extra funds be set aside, as we intend to remove the forms storage boxes back in the report writing area. These boxes are original to the building and are no longer needed as most of our forms have now been digitized. We will likely need to do some drywall repair behind these boxes, and I would like to install three recessed lights in this area to enhance the usability of our report writing stations. The quotes received from the painter, the flooring company and the countertop installer total \$28,740.67. We originally budgeted \$44,000 to complete this project. I am respectfully requesting that the board approve this project, with expenditures not to exceed \$39,000. While I do not anticipate to overall cost being that high, this would allow us a cushion should there be unexpectedly high drywall repair costs, electrician charges and/or unanticipated labor and preparation fees associated with the project. Once this project is completed, there will be no impact on the operating budget moving forward.

Assistant Chief Daniel Kudra

03/22/2023

Quote #1 - Floor

Please Deliver This Proposal to:

Daniel Kudra

SCI Floor Covering, Inc.

30610 Ecorse Rd
Romulus, Michigan 48174
248-359-3500 (office)
248-359-3722 (fax)

Submitted to: **Plymouth Police Department**

Job Name: **Area A**

Phone: _____

Fax: _____

Sent by: _____

Jake Larson

Proposal Date: _____

1/24/2023

TO PROVIDE AND INSTALL:

Quantity	Units	Flooring	Mfr	Style	Color	Unit Price	Total
249.00	Sq Yd	Carpet Tile	Shaw	Native	Innate	\$ 19.00	\$ 4,731.00
3.00	Each	Adhesive	Shaw	5000	0	\$ 100.00	\$ 300.00
600.00	Lin Ft	Cove Base	Johnsonite	4" Cove Base	TBD	\$ 1.25	\$ 750.00
36.00	Lin Ft	Reducers	Roppe	Reducers	TBD	\$ 1.25	\$ 45.00
						Total Materials	\$ 5,826.00
						Total Labor	\$ 3,913.75
						Proposal Total	\$ 9,739.75

Notes:

All work to be performed during normal business hours

Quote is tax exempt

TERMS AND CONDITIONS:

PAYMENT TERMS: 30 days, net

Purchaser shall maintain minimum of 68 degrees heat three days before installation and ten days after installation, otherwise SCI Floor Covering, Inc. cannot be responsible for proper installations during Fall and Winter weather conditions. Special floor preparation, if required, will be at an additional cost of \$50.00 per man hour, plus materials used. Carpet is in 12 foot widths and will be installed in a professional manner, but in many cases shall require seams. In many types of carpet, seams will be slightly visible. Prices shall remain firm for thirty (30) days. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard industry practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. SCI Floor Covering, Inc is authorized to do the work as specified. Payment will be made as outlined above. **NO VERBAL AGREEMENTS BEYOND THIS PROPOSAL WILL BE HONORED.**

SCI Floor Covering Inc:

Plymouth Police Department

By: Jake Larson
Print Name

By: _____
Print Name

RE: Carpet Project Quote for the Plymouth Township Police Department

Andrew Renfrew <arenfrew@mcfloors.net>

Thu 3/16/2023 12:00 PM

To: Daniel Kudra <dkudra@plymouthtwppd.org>

EXTERNAL EMAIL

Good afternoon, Asst. Chief Kudra,

Thank you for the consideration on this project but unfortunately, we will not be submitting a proposal. I hope to work with you on future projects.

Andy Renfrew Project Manager



15001 Fogg Street I Plymouth, MI 48170

C: 248.361.3861 I O: 313.387.7000 ext. 116

www.mcfloors.net

From: Daniel Kudra <dkudra@plymouthtwppd.org>

Sent: Wednesday, March 15, 2023 2:52 PM

To: Andrew Renfrew <arenfrew@mcfloors.net>

Cc: Knittel, James <JamesKnittel@plymouthtwppd.mail.onmicrosoft.com>

Subject: Carpet Project Quote for the Plymouth Township Police Department

Andrew,

Any luck on putting together that carpet quote for the Plymouth Township Police Department. I am scheduled to go before my Township Board on 04-11-2023. If I don't hear back from Mastercraft pretty soon, I will be moving forward without letting you guys throw your hat in the ring.



Daniel J. Kudra • Assistant Chief of Police

Plymouth Twp. Police Department • 9955 N. Haggerty Rd. Plymouth Twp. MI 48170

OFFICE: 734-354-3241 • NON-EMERGENCY: 734-354-3250 • FAX: 734-453-4107

dkudra@plymouthtwppd.org • www.plymouthtwp.org

Follow us on Facebook: <https://www.facebook.com/plymouthtwp/>

INTEGRITY • PROFESSIONALISM • COMMUNITY SERVICE



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Quote 1- Painting

SCOPE OF WORK

Name of Company: Ray Monczka Painting 24120 Lyons Rd Grosse Ile
Project Name: Plymouth Police Dept Daniel Kudra 9955 Haggerty Rd Plymouth
Project Manager: Jerry Hines
Prepared by: Jerry Hines
Date: 01/29/2023

The Scope of Work is the official description of the work that is to be completed during the contract. **The Scope of Work must be consistent with the project timeline.**

PROJECT BACKGROUND AND DESCRIPTION STATEMENT

Paint Second phase of Police Department
Areas to be painted include
9 doors
1 Window
4 Frames
Hallway (walls only)
4 Offices (walls only)
Briefing room (walls only)
Security locker area (walls only)
Mens locker room (walls only)
Womens locker room (walls only)
Briefing room (walls only)
Vestibule (walls only)

TASK LIST

Each task has been assigned a number for reference throughout the rest of this document and during the commission of the project.

Task No.	Task	Equipment & Services Needed	Equipment Delivery Date	Reporting Head
1				

PROBLEM STATEMENT

N/A

Estimated Budget Cost of Project		
Type	Description	Cost
Internal Labor	Cover all areas as necessary Apply 2 coats of Sherwin Williams Super Paint to all areas being painted (semi gloss for doors and frames)	\$11,250.00
External Labor		\$0.00
Materials	Price includes ALL material needed to complete job All work guaranteed for one year 20% Deposit required upon signing with remaining balance due upon completion	\$11,250.00

Services		\$0.00
Miscellaneous		\$0.00
Total:		\$11,250.00

By signing below, I verify that I am a representative of the below identified entity and that I have the authority to bind such entity.

Project Approval & Signatures			
Project Name:	Plymouth Police Dept Daniel Kudra 9955 Haggerty Rd Plymouth		
Project Manager:	Jerry Hines		
<i>The purpose of this document is to provide a vehicle for documenting the initial planning efforts for the project. It is used to reach a satisfactory level of mutual agreement among the Project Manager, Project Sponsors and Owners with respect to the objectives and scope of the project before significant resources are committed and expenses incurred.</i>			
I have reviewed the information contained in this Project Scope Statement and agree:			
Name	Title/Role	Signature	Date

Quote 2-painting



Fishta Painting, LLC

Spartak Ndoka
46265 Cavalier Dr, Macomb Michigan
48044
586 925-7677
FishtaLLC@gmail.com

INVOICE

INV326

DATE

Feb 10, 2023

DUE

On Receipt

BALANCE DUE

USD \$18,500.00

BILL TO

Plymouth police station

9955 N Haggerty Rd Plymouth, MI 48170 United States

DESCRIPTION	RATE	QTY	AMOUNT
Prep cover all the floors in the hallway, all offices, storages and locker rooms	\$18,500.00	1	\$18,500.00
Paint all door frames in hallway, offices, storages and locker rooms			
Paint doors previously painted in hallway, offices, storages, and locker rooms			
Prep all the walls with drywall in main area, hallway, offices, and locker rooms			
Sand down all the walls in hallway, offices, storages, and locker rooms before painting			
Paint walls in hallway, walls in the offices, storages and locker room			

TOTAL \$18,500.00

BALANCE DUE USD \$18,500.00



CertaPro Painters of
Plymouth
9357 General Drive Suite
#123
Plymouth, MI 48170

<http://certapro.com/franchise>
License: 2101207045
Contractor License: 2101207045
Full Worker's Compensation Coverage
Kennedy Nemier Insurance Agency - 734-454-
4058 - exp 3/31/2023

COMMERCIAL INTERIOR
Proposal #: Plym Police Dept Part 2
Job #: JOB-1355-9509
Date 03/10/2023



ask quality Sherwin Williams products, and more.

JOB SITE

Plymouth Township Police Department - Comm-Int - JOB-1355-9509

9955 Haggerty
Plymouth, MI 48170
7343543241
dkudra@plymouthtwppd.org

PREPARED BY

Jim Zandee
Franchise Owner
734-476-3072
jzandee@certapro.com



CLIENT

Plymouth Township Police Department

9955 Haggerty
Plymouth, MI 48170
7343543241
dkudra@plymouthtwppd.org

CLIENT CONTACTS

Dan Kudra
M: (734) 354-3241
E: dkudra@plymouthtwppd.org

PRICING:

Base Price:	\$11,500.00
Subtotal:	\$11,500.00
Total:	\$11,500.00
Balance	\$11,500.00

GENERAL SCOPE OF WORK

Officer Kudra asked us for a proposal on the second half of their interior painting. We painted the first half last year. We will again work with the carpet company, to paint after they have moved things, and then they will move things back.

SCOPE: most of this back area is block vs drywall - part of hall is drywall, and some offices - but most is cement block. Doing walls - as well as 6 doors and 15 frames. Vestibule, halls, offices, restrooms, locker rooms.

PAINTS: Sherwin Williams ProMar200 eggshell on walls; Superpaint Semigloss on doors/frames. COLORS: same as front half- confirm what goes where.

TIMING: working with carpet company and when ready.

We look forward to working with you again!

CLEAN UP

The crew will do a quick clean-up at the end of each day and a thorough clean-up at the end of the job. Please let them know the best sink to use and where they can store their equipment.

ADDENDUM - ALL PICTURES

3/10/23. 4:52 PM

Plym-Police-Dept-Part-2



3/10/23, 4:52 PM

Plym-Police-Dept-Part-2





NOTES

PAINT: The proposal price includes the paint and materials, unless specified otherwise. There may be an additional charge if the product specified is revised or upgraded.

COLORS: Customer must select colors prior to job start. The proposal includes one ceiling color, one trim color, and two wall colors, unless specified otherwise in the quote. We charge \$75 for each additional wall color beyond what was specified and \$75 for each accent wall if applicable. An accent wall is considered a second color in any room.

DESIGNER COLORS: Proposals are for standard colors. If an Emerald Designer color is chosen, then there will be an extra cost per Gallon for these specialized colors.

STANDARD PREP: We will repair minor drywall issues and fill in and sand minor cracks, holes, and nail pops so that flaws will not be obvious from 3 feet away at a 60-degree angle. Repairs cannot be made so that the substrate is flawless when viewing with a flashlight from inches away. If significant drywall repair is to be done, it will be specified in the proposal. *Note: certain drywall issues stem from problems relating to poor drywall installation, house settling or shifting, or moisture issues beyond our control. In these cases, even skilled repair and paint cannot result in "perfect," seamless results. If "perfection" is important to you, and you are willing to pay more for extensive, specialized drywall repair, please let us know prior to the job start.

MOVING DIFFICULT ITEMS: We expect that you will move all small and breakable items, take down pictures and wall hangings, and, if possible, move furniture towards the middle of the room before we arrive. We will take reasonable precautions and care when moving difficult items (such as window treatments, couches, beds, appliances) and you agree not to hold us responsible for any damage that may occur. We prefer not to move grandfather clocks, pianos, or mounted TVs and electronics.

ADDITIONAL NOTES

Payment: The proposal price is based on payment by check, cash, or an ACH online payment. We appreciate a deposit of \$4000, with balance upon completion.

SIGNATURES

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PAYMENT DETAILS

Payment is due: Scheduled payments (to be determined)

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of Plymouth**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse.
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.



PROJECT CONTRACT

To: 9955 Haggerty Rd
Plymouth, Mi. 48170
734-354-3241

Date: 2/13/2023
Project: Cabinetry
Prepared By: js
Revision #: 1
Sales Order #: S1096472

[illegible]

29750 Anthony Drive, Wixom, MI 48393 | O: (248) 669-1300 | F: (248) 669-4770

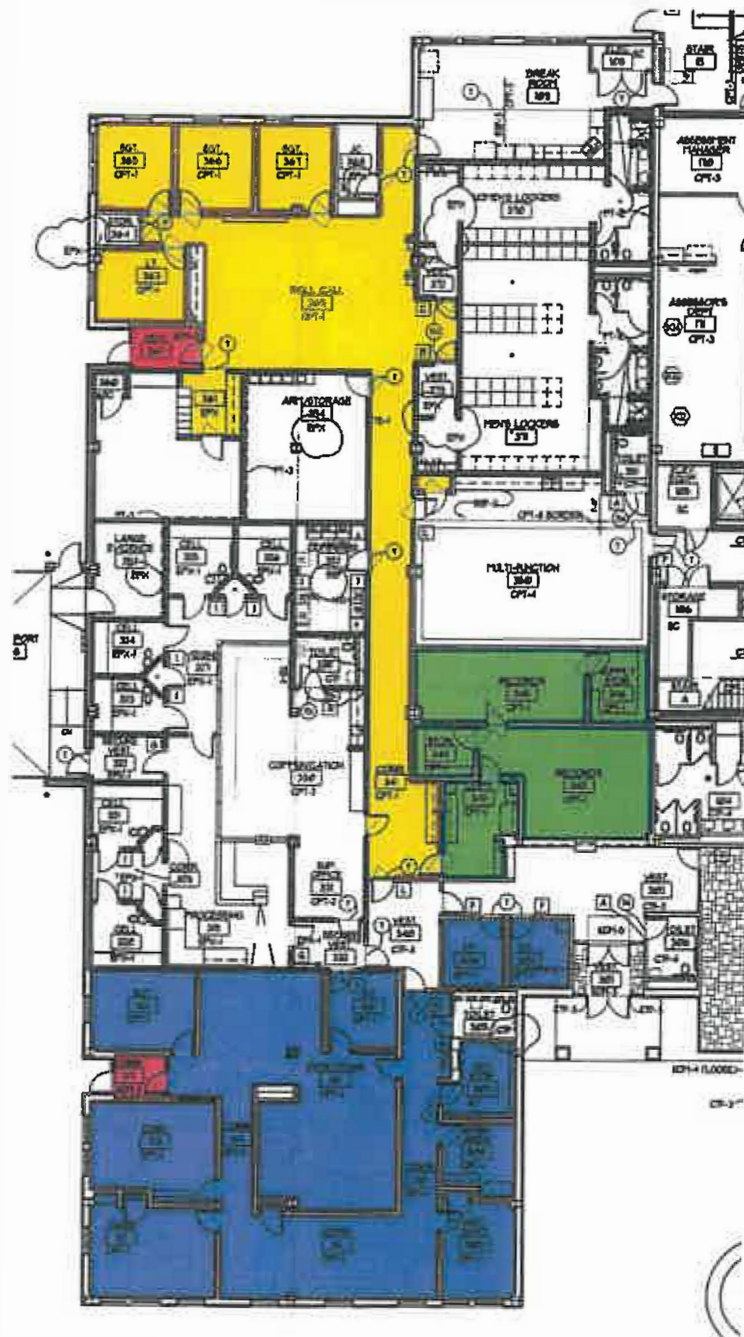
Shop-City of Plymouth Township Hall Police

07 September 2021 : Shop-City of Plymouth-Township Hall Police-9-7-2021
Plymouth Township, MI

Summary Report

- Area A- Interface Carpet Tile, Style: Ice Breaker, Color: Granite
- Area A- Johnsonite 4.5" Cove Base, Color: Storm Cloud
- Area B- Interface Carpet Tile, Style: Ice Breaker, Color: Granite
- Area B- Johnsonite 4.5" Cove Base, Color: Storm Cloud
- Area C- Interface Carpet Tile, Style: Ice Breaker, Color: Granite
- Area C- Johnsonite 4.5" Cove Base, Color: Storm Cloud
- Walk Off Carpet Tile
- Levelling Strip Reducer

Scale 1:320 (original drawing scale 1:128)



CHARTER TOWNSHIP OF PLYMOUTH
DEPARTMENT OF BUILDING & CODE ENFORCEMENT



MONTHLY REPORT

**March
2023**

New Commerical Building for 2023

Company Name	Property Address	Type of Work	Construction Value	Status	Month
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Total Construction Value

-

New Commercial Additions/Alterations for 2023

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Jubilant Radiopharma	44099 Plymouth Oaks Blvd 110	Tenant Finish	\$405,000	Issued	Jan
Consolidated Properties Ent.	46029 & 46043 Five Mile Rd.	Splitting into (2) White Boxes	18,000	Issued	Feb
Burroughs	41100 Plymouth Rd B1 130	Tenant Finish	22,000	Issued	Feb
Heritage Park Apartments	12811 Heritage	Wall Braces	14,234	Issued	Mar
Magna	46600 Port St.	Steel Mezzanine	16,977	Issued	Mar
Delta Electronics	47659 Halyard Dr.	Interior Demo	20,000	Issued	Mar
IICC	40600 Plymouth Rd.	Interior Demo	61,000	Issued	Mar
Waste Management	41100 Plymouth Rd. B1 170	Tenant Finish	1,180,000	Issued	Mar
Cygnat	9075 General Dr.	Fire Damage Repair	1,200,000	Issued	Mar

Total Construction Value

2,937,211

Grand Total Construction Value

2,937,211

Building Department 2023

<u>Classification</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>2023 Totals</u>
Total Building Permits	65	50	97										212
<u>Trade Permits</u>													
Electrical	43	25	38										106
Mechanical	64	47	45										156
Plumbing	24	13	18										55
Sewer & Water	8	4	7										19
Total Trade Permits	204	139	205	0	0	0	0	0	0	0	0	0	548
<u>Miscellaneous</u>													
Special Inspections	1	0	0										1
Temp Certificate of Occupancy	1	2	4										7
Re-Occupancy	3	1	2										6
Plan Review	13	10	23										46
ZBA	1	0	2										3
Re-inspection fees	2	4	4										10
Vacant Land Resigtration	0	0	0										0
Total Miscellaneous	21	17	35	0	0	0	0	0	0	0	0	0	73
<u>Application Fee's</u>													
Building	54	44	85										183
Electrical	48	33	47										128
Mechanical	66	45	46										157
Plumbing	31	13	18										62
Total Misc/License/Application	220	152	231	0	0	0	0	0	0	0	0	0	603
Grand Total	424	291	436	0	0	0	0	0	0	0	0	0	1151
<u>Staffing Levels</u>													
Chief Building Official	1	1	1										
Full Time Building Inspector	1	1	1										
Full Time Building Coordinator	1	1	1										
Full Time Building Administrator	1	1	1										
Part-time Time Ordinance Officer	1	1	1										

Residential Housing 2023

	<u>Single Family Detached</u>				<u>Single Family Attached (Townhouses/ Row Houses)</u>			
	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>
January	1	0	279,732	2,102	0			
February	2	0	538,014	3,713	0			
March	2	0	569,410	4,990	0			
April					0			
May					0			
June					0			
July					0			
August					0			
September					0			
October					0			
November					0			
December					0			
Totals	5	0	\$ 1,387,156	10,805	0	0	\$ -	-
	<u>Two-Family Buildings (Duplex)</u>				<u>Three-or-more Family Building (Apartments/Stacked Condos)</u>			
	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>
January	0				0			
February	0				0			
March	0				0			
April	0				0			
May	0				0			
June	0				0			
July	0				0			
August	0				0			
September	0				0			
October	0				0			
November	0				0			
December	0				0			
Totals	0	0	\$ -	-	0	0	\$ -	-
Totals all categories	5	0	\$ 1,387,156	10,805				



Revenue Breakdown Report

Page: 1 of 30

04/03/2023

Filter: All Records, Transaction.DateToPostOn in <Previous month> [03/01/23 - 03/31/23] AND
Transaction.TransactionNumber Not = 67,079 AND
Transaction.TransactionNumber Not = 67,078

Unit Totals		
Unit Name	Records	Revenue
	205	120,175.56
TOTAL	205	120,175.56

Record Type Totals		
Unit:	Records	Revenue
Permit	205	120,175.56
UNIT TOTAL:	205	120,175.56

Record Type Breakdowns		
Unit:	Records	Revenue
Record Type: Permit		
Building	97	73,798.00
Electrical	38	12,346.00
Mechanical	45	12,095.00
Plumbing	18	2,737.00
Sewer & Water	7	19,199.56
TOTAL:	205	120,175.56

Record Categories By Type		
Unit:		
Permit	Type: Building	
Basement Finish	1	205.00
Covered patio/deck roof	1	1,465.00
Deck	5	2,360.00
Fence	5	995.00
Garage	1	235.00
Ind/Comm-alt/add	8	38,905.00
Re-Occupancy	2	465.00
Residential-alt/add	13	7,510.00
Residential-new	8	11,853.00
Roof	24	4,320.00
Siding	2	375.00
Sign - Flagpole	2	485.00
Sunroom	1	200.00
Windows	23	4,095.00
Windows/Siding	1	330.00
TOTAL:	97	73,798.00

Permit	Type: Electrical	
Electrical	23	4,736.00
Fire Alarm	4	6,715.00
Generator	9	735.00
Service Release	2	160.00
TOTAL:	38	12,346.00

Permit	Type: Mechanical	
Fire Suppression	7	6,368.00
Gas Piping	1	90.00
Gas Piping - GPT Test	1	120.00
Generators - Piping & GPT Test	7	840.00

Certificate of Occupancy List

04/03/2023

1/1

CofO Number	Status	Issued To	Address	CofO and Permit Dates	
OF23-0011 <u>Permit Number</u> PB21-0799	ISSUED (FINAL) <u>Applicant Name</u> Lynch Construction	ANN ARBOR ROAD OUTLO <u>Contractor</u> Lynch Construction	40815 ANN ARBOR RD <u>Contractor</u> Lynch Construction	<u>CQ Date Apply:</u> 03/20/2023 <u>Permit Date Apply:</u> 08/17/2021	<u>CQ Date Finaled:</u> 03/20/2023 <u>Permit Date Issued:</u> 0/14/2021
OF23-0012 <u>Permit Number</u> PB23-0108	ISSUED (FINAL) <u>Applicant Name</u> RA Detroit	TBD GROUP, LLC <u>Contractor</u> RA Detroit	45255 FIVE MILE <u>Contractor</u> RA Detroit	<u>CQ Date Apply:</u> 03/20/2023 <u>Permit Date Apply:</u> 03/02/2023	<u>CQ Date Finaled:</u> 03/20/2023 <u>Permit Date Issued:</u> 03/20/2023
OF23-0013 <u>Permit Number</u> PB23-0120	ISSUED (FINAL) <u>Applicant Name</u> CONSOLIDATED PROPERTIES-PLYM	CONSOLIDATED PROPERT <u>Contractor</u> CONSOLIDATED PROPERTIES-PLYM	15071 NORTHVILLE RD <u>Contractor</u> CONSOLIDATED PROPERTIES-PLYM	<u>CQ Date Apply:</u> 03/21/2023 <u>Permit Date Apply:</u> 03/08/2023	<u>CQ Date Finaled:</u> 03/21/2023 <u>Permit Date Issued:</u> 03/08/2023
OF23-0014 <u>Permit Number</u> PB21-0756	ISSUED (FINAL) <u>Applicant Name</u> BREAUULT CONSTRUCTION, INC	SALLOUM, PAUL/LYNN <u>Contractor</u> BREAUULT CONSTRUCTION, INC	9294 MARLOWE <u>Contractor</u> BREAUULT CONSTRUCTION	<u>CQ Date Apply:</u> 03/24/2023 <u>Permit Date Apply:</u> 08/05/2021	<u>CQ Date Finaled:</u> 03/24/2023 <u>Permit Date Issued:</u> 2/21/2021

All Records

Co.DateFinaled in <Previous month> [03/01/23 - 03/31/23]

Number of CofO's:

4



Plymouth Township Fire Department

Monthly Report

March 2023

Response Information:

The Plymouth Township Fire Department responded to **356** emergencies this month.

There was an average of **11.48** runs per day this month.

PTFD's average response time was **5 min 57 sec** to the scene. This includes all responses including non-emergent.

Mutual Aid:

Plymouth Township Fire Department is a member of the Western Wayne County Mutual Aid Association.

	Mutual Aid Received	Mutual Aid Given
Canton Township	1	4
Northville City	3	0
Northville Township	1	2
Westland FD	0	2

Fire Loss:

There were **2** fires this month that accounted for **3,300.00** worth of damage to possessions and property.

EMS Information:

HVA transported **119** patients to the hospital.

Plymouth Township Fire transported **37** patients to the hospital.

Plymouth transports billed out **25,888.10** this month, received **10,658.84** and have **20,261.65** in outstanding bills over 180 days.

Fire Prevention:

Plymouth Township Fire Department provided **60** comprehensive fire inspections to businesses within Plymouth Township

This month, the department conducted **3** ACLS classes and **2** CPR classes with a total of **21** participants.

January will be 12 month year end report of previous year

Reports Included:

CLEMIS Reports

Incidents Section

- Incident Summary by Incident type
 - Incident Type
 - Type count
 - Property Loss
 - Property Value
- Mutual Aid by Department
 - Mutual aid Received
 - Mutual Aid Given

Local Section

- Fire Department Response Times
 - Turnout Time
 - Response Time

Health EMS

Agency Productivity

- Agency Activity Summary
 - Patients Transported by HVA
 - Patients Transported by PTFD

Billing Summary

Inspection Report

Total count for Public Education – Review Target Solutions Calendar

Legend – (purple) not working code

Incident Type Count

For Dates 3/1/23 - 3/31/23



Incident Type and Description	Incident Count	% Type / % Total
113 - Cooking fire, confined to container	1	50.00 %
131 - Passenger vehicle fire	1	50.00 %
Total - Fires	2	0.56 %
321 - EMS call, excluding vehicle accident with injury	188	89.95 %
321C - EMS call, possible COVID-19	1	0.48 %
322 - Vehicle accident with injuries	18	8.61 %
324 - Motor vehicle accident with no injuries	2	0.96 %
Total - Rescue & Emergency Medical Service Incidents	209	58.71 %
412 - Gas leak (natural gas or LPG)	1	1.72 %
424 - Carbon monoxide incident	2	3.45 %
444 - Power line down	55	94.83 %
Total - Hazardous Conditions (No fire)	58	16.29 %
500 - Service Call, other	6	15.00 %
520 - Water problem, other	1	2.50 %
550 - Public service assistance, other	1	2.50 %
554 - Assist invalid	31	77.50 %
561 - Unauthorized burning	1	2.50 %
Total - Service Call	40	11.24 %
600 - Good intent call, other	1	4.76 %
611 - Dispatched & cancelled en route	12	57.14 %
6111 - Hospice Death	2	9.52 %
611E - EMS: Dispatched & cancelled en route	3	14.29 %
622 - No incident found on arrival at dispatch address	3	14.29 %
Total - Good Intent Call	21	5.90 %
700 - False alarm or false call, other	18	85.71 %
740 - Unintentional transmission of alarm, other	1	4.76 %
746 - Carbon monoxide detector activation, no CO	2	9.52 %
Total - False Alarm & False Call	21	5.90 %
900 - Special type of incident, other	3	60.00 %
9001 - Dispatch Error	2	40.00 %
Total - Special Incident Type	5	1.40 %
	356	

Municipal Response Times Report

For Dates Beginning 3/1/23 Ending 3/31/23
Incident Types selected for analysis: All
For All Priority Types



Time in Minutes	Alarm to Dispatch	Percent Total	Cumulative Responses	Percent	Dispatch to Enroute	Percent Total	Cumulative Responses	Percent	Enroute to Arrival	Percent Total	Cumulative Responses	Percent	Alarm to Arrival	Percent Total	Cumulative Responses	Percent	Dispatch to Arrival	Percent Total	Cumulative Responses	Percent
0 - 1	151	44.94	151	44.94	144	46.30	144	46.30	24	7.82	24	7.82	6	1.82	6	1.82	18	5.45	18	5.45
1 - 2	113	33.63	264	78.57	107	34.41	251	80.71	24	7.82	48	15.64	8	2.42	14	4.24	8	2.42	26	7.88
2 - 3	37	11.01	301	89.58	41	13.18	292	93.89	45	14.66	93	30.29	7	2.12	21	6.36	31	9.39	57	17.27
3 - 4	16	4.76	317	94.35	11	3.54	303	97.43	46	14.98	139	45.28	24	7.27	45	13.64	38	11.52	95	28.79
4 - 5	2	0.60	319	94.94	3	0.96	306	98.39	47	15.31	186	60.59	40	12.12	85	25.76	42	12.73	137	41.52
5 - 6	4	1.19	323	96.13	1	0.32	307	98.71	39	12.70	225	73.29	33	10.00	118	35.76	43	13.03	180	54.55
6 - 7	3	0.89	326	97.02	1	0.32	308	99.04	25	8.14	250	81.43	55	16.67	173	52.42	48	14.55	228	69.09
7 - 8	3	0.89	329	97.92	0	0.00	308	99.04	12	3.91	262	85.34	47	14.24	220	66.67	34	10.30	262	79.19
8 - 9	1	0.30	330	98.21	1	0.32	309	99.36	12	3.91	274	89.25	32	9.70	252	76.36	20	6.06	282	85.45
9 - 10	0	0.00	330	98.21	0	0.00	309	99.36	6	1.95	280	91.21	17	5.15	269	81.52	9	2.73	291	88.18
10 +	6	1.79	336	100.00	2	0.64	311	100.00	27	8.79	307	100.00	61	18.48	330	100.00	39	11.82	330	100.00

Incident Total*: 336

Average Times per Incident

Average PSAP Processing Time: 1 minute(s) 50 second(s)
(Alarm to Dispatch) Percent less than or equal to 60 Seconds: 44.94%
Percent less than or equal to 90 Seconds: 67.56%

Average Fire Department Turn Out Time: 1 minute(s) 19 second(s)
(Dispatch to Enroute)

Average Fire Department Turn Out and Travel Time: 5 minute(s) 57 second(s)
(Dispatch to Arrival)

Average Municipal Response Time: 7 minute(s) 46 second(s)
(Alarm to Arrival)

Percentile Response Times in Accordance with NFPA Standards

PSAP Processing Time less than 60 seconds: 44.94%
(Alarm to Dispatch)

Fire Department Turn Out Time less than 60 seconds: 46.30%
(Dispatch to Enroute)

Fire Department Travel Time less than 4 minutes: 45.28%
(Enroute to Arrival)

The Incident Total reflects Incidents that have an Alarm Time and a Dispatch Time.
It does not include Incidents where no apparatus have been assigned.

Listing of Mutual Aid Responses by Mutual Aid Department



Time Period: 3/1/23 - 3/31/23

Department: Canton Twp FD

Mutual aid given

230000703	3/6/23 6:36:07PM	3	08204	1700 N HAGGERTY
230000834	3/19/23 9:33:41AM	3	08204	7025 N LILLEY
230000872	3/23/23 3:36:46PM	3	08204	7025 N LILLEY

Subtotal Mutual aid given **3**

Automatic aid given

230000702	3/6/23 6:24:17PM	4	08204	8121 N LILLEY
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Subtotal Automatic aid given **1**

Subtotal Canton Twp FD **4**

Department: Northville City FD

Mutual aid received

230000670	3/4/23 6:44:50PM	1	08232	45860 PRIMROSE CT
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Subtotal Mutual aid received **1**

Automatic aid received

230000684	3/5/23 4:16:45PM	2	08232	14707 NORTHVILLE RD
230000927	3/29/23 2:00:24PM	2	08232	14707 NORTHVILLE RD

Subtotal Automatic aid received **2**

Subtotal Northville City FD **3**

Department: Northville Twp FD

Automatic aid received

230000805	3/15/23 1:46:06PM	2	08255	11346 PINEHURST DR
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Subtotal Automatic aid received **1**

Mutual aid given

230000783	3/13/23 2:09:53PM	3	08255	39901 TRADITIONS DR
230000873	3/23/23 4:15:11PM	3	08255	42000 SEVEN MILE RD

Subtotal Mutual aid given **2**

Subtotal Northville Twp FD **3**

Department: Westland FD

Mutual aid given

Time Period: 3/1/23 - 3/31/23

230000599	3/2/23 12:12:36PM	3	08251	6123 CENTRAL CITY
230000803	3/15/23 1:26:19PM	3	08251	8454 WOODCREST DR

<i>Subtotal Mutual aid given</i>	2
<i>Subtotal Westland FD</i>	2

Department: Canton FD**Mutual aid received**

230000609	3/3/23 5:34:52PM	1	08204	41496 E ANN ARBOR RD
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<i>Subtotal Mutual aid received</i>	1
<i>Subtotal Canton FD</i>	1

Total	13
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Incident Summary by Incident Type

For Dates: 3/1/23 - 3/31/23



Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Shift: A				
Station: MA				
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	1	00:00:00	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	24	00:07:05	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	3	00:08:47	\$ 0.00	\$ 0.00
Service Calls	1	00:07:48	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:04:06	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:03:23	\$ 0.00	\$ 0.00
Total for Station: ST1	33	00:06:44	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	17	00:08:19	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	3	00:07:49	\$ 0.00	\$ 0.00
Service Calls	5	00:09:31	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:08:49	\$ 0.00	\$ 0.00
Total for Station: ST2	29	00:08:15	\$ 0.00	\$ 0.00
Station: ST3				
Rescue & Emergency Medical Service Incidents	20	00:07:31	\$ 0.00	\$ 0.00
Service Calls	8	00:09:15	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:06:17	\$ 0.00	\$ 0.00
Total for Station: ST3	31	00:07:26	\$ 0.00	\$ 0.00
Total for Shift: A	94.00	00:07:22	\$ 0.00	\$ 0.00
Shift: B				
Station: ST1				
Fires	1	00:09:09	\$ 3,300.00	\$ 3,300.00
Rescue & Emergency Medical Service Incidents	32	00:06:33	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	11	00:12:06	\$ 0.00	\$ 0.00
Service Calls	4	00:06:24	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:08:28	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:01:10	\$ 0.00	\$ 0.00
Special Incident Types	1	00:03:11	\$ 0.00	\$ 0.00
Total for Station: ST1	53	00:07:41	\$ 3,300.00	\$ 3,300.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	16	00:06:16	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	13	00:08:09	\$ 0.00	\$ 0.00
Service Calls	3	00:06:40	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:06:44	\$ 0.00	\$ 0.00

Incident Summary by Incident Type

Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Total for Station: ST2	35	00:06:51	\$ 0.00	\$ 0.00
Station: ST3				
Rescue & Emergency Medical Service Incidents	24	00:08:35	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	12	00:16:08	\$ 0.00	\$ 0.00
Service Calls	2	00:07:58	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:06:44	\$ 0.00	\$ 0.00
Special Incident Types	3	00:07:29	\$ 0.00	\$ 0.00
Total for Station: ST3	44	00:10:07	\$ 0.00	\$ 0.00
Total for Shift: B	132.00	00:08:16	\$ 3,300.00	\$ 3,300.00
Shift: C				
Station: MA				
Good Intent Calls	3	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	3	00:00:00	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	22	00:05:19	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	5	00:08:17	\$ 0.00	\$ 0.00
Service Calls	5	00:07:18	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:04:15	\$ 0.00	\$ 0.00
Special Incident Types	1	00:00:35	\$ 0.00	\$ 0.00
Total for Station: ST1	35	00:05:49	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	31	00:05:48	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	6	00:04:54	\$ 0.00	\$ 0.00
Service Calls	5	00:06:36	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:07:29	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:04:44	\$ 0.00	\$ 0.00
Total for Station: ST2	44	00:05:47	\$ 0.00	\$ 0.00
Station: ST3				
Fires	1	00:09:41	\$ 0.00	\$ 0.00
Rescue & Emergency Medical Service Incidents	23	00:08:20	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	5	00:09:45	\$ 0.00	\$ 0.00
Service Calls	7	00:07:56	\$ 0.00	\$ 0.00
Good Intent Calls	5	00:00:55	\$ 0.00	\$ 0.00
False Alarm & False Calls	7	00:07:33	\$ 0.00	\$ 0.00
Total for Station: ST3	48	00:07:34	\$ 0.00	\$ 0.00
Total for Shift: C	130.00	00:06:19	\$ 0.00	\$ 0.00
Total	356.00	00:07:19	\$ 3,300.00	\$ 3,300.00

Agency Activity Summary

Plymouth Township Fire Dept

Agency: Plymouth Township Fire Dept | Service Date: From 03/01/2023 Through 03/31/2023

Total Number of ePCRs: 230

Total Number of Incidents: 221

By Branch

01 Station 1 = 76

02 Station 2 = 71

03 Station 3 = 83

Billing Disposition

	#	%		#	%
Treated/Transported	37	16.1%	Dead Prior To Arrival	3	1.3%
Treated / Transferred Care	119	51.7%	Dead After Arrival	2	0.9%
Treated/No Transport (AMA)	46	20.0%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	N/A	N/A	Assist	23	10.0%
Transported / Refused Care	N/A	N/A	Other	N/A	N/A
No Transport / Refused Care	N/A	N/A	No Patient Found	N/A	N/A
Cancelled	N/A	N/A			
Left Blank	N/A	N/A			

Unit Disposition

Description	#	%
No Patient Contact	2	0.9%
Non-Patient Incident (Not Otherwise Listed)	21	9.1%
Patient Contact Made	207	90.0%
Left Blank	0	0.0%
Total	230	100.0%

Patient Evaluation/Care Disposition

Description	#	%
Not Applicable	21	9.1%
Patient Evaluated and Care Provided	204	88.7%
Patient Evaluated, No Care Required	3	1.3%
Patient Support Services Provided	2	0.9%
Left Blank	0	0.0%
Total	230	100.0%

Crew Disposition

Description	#	%
Back in Service, No Care/Support Services Required	24	10.4%
Initiated Primary Care and Transferred to Another EMS	119	51.7%
Crew		
Initiated and Continued Primary Care	85	37.0%
Provided Care Supporting Primary EMS Crew	2	0.9%
Left Blank	0	0.0%
Total	230	100.0%

Transport Disposition

Description	#	%
No Transport	7	3.0%
Not Applicable	21	9.1%
Patient Refused Transport	46	20.0%
Transport by Another EMS Unit	119	51.7%
Transport by This EMS Unit (This Crew Only)	37	16.1%
Left Blank	0	0.0%
Total	230	100.0%

Run Type

	#	%		#	%
Emergency Runs	230	100.0%	Non-Emergency Runs	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	4	1.7%	Mutual Aid	N/A	N/A

Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Runs (Scheduled)	N/A	N/A	Non-Emergency Runs (Scheduled)	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit

Unit	Total Runs	Treat/ Transp	Treat/ Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/ Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/ Ref. Care	Assist	Other	No Pat. Found
ENG1	56	2	39	10	0	0	0	2	0	0	0	3	0	0
ENG2	2	0	1	0	0	0	0	0	0	0	0	1	0	0
RES1	2	0	1	1	0	0	0	0	0	0	0	0	0	0
RES2	87	22	41	17	0	0	0	1	1	0	0	5	0	0
RES3	83	13	37	18	0	0	0	0	1	0	0	14	0	0
Total	230	37	119	46	0	0	0	3	2	0	0	23	0	0

Runs by Service Level

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	19	8.3%	BLS	181	78.7%
ALS	211	91.7%	ALS1	46	20.0%
SCT	N/A	N/A	ALS2	3	1.3%
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

Runs by Insurance Type with Service Level (Multiple insurance types may have been marked on a run)

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
None	181	78.7%	46	20.0%	3	1.3%	N/A	N/A	N/A	N/A	230	100.0%

Runs by Primary PI

Description	#	%
Abdominal Pain	6	2.6%
Allergic Reaction	2	0.9%
Alt. Level Conscious	12	5.2%
Anxiety	5	2.2%
Back Pain (No Trauma)	6	2.6%
Behavioral Disorder	5	2.2%
Cardiac Arrest	4	1.7%
Cardiac Symptoms	7	3.0%
Chest Pain	8	3.5%
Dizziness	4	1.7%
Dyspnea-SOB	9	3.9%
Elevated Temp/Fever	1	0.4%
Flu Symptoms	3	1.3%
GI -Bleed	2	0.9%
GI -Constipation	1	0.4%
Headache (no trauma)	1	0.4%
Malaise	4	1.7%
Monitoring Required	6	2.6%
Nausea	1	0.4%
No Medical Problem	8	3.5%
Nose Bleed	1	0.4%
Not Applicable	8	3.5%
Obvious Death	2	0.9%
Poisoning	1	0.4%
Psychiatric Emerg.	5	2.2%

Seizure	5	2.2%
Syncopal/Fainting	10	4.3%
Trauma Injury	37	16.1%
Unconscious	1	0.4%
Unknown Medical	1	0.4%
Urination Problem	3	1.3%
Weakness	41	17.8%
Left Blank	20	8.7%
<u>Total</u>	<u>230</u>	<u>100.0%</u>

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
1 Abdominal Pain	6	2.6%
10 Chest Pain [non-traumatic]	10	4.3%
12 Convulsions/Seizures	5	2.2%
13 Diabetic	1	0.4%
17 Falls	50	21.7%
19 Heart Problems A.I.D.C	3	1.3%
2 Allergies/Envenomations	1	0.4%
23 Overdose/poisoning	5	2.2%
25 Psychiatric/Abnormal behavior/Suicide Attempt	5	2.2%
26 Sick Person	55	23.9%
27 Stab/ Gunshot Penetrating Trauma	1	0.4%
28 Stroke [CVA]	2	0.9%
29 Traffic/Accidents	24	10.4%
30 Traumatic Injuries	8	3.5%
31 Unconscious/Fainting	11	4.8%
32 Unknown Problem	9	3.9%
38a Citizen assist	9	3.9%
4 Assault/Sexual Assault	1	0.4%
5 Back Pain	1	0.4%
6 Breathing Problems	12	5.2%
88 Not applicable	1	0.4%
9 Cardiac or Respiratory Arrest/Death	5	2.2%
99 Unknown	5	2.2%
<i>Left Blank</i>	0	0.0%
<i>Total</i>	230	100.0%

Transport From (Category)

	#	%
--Left Blank--	230	100.0%
<i>Total</i>	230	100.0%

Transport From (Facility)

	#	%
--Left Blank--	230	100.0%
<i>Total</i>	230	100.0%

Transport To (Destination Facility)

	#	%
St Mary Livonia ER	117	50.9%
--Left Blank--	73	31.7%
St Joe Ann Arbor ER	13	5.7%
UNIVERSITY OF MICHIGAN ER	10	4.3%
Providence Park ER-Novi	8	3.5%
C.S. Mott Children's Hospital	3	1.3%
Henry Ford West Bloomfield	2	0.9%
Beaumont Farmington Hills (Botsford)	1	0.4%
No transport	1	0.4%
Beaumont Hospital Royal Oak	1	0.4%
Beaumont Dearborn	1	0.4%
<i>Total</i>	230	100.0%

PLYMOUTH AGING SUMMARY
PLYMOUTH MONTHLY AGING REPORT
REPORT AS OF MARCH 31, 2023

ID	Description	Calls	Current	31 to 89	91 to 99	91 to 120	121 to 160	161 to 180	Over 180	Total
1CONS	PAPER - CONTRACT	1	0	0	0	0	0	0	705.88	705.88
1MRP	PAPER - MEDICARE	2	1436.91	0	0	0	0	0	0	1436.91
1STAT	STATUS - CARE	6	0	0	0	571.25	595	1471.31	1304.55	3942.11
APPL	APPEAL PATIENT 30	3	0	0	0	505.69	0	559.48	565.66	1630.83
BCBS	ELECT BCBS	10	3078.65	988.33	0	684.89	705.88	0	705.88	6164.63
CAID	ELECT MEDICAID	5	0	1412.63	0	290	102.51	0	0	1805.14
CAIP	PAPER MEDICAID R	9	0	595	0	0	2643.66	0	2626.9	5865.56
CARE	ELECT - MEDICARE	7	4021.9	557.28	0	0	0	0	0	4579.18
CAREBL	ELECT MEDICARE P	5	2509.84	704.48	0	0	0	0	590.81	3805.13
COL13	MERCHANTS & MED	1	0	0	0	0	0	0	-0.05	-0.05
COMP	PAPER WORK COM	1	0	0	0	0	0	0	719.85	719.85
FIREINS	FIRE RECOVERY 15	1	0	0	0	0	0	0	375	375
INSU	PAPER INS PRIMAR	8	1443.37	2146.16	0	0	1513.22	705.88	0	5808.63
NEIC	ELECT INS NEIC	2	761.76	0	0	719.85	0	0	0	1481.61
NEICCAID	ELECT MEDICAID NE	6	1459.26	589.85	0	618.75	0	0	1289.7	3937.56
NEICCARE	ELECT INS NEIC ME	8	1334.41	0	0	715.66	0	0	3432.49	5482.56
PCAR	PAPER MEDICARE	1	0	551.69	0	0	0	0	0	551.69
PRIV	REQUEST PRIVATE	1	758.45	0	0	0	0	0	0	758.45
PRV2	PAPER - PRIVATE P	38	4731.44	7561.55	3360.69	547.26	911.24	85.18	460	17657.36
REVIEW	REVIEW	15	0	0	0	1726.56	1887.29	847.98	2135.52	6597.35
SINS	PAPER INS SECOND	1	0	0	99.62	0	0	0	0	99.62
U	MHR HOLD FOR MH	2	0	0	0	0	0	0	1303.67	1303.67
ZIR	ZIRMED 2	3	1478.81	0	0	0	0	0	224.76	1703.57
ZIRCAID	ELECT MEDICAID ZI	8	1422.94	0	0	0	0	0	3821.03	5243.97
ZIRCARE	ELECTRONIC MEDIC	1	855.36	0	0	0	0	0	0	855.36
Totals		148	26293.1	15087.97	3460.31	6379.91	8358.8	3669.83	20261.85	82611.57

PLYMOUTH CHARGE SUMMARY
PLYMOUTH MONTHLY CHARGE REPORT
REPORT AS OF MARCH 31, 2023

ID	Description	QTY	QTY %	Charge Count	Charge Count	Charges	Total Charge %
427	ALS EMERGENCY	24	8	24	33.33	15600.00	60.26
433	ALS II EMERGENCY	2	0.67	2	2.78	1600.00	6.18
429	BLS EMERGENCY	10	3.33	10	13.89	5000.00	19.31
0425MC	CMS MILEAGE	149	49.67	23	31.94	2081.55	8.04
425	MILEAGE	115	38.33	13	18.06	1608.55	6.21
TOTALS		300		72		25888.10	

PLYMOUTH CREDIT SUMMARY
PLYMOUTH MONTHLY CHARGE REPORT
REPORT AS OF MARCH 31, 2023

ID	Description	Credits	QTY %	Amount	Amount %
2	Adjustment	61	36.97	3612.95	14.97
3	Discount	1	0.61	0.07	0
1	Other Payment	66	40	8863.38	36.72
4	Other Refund	1	0.61	-341.76	-1.42
8	Patient Payment	13	7.88	2137.15	8.85
5	Write Off	23	13.94	9865.37	40.87
Totals For All		165		24137.16	

Inspection Volume

4/3/2023 8:53:20 AM

Filters:

- Inspection Source: **Internal Department Only**
- Start Date: **3/1/2023 12:00:00 AM**
- End Date: **3/31/2023 11:59:59 PM**
- Inspector: **-all-**
- Occupancy Type: **-all-**
- IFC Occupant Class: **-all-**
- Occupancy Number: **-all-**
- Zip Code: **-all-**
- Address: **-all-**
- Street Name: **-all-**
- Inspection Type: **-all Fire Safety types-**
- Census: **-all-**
- District: **-all-**
- Section: **-all-**
- Station: **-all-**
- Zone: **-all-**

Volume by Inspector

	# of Inspections ¹	Violations Cited	Occupant Sq. Ft.
Randall, Jeff			
2-Year ^{FS}	1		150,000
3-Year ^{FS}	2		43,650
Annual ^{FS}	13		386,600
Business Update ^{FS}	16		645,930
Certificate of Occupancy ^{FS}	2		43,000
Complaint ^{FS}	3		157,500
Final Fire Alarm ^{FS}	4		400,000
Final Suppression test ^{FS}	1		50,000
Fire Alarm Test ^{FS}	1		50,000
Fire Evacuation Drill ^{FS}	1		100,000
Freedom of Information ^{FS}	5		76,000
Hydrostratic Test ^{FS}	1		259,621
Re-inspect ^{FS}	3		157,500
Annual (1)			
Business Update (1)			
Complaint (1)			
Fire Alarm Test (1)			
Total 4 ³			
Reoccupancy ^{FS}	1		3,650
Semi-Annual (twice a year) ^{FS}	5		9,463
Suppression System ^{FS}	1		50,000
Total	60	6	2,582,914

Totals

	# of Inspections ¹	Violations Cited	Violations Cleared ²	Violations Remaining	Occupant Sq. Ft.
2-Year ^{FS}	1				150,000
3-Year ^{FS}	2				43,650
Annual ^{FS}	13				386,600
Business Update ^{FS}	16				645,930
Certificate of Occupancy ^{FS}	2				43,000
Complaint ^{FS}	3				157,500
Final Fire Alarm ^{FS}	4				400,000
Final Suppression test ^{FS}	1				50,000
Fire Alarm Test ^{FS}	1				50,000
Fire Evacuation Drill ^{FS}	1				100,000
Freedom of Information ^{FS}	5				76,000
Hydrostratic Test ^{FS}	1				259,621
Re-inspect ^{FS}	3				157,500
Reoccupancy ^{FS}	1				3,650
Semi-Annual (twice a year) ^{FS}	5				9,463

Suppression System^{FS}
Total⁵

1				50,000
60	6	1	5	2,582,914

¹ This is actually a count for the inspection type. A single inspection with two types will total as two not one.

² Cleared violations from re-inspections outside the date range ARE included if initial inspection falls within date range.

³ One re-inspection can encompass multiple inspection types - this is why the re-inspection type-specific total is frequently greater than the # of inspections.

^{FS} Fire Safety Inspection.

⁵ Filtering out portal inspections can cause violations cited to be less than violations cleared (violation cited count comes from both department and portal inspections, while violations cleared only come from department inspections).



Monthly Planning & Zoning Report

March 2023

McKenna provides day-to-day assistance to the Township, applicants, and public regarding zoning, planning and economic development matters, including on-site office hours every morning and as-needed.

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the Township, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active development projects; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2312 <i>Ponds at Andover</i>	Residential development with 7 single-family, detached units.	CHO Agreement recorded on March 22, 2022. Final stamp pending.
#2332 <i>Boleski Funeral Home</i>	Final site plan, with conditions, granted by the Planning Commission on July 21, 2021.	Final stamp in progress.
#2346 <i>Phoenix Mill</i>	Redevelopment of the former Wayne County Road Yard, adjacent to Hines Park, into an office and event space.	Final site plan granted by the Planning Commission on May 19, 2021; final stamp under review.
#2377 <i>Home for Mom & Dad</i>	Tentative site plan approval for a 20-unit assisted living facility.	Final site plan approval granted by the Planning Commission on August 17, 2022. Final stamp in progress. Land combination approved.
#2385 <i>Lot 1 - Metro Business Park</i>	Tentative site plan for a ±24,000 SF office and industrial spec. building granted by the Planning Commission on March 17, 2021.	A one-year extension was granted by the Planning Commission on April 20, 2022. The applicant did not submit a final site plan for the March Planning Commission meeting and the site plans have expired; the files are closed.
#2386 <i>Lot 14 - Metro Business Park</i>	Tentative site plan for a ±26,000 SF office and industrial spec. building granted by the Planning Commission on March 17, 2021.	
#2387 <i>Lots 17-20 - Metro Business Park</i>	Tentative site plan for an office and industrial spec. building granted by the Planning Commission on April 21, 2021.	A one-year extension was granted by the Planning Commission on April 20, 2022. The applicant must submit a final site plan by April 21, 2023 or the site plan expires, and the file will be closed.
#2394 <i>Pursell Place CHO</i>	Eight single-family residential subdivision at 46200 N. Territorial Road.	The final CHO was approved by the Board of Trustees on July 12, 2022; final stamp and project close out is pending. The Historic District Commission is to work on the historic marker for the site.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2416 <i>Halyard Ridge</i>	Site plan for a 280,000 SF industrial spec. building at 15000 Ridge Road.	Final site plan approval granted on March 16, 2022. Applicant to finalize engineering and submit for final stamp. See PC#2470 below for special land use.
#2425 <i>Taco Bell Expansion</i>	Proposal for new signage at the existing Taco Bell restaurant at 205 Ann Arbor Road.	The signage application expired on February 8, 2023; file to be closed.
#2444 <i>Plymouth Walk PUD</i>	Site development plan submitted for a residential Planned Unit Development (PUD) with 369 units. Final plan approval was recommended to the Board by the Planning Commission on August 17, 2022.	<p>The application (development plan and PUD contract) was approved by the Board of Trustees on September 13, 2022. Final stamp and the recording of the PUD contract pending.</p> <p>The Brownfield Plan was approved on October 10, 2022 by the Brownfield Redevelopment Authority, and subsequently approved by the Board of Trustees on November 15, 2022.</p> <p>Lot split application submitted on November 30, 2022; under review. Engineering, Wayne County, and EGLE submittals also under review.</p>
#2445 <i>11211 Haggerty</i>	Lot split application for single-family residential developments.	Application undergoing discussions with Wayne County regarding the public road dedication process.
#2458 <i>205 Ann Arbor Rd</i>	Site plan for a second drive-through lane, dumpsters, and lighting at the existing Taco Bell restaurant.	Planning Commission tabled the application for up to 6 months at regular meeting on March 15, 2023. A revised site plan is anticipated for consideration at May 17 regular Planning Commission meeting.
#2459 <i>Plymouth Exchange</i>	Site plan for an industrial development consisting of three spec. buildings at the southeast corner of Five Mile and Napier Roads.	<p>The Planning Commission granted tentative and final site plan approval, with conditions, on December 14, 2022.</p> <p>The applicant was granted several variances from the ZBA on January 5, 2023. Applicant to submit final plan set for administrative approval incorporating changes.</p>
#2460 <i>Ilmore Building Expansion</i>	Site plan for a ±6,800 square foot building addition to the existing industrial facility at 43939 Plymouth Oaks Boulevard.	The Planning Commission approved the application on January 18, 2023; final stamp in progress.
#2461 <i>Undercover Storage</i>	Lot split for 40855 Schoolcraft Road to create two parcels: one for Undercover Storage and one for the Johnson Drain.	Awaiting revised survey.
#2464 <i>Northville Downs Racetrack</i>	PUD application for a racetrack development, located in the MITC.	Board of Trustees approved PUD Option on February 28, 2023. Applicant submitted for site plan review; scheduled for May 3 special Planning Commission meeting.
#2463 & #2465 <i>Biggby Coffee</i>	Special land use and site plan application for a drive-thru coffee shop at 1311 Ann Arbor Road.	Planning Commission granted special land use approval and tentative site plan approval at regular



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		meeting on March 15, 2023. Final site plan scheduled for April 19 regular Planning Commission meeting.
#2466 Sarafund Auto 14760 Northville	Special land use application for used car sales and outdoor vehicle storage, an automobile commercial garage (oil change and repair), automobile major repair shop (body shop), and a self-serve car wash.	Planning Commission tabled the application for up to 6 months at regular meeting on March 15, 2023.
#2467 & #2471 14900 Beck	Special land use application for outdoor vehicle storage associated with a self-storage facility.	Planning Commission granted special land use approval with conditions at regular meeting on March 15, 2023. <u>Lot split</u> is under review.
#2469 St Kenneth Catholic Church	Land combination application for the principal church parcel and the church youth center parcel.	Application under review.
#2470 & #2477 Halyard Ridge	Special land use application and amended site plan application for an outdoor storage yard at 15000 Ridge Road.	Planning Commission granted special land use approval with conditions at regular meeting on March 15, 2023. Amended site plan is scheduled for April 19 regular Planning Commission meeting.
#2472 & #2473 Inn at St. Johns Townhomes	PUD Option and lot split application for a townhome development on a portion of the Inn at St John's golf course.	Application under review. Public hearing for PUD Option is scheduled for April 19 regular Planning Commission meeting.
#2474 Sparr's Greenhouse	Conditional rezoning application for Sparr's Greenhouse, 42510 Joy Rd, and adjacent parcels on Lilley Rd.	Application under review. Public hearing for rezoning is scheduled for April 19 regular Planning Commission meeting.
#2475 & #2476 39601 Ann Arbor	Special land use application and amended site plan application for a drive-through Tim Horton's coffee shop.	Application under review. Public hearing for special land use is scheduled for April 19 regular Planning Commission meeting.

RECOMMENDATIONS / NEXT MONTH'S OUTLOOK

DTE Electric Chargers. On August 25, 2022, the Township was awarded a \$110,000 rebate from DTE for the installation of two electric vehicle chargers at Township Hall (brand/model: ChargePoint Express Plus Level 3). Staff have requested that DTE extend the electric line and are awaiting a date and time from DTE. The chargers have arrived at Township Hall and are waiting for installation.

Zoning Ordinance Text Amendment: Parking Standards. A text amendment to *Article 24: Parking* of the Zoning Ordinance is currently being drafted by the Planning Department. The Planning Commission continues to discuss this topic and will consider a full amendment text in 2023.

Planning Commission Training. In 2022, five Planning Commissioners successfully completed a several-month training hosted by Michigan State University's Citizen Planner Program; Commissioner Berry (appointed January 2023) will be enrolling in the course in 2023. The program offers land use education for locally appointed and elected planning officials and interested residents throughout the state. The program teaches the fundamentals on roles, responsibilities, and best practices for planning and zoning in Michigan.



CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your Plymouth Township team at:

- Laura Haw, AICP, NCI (lhaw@mcka.com)
- Nani Wolf, AICP, CAPS (nwolf@mcka.com)



Plymouth Twp. Police

March 2023



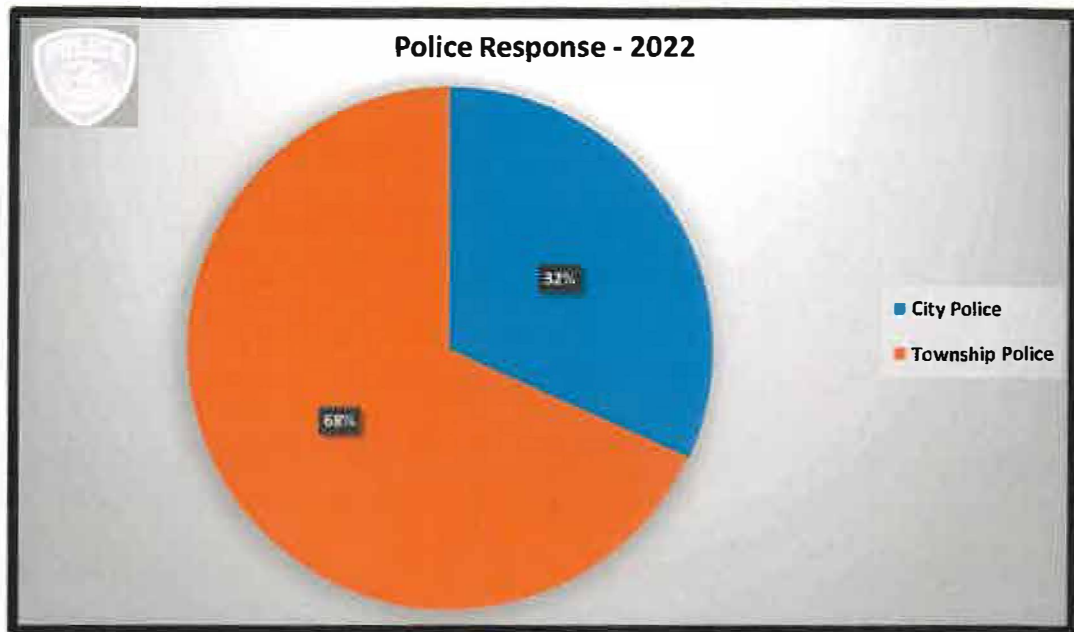
PART-ONE CRIMES

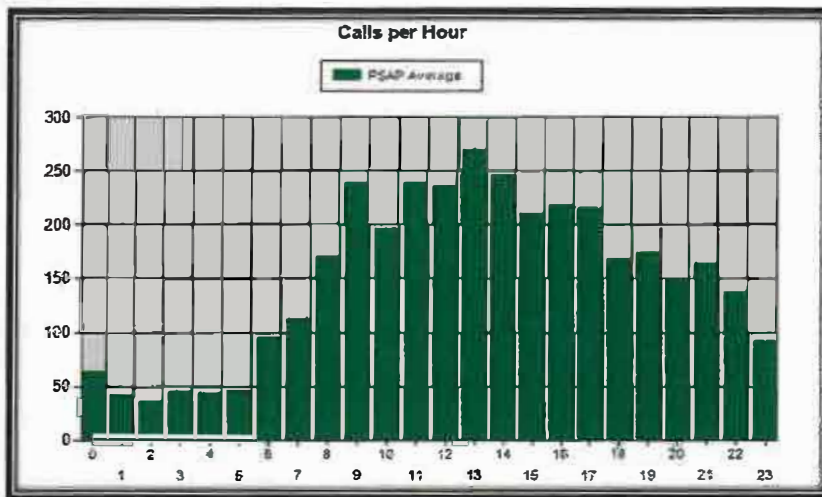


CLASS	Description	Mar/2023	Mar/2022	% CHG	YTD 2023	YTD 2022	% CHG
11006	SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%	1	0	100.0%
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	1	-100.0%	0	2	-100.0%
12000	ROBBERY	0	0	0%	1	0	100.0%
13001	NONAGGRAVATED ASSAULT	13	9	44.4%	21	25	-16.0%
13002	AGGRAVATED/FELONIOUS ASSAULT	3	2	50.0%	6	3	100.0%
13003	INTIMIDATION/TALKING	1	2	-50.0%	4	3	33.3%
22001	BURGLARY -FORCED ENTRY	0	1	-100.0%	1	3	-66.7%
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Com	0	0	0%	1	1	0%
23003	LARCENY -THEFT FROM BUILDING	0	3	-100.0%	10	8	25.0%
23005	LARCENY -THEFT FROM MOTOR VEHICLE	9	5	80.0%	22	19	15.8%
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCE	3	11	-72.7%	10	21	-52.4%
23007	LARCENY -OTHER	1	6	-83.3%	7	9	-22.2%
24001	MOTOR VEHICLE THEFT	3	2	50.0%	6	7	-14.3%
24002	MOTOR VEHICLE THEFT	0	0	0%	0	1	-100.0%
25000	FORGERY/COUNTERFEITING	1	1	0%	4	2	100.0%
25001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE	4	3	33.3%	9	11	-18.2%
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHIN	0	2	-100.0%	9	4	125.0%
26005	FRAUD -WIRE FRAUD	0	0	0%	0	1	-100.0%
26007	FRAUD - IDENTITY THEFT	3	6	-50.0%	8	12	-33.3%
27000	EMBEZZLEMENT	1	0	0%	3	0	300.0%
28000	STOLEN PROPERTY	0	1	-100.0%	0	1	-100.0%
29000	DAMAGE TO PROPERTY	2	7	-71.4%	10	9	11.1%
30002	RETAIL FRAUD -THEFT	2	1	100.0%	9	6	50.0%
30004	ORGANIZED RETAIL FRAUD	0	0	0%	1	0	100.0%
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	0	2	-100.0%	4	3	33.3%
35002	NARCOTIC EQUIPMENT VIOLATIONS	0	1	-100.0%	2	2	0%
52001	WEAPONS OFFENSE- CONCEALED	0	2	-100.0%	1	5	-80.0%
52003	WEAPONS OFFENSE -OTHER	0	0	0%	0	1	-100.0%
Totals for Part A		46	68	-32.35%	150		-5.66%

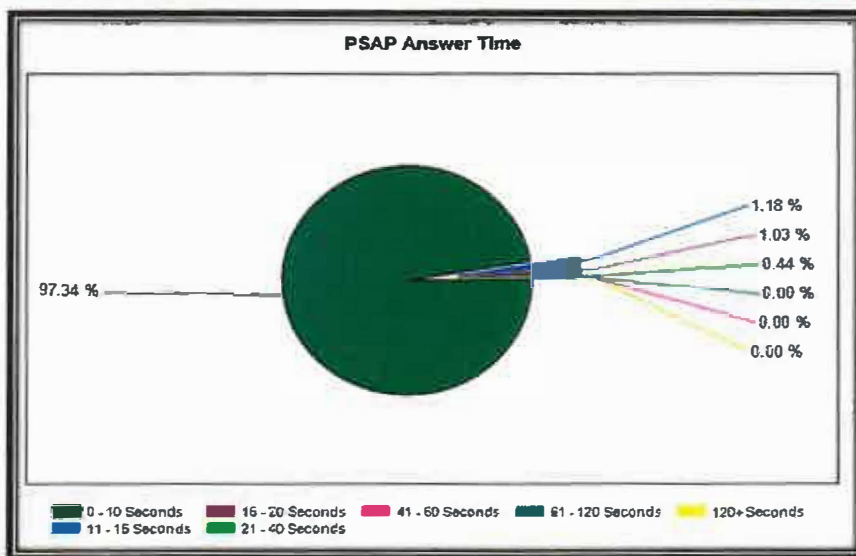
POLICE RESPONSE													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	520	514	593										1,627
Township Police	1,089	1,010	1,390										3,489
Total	1,609	1,524	1,983	0	0	0	0	0	0	0	0	0	5,116

POLICE RESPONSE													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	370	357	514	537	525	569	586	638	588	520	534	502	6,240
Township Police	911	868	1,068	872	1,144	1,019	1,068	1,054	1,077	1,067	919	901	11,968
Total	1,281	1,225	1,582	1,409	1,669	1,588	1,654	1,692	1,665	1,587	1,453	1,403	18,208





2023 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,083	1,218	1,270										3,571
# of Non-Emergency Calls	1,831	1,964	2,190										5,955
Total	2,914	3,182		0	0	0	0	0	0	0	0	0	9,556
2022 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,053	978	1,179	1,060	1,113	1,136	1,115	1,197	1,057	1,137	977	1,233	13,235
# of Non-Emergency Calls	1,944	1,762	1,983	1,986	2,273	2,343	2,260	2,481	2,124	2,198	2,140	2,122	25,616
Total	2,997	2,740	3,162	3,046	3,386	3,479	3,375	3,678	3,181	3,335	3,117	3,355	38,851



2.2.1 Standard for answering 9-1-1 Calls

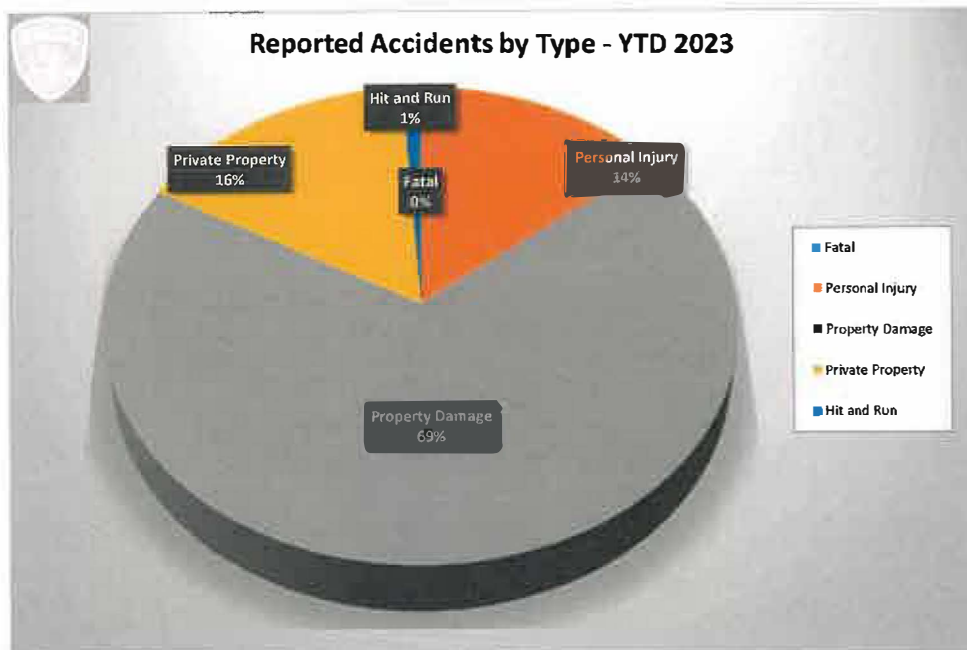
Ninety percent (90%) of all 9-1-1 calls arriving at the Public Safety Answering Point (PSAP) SHALL be answered within (≤) fifteen (15) seconds. Ninety-five (95%) of all 9-1-1 calls SHOULD be answered within (≤) twenty (20) seconds. A call flow diagram is available in Exhibit A.



% answer time 15 seconds	98.52%
% answer time 20 seconds	99.55%



TRAFFIC ACCIDENT SUMMARY													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0										0
Personal Injury	8	7	13										28
Property Damage	54	32	51										137
Private Property	8	8	15										31
Hit and Run	1	0	1										2
Total	71	47	80	0	0	0	0	0	0	0	0	0	198
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury	14	4	9	6	13	6	8	18	8	19	14	8	127
Property Damage	58	59	53	44	63	61	37	47	56	61	47	62	648
Private Property	18	8	16	15	16	19	8	20	11	20	9	0	160
Hit and Run	1	0	1	0	0	1	0	0	0	0	1	6	10
Total	91	71	79	65	92	87	53	85	75	100	71	76	945



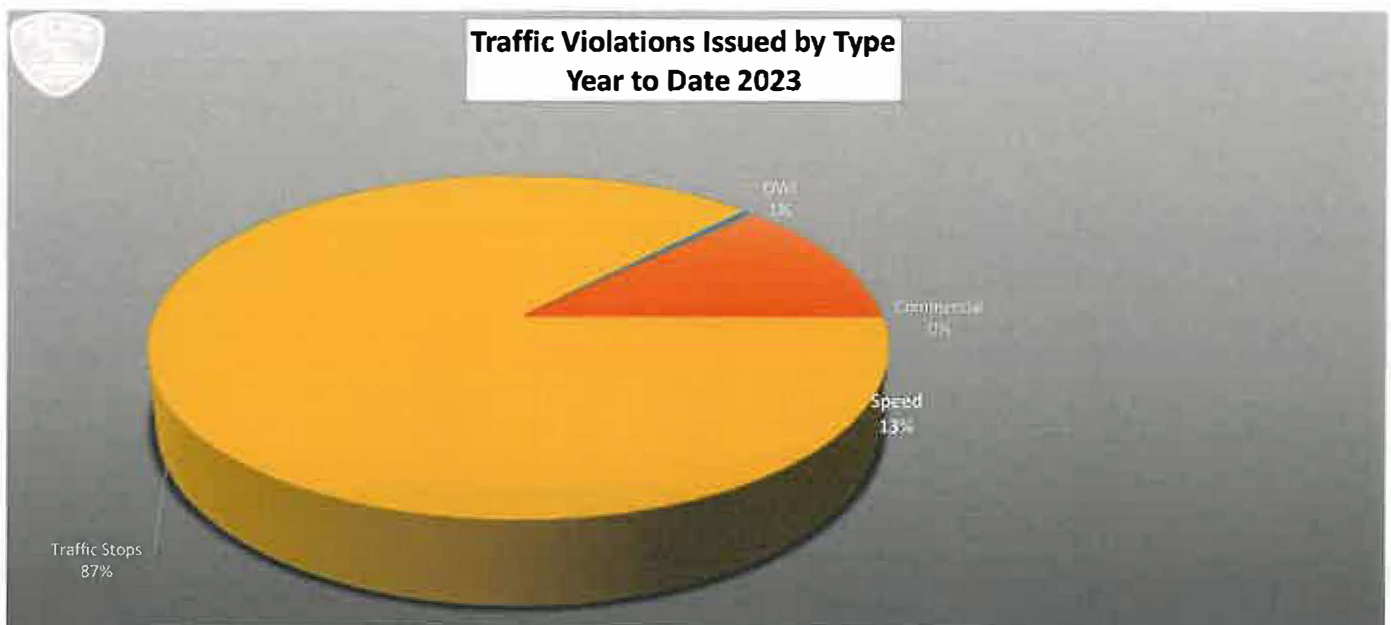
TRAFFIC VIOLATION SUMMARY

January 1, 2023 through December 31, 2023													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	0	2	5										7
Speed	61	51	51										163
Commercial	0	0	0										0
Traffic Stops	403	353	401										1,157

Number of Arrests													
2023	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	6	6	4										16
Misdemeanor	42	27	36										105
Citations	190	173	196										559
Total	238	206	236	0	0	0	0	0	0	0	0	0	680

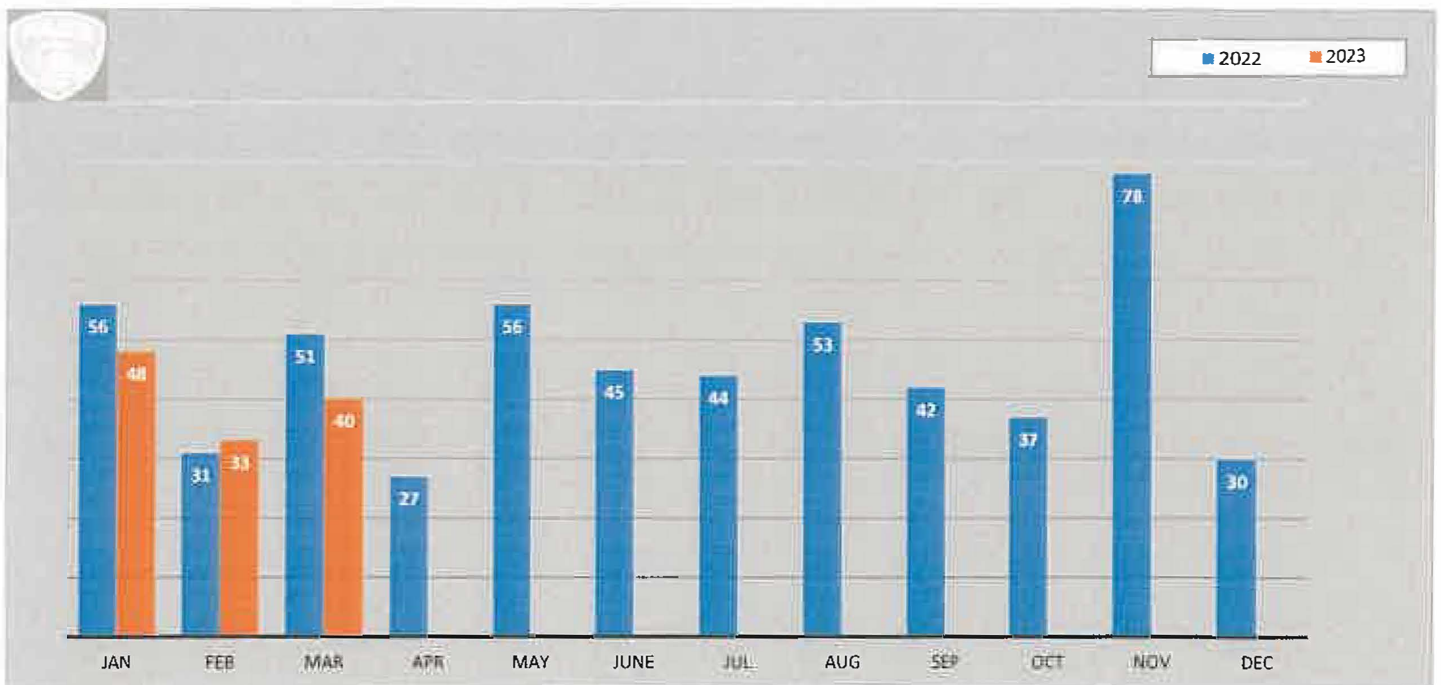
January 1, 2022 through December 31, 2022													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	3	5	6	1	2	9	12	6	5	6	6	10	71
Speed	47	33	33	34	46	24	23	41	54	42	32	33	442
Commercial	0	0	0	0	0	0	0	0	0	0	0	2	2
Traffic Stops	299	251	386	265	359	278	375	309	335	303	187	200	3,547

Number of Arrests													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	21	4	14	6	7	6	11	11	6	4	26	5	121
Misdemeanor	35	27	37	21	49	39	33	42	36	33	52	25	429
Citations	146	126	139	135	182	97	130	133	147	162	119	95	1,612
Total	202	157	190	162	238	142	174	186	189	199	197	126	2,162



NUMBER OF ARRESTS

YEAR	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
2023	48	33	40										121
2022	56	31	51	27	56	45	44	53	42	37	78	30	550



FOIA Monthly Report

Run Date: 04/01/2023 8:00 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
3/3/2023	Gordon & Rees Scully Mansukhani	Catherine Irwin	Building Public Services-Works	
3/7/2023		Shirley Wooley	Fire Report	
3/8/2023	Records Deposition Service	Records Deposition Service	EMS Report Fire Report	
3/9/2023	LCS Record Retrieval	Jon Sanchez	EMS Report Fire Report	
3/13/2023	Kukun / (www.mykukun.com)	Ms Nelja Holmquist	Building	
3/14/2023	Rathbun, Cservenyak & Kozol, LLC	Mr. Timothy Anders	Police Records Other	
3/14/2023	Bloom General Contracting	Vic Habersmith	Building Planning Other	
3/15/2023		Ms. Teaira Hunter	Assessing Records EMS Report Police Records	
3/21/2023		CTE Gary Heitman	Election Records	
3/27/2023	Innovative Environmental	Mr. Jim Springstead	Assessing Records Building Environmental Fire Report Public Services-Works	
3/27/2023	Innovative Environmental	Mr. Jim Springstead	Assessing Records Building Environmental Fire Report Outstanding Liens/Assessments	
3/29/2023	The Vertex Companies, LLC	_ Melissa Gardner	Building Zoning	
3/29/2023	The Vertex Companies, LLC	_ Melissa Gardner	Fire Report	
3/30/2023	Deneweth, Vittiglio & Sassak	Mark Sassak	Environmental Public Services-Works Zoning Other	
3/30/2023	The Planning & Zoning Resource Company	Information Specialist Julie Morrow	Other	
3/9/2023		Mr Duane Zantop	Other	
3/9/2023		Mr Duane Zantop	Other	
3/8/2023	BuildZoom	Janine Rugas	Building	
Total Requests: 18				Total Dollars: 0

FOIA Monthly Report

Run Date: 04/03/2023 9:22 AM

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W003966-031423	3/14/2023	No Records Exist	Police Department	Rathbun, Cservenyak & Kozol, LLC	Mr. Timothy Anders	Police Records Other	0.00	
W003968-031423	3/14/2023	Partial Release	Police Department		Mrs Carol Avigne	Police Records	0.00	
W003949-030323	3/3/2023	Time Extension	Police Department	Lewis Brisbois Bisgaard & Smith LLP	Mr. Phillip Beverage	Police Records	0.00	
W003961-030923	3/9/2023	Partial Release	Police Department		Valeri Carmack	Police Records	0.00	
W003977-031623	3/16/2023	Partial Release	Police Department	Livingston County Prosecutor	Mr. Brandon Ciciotti	Police Records	0.00	
W003989-032423	3/24/2023	No Records Exist	Police Department	Cherny and Clark	Eric Clark	Police Records	0.00	
W003982-031723	3/17/2023	Partial Release	Police Department		Mrs. Jennifer Cotter	Police Records	0.00	
W003967-031423	3/14/2023	No Records Exist	Police Department	Moody Bible Institute Public Safety Dept	Mrs. Stacey Craelius	Police Records	0.00	
W003969-031423	3/14/2023	Partial Release	Police Department	Oak Haven MHC LLC	Cara Czarnoia	Police Records	0.00	
W003971-031523	3/15/2023	Partial Release	Police Department		Mrs Carrie DiFranco	Police Records	0.00	
W003975-031523	3/15/2023	No Records Exist	Police Department		Mr Mark Eizak	Police Records	0.00	
W003980-031723	3/17/2023	Waiting for Payment	Police Department		Matthew Gustafson	Police Records	0.79	
W003988-032323	3/23/2023	Partial Release	Police Department		Matthew Harrison	Police Records	0.00	
W003954-030823	3/7/2023	No Records Exist	Police Department		SUSAN HOBBS	Police Records	0.00	
W003994-032923	3/29/2023	Cost Estimate Sent	Police Department		Todd Holgate	Police Records	0.59	
W003995-032923	3/29/2023	Cost Estimate Sent	Police Department		Todd Holgate	Police Records	0.59	
W003974-031523	3/15/2023	No Records Exist	Police Department		Ms. Teaira Hunter	Assessing Records EMS Report Police Records	0.00	
W003944-030223	3/2/2023	Partial Release	Police Department		Todd Israel	Police Records	0.00	
W003962-031323	3/13/2023	Partial Release	Police Department		ms Ella Jaime	Police Records	0.00	
W003984-032123	3/21/2023	Partial Release	Police Department	Gallagher Sharp LLP	Nancy Kama	Police Records	1.44	8.69
W003963-031323	3/13/2023	Partial Release	Police Department	Ivywood Classical Academy	Mrs. Stephanie Kooiker	Police Records	0.00	
W003964-031323	3/13/2023	Partial Release	Police Department	Ivywood Classical Academy	Mrs. Stephanie Kooiker	Police Records	0.00	
W004000-033023	3/30/2023	Partial Release	Police Department	A & C Property Services	Ms Becky Krupa	Police Records	0.00	

4/3/23, 9:23 AM

POLICE DEPARTMENT

FOIA Monthly Report

Run Date: 04/03/2023 9:22 AM

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W003945-030323	3/3/2023	Partial Release	Police Department	Green Building Automation	Administrative Assistant Ann Lucas	Police Records	0.00	
W003998-033023	3/30/2023	Waiting for Pick-up	Police Department		Marilyn Mazaitis	Police Records	0.00	
W003972-031523	3/15/2023	Partial Release	Police Department	Master Craft Carpet Service Inc	Accounting Manager Michelle Merritt	Police Records	0.00	
W003973-031523	3/15/2023	Partial Release	Police Department	Master Craft Carpet Service Inc	Accounting Manager Michelle Merritt	Police Records	0.00	
W003946-030323	3/3/2023	Partial Release	Police Department	MIDDLEDITCH LAW	KERI MIDDLEDITCH	Police Records	0.00	
W003951-030623	3/6/2023	Partial Release	Police Department		Law office clerk Julie Moskal	Police Records	0.00	
W003996-033023	3/30/2023	Assigned	Police Department	Isuzu North America Corporation	Manager, Facilities Operations Kevin O'Donohue	Police Records	0.00	
W003978-031623	3/16/2023	Partial Release	Police Department		Ms Taruimi Ridley	Police Records	0.00	
W003947-030323	3/3/2023	No Records Exist	Police Department	Ennis Center for Children -Pontiac	Emily Roberts	Police Records	0.00	
W003976-031623	3/16/2023	Partial Release	Police Department		Eric Saylor	Police Records	0.00	
W003952-030723	3/7/2023	Partial Release	Police Department	Plymouth Hills	Sheri Schoonover	Police Records	0.00	
W003943-030123	3/1/2023	Partial Release	Police Department		Mr. Paul Scott	Police Records	0.00	
W003959-030923	3/9/2023	Full Release	Police Department		FERAS SERYANI	Police Records	0.00	
W003981-031723	3/17/2023	Cost Estimate Sent	Police Department	Buckfire Law	Scott Steele	Police Records	0.00	
W003983-032023	3/20/2023	Full Release	Police Department		BRIAN STEMBERGER	Police Records	0.00	
W003987-032323	3/23/2023	Time Extension	Police Department	First Step	First Step	Police Records	0.00	
W003950-030623	3/6/2023	Full Release	Police Department		CHEYNE THOMAS	Police Records	0.00	
W003979-031723	3/17/2023	Partial Release	Police Department		Justin Williams	Police Records	0.00	
Total Requests: 41							3.41	Total Dollars: 8.69

BOARD DATE

4/11/2023

D.4

FUND NAME	FUND NUMBER	PAYROLL & INVOICES PAID		
		TOTAL INC PAYROLL	PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	1,375,307.58	1,320,682.95	54,624.63
DRUG FORFEITURE	262	53,905.32	16,281.32	37,624.00
DRUG FORFEITURE	265	-	-	-
DRUG FORFEITURE	266	919.98	-	919.98
ARPA	285	38,782.75	-	38,782.75
IMPROV. REV.	446	-	-	-
TRANSPORATION	588	8,699.73	7,319.49	1,380.24
WATER & SEWER	592	703,342.37	684,127.67	19,214.70
SWD	596	7,659.05	7,477.05	182.00
TAX POOL	703	-	-	-
POLICE BOND FUND	710	100.00	100.00	-
SPECIAL ASSESS CAPITAL	805	3,883.00	-	3,883.00
	TOTAL	2,192,599.78	2,035,988.48	156,611.30

GRAND TOTAL 2,192,599.78

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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Advanced Satellite Communications		Invoice Amount:	\$105.00
INV# 50146 QUARTERLY ALARM MONITORING P 101-336-801.000		Check Date:	04/11/2023
			105.00
Advanced Satellite Communications		Invoice Amount:	\$105.00
INV # 50145 -- SA-ALARM- - QTLY BILLING - 4/1 101-265-801.000 SA-Alarm		Check Date:	04/11/2023
101-301-801.000 SA-Alarm			50.04
101-336-801.000 SA-Alarm			32.24
592-536-801.000 SA-Alarm			13.42
			9.30
Advanced Satellite Communications		Invoice Amount:	\$468.00
# 50088 - ASC - QTLY BILLING-SOCCER PARK - 4 101-751-801.000		Check Date:	04/11/2023
			468.00
Advanced Satellite Communications		Invoice Amount:	\$849.90
INVOICE # 50196 V1 - HID PROXKEY III KEY FO 101-171-752.000 KEY FOBS - STAFF (50)		Check Date:	04/11/2023
101-301-757.000 KEY FOBS - PD (50)			414.95
101-171-752.000 SHIPPING - STAFF			414.95
101-301-757.000 SHIPPING - PD			10.00
			10.00
Advanced Satellite Communications		Invoice Amount:	\$2,445.00
INV. 50027 3/23/2023 CCTV SERVICE AGREEME 101-301-801.000		Check Date:	04/11/2023
			2,445.00
AIRGAS USA, LLC		Invoice Amount:	\$399.95
INV# 9136059398 SENSOR KT PEPL CMBSTL XC 101-336-773.000		Check Date:	04/11/2023
101-336-773.000			385.00
			14.95
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$414.92
INV# 91345 GILO UNIFORM SHIRTS/BOOTS 101-336-767.000		Check Date:	04/11/2023
101-336-767.000			74.99
101-336-767.000			89.97
101-336-767.000			144.99
101-336-767.000			104.97
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$425.96
INV# 90793 /LOUDON UNIFORM PANTS & BOOT 101-336-767.000		Check Date:	04/11/2023
101-336-767.000			239.99
			185.97
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$131.80
INV. 91280 3/22/2023 UNIFORM EQUIPMENT/OF 101-301-767.000		Check Date:	04/11/2023
			131.80
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$189.98
INV. 91279 3/22/2023 UNIFORM EQUIPMENT/OF 101-301-767.000		Check Date:	04/11/2023
101-301-767.000			129.98
			60.00
ALPHAGRAPHICS #336		Invoice Amount:	\$250.73
CASE JACKETS WHITE 28# 9 X 12 BOOKLET **U 101-301-752.000		Check Date:	04/11/2023
			250.73

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VENDOR INFORMATION**INVOICE INFORMATION**

AutoZone, Inc. INV# 4382811386 ARMORAL, CAR WASH 101-336-863.000 101-336-863.000	<i>INV# 4382811386 ARMORAL CAR WASH</i>	Invoice Amount: Check Date:	\$25.66 04/11/2023 15.78 9.88
AutoZone, Inc. #4382809257 3/22/23 AIR FILTERS FOR #407 # 592-537-863.000	<i>FILTERS</i>	Invoice Amount: Check Date:	\$34.98 04/11/2023 34.98
BATTERIES PLUS BULBS INV. P60856291 3/21/2023 BATTERIES FOR PD 101-301-757.000 101-301-757.000	<i>AA BATTERIES - 36 PACK AAA BATTERIES</i>	Invoice Amount: Check Date:	\$74.94 04/11/2023 37.47 37.47
BLACKWELL FORD INC. INV. 403182 3/23/2023 VEHICLE REPAIR/A1964 101-301-863.000	<i>NEW STRUTS</i>	Invoice Amount: Check Date:	\$982.39 04/11/2023 982.39
Andrea Bosworth REIMBURSEMENT RECERTIFICATION FEE FOR E 101-325-958.000	<i>PRIORITY DISPATCH CORP.</i>	Invoice Amount: Check Date:	\$55.00 04/11/2023 55.00
CAROUSEL CARPET & UPHOLSTERY CLNG INVOICE#6207 CLEANED CARPETS FIRST FLOOR 101-265-822.000	<i>INV#6207 FIRST FLOOR TWP HALL CARPET</i>	Invoice Amount: Check Date:	\$1,175.00 04/11/2023 1,175.00
CINTAS CORPORATION - 300 INV. 4150435871 3/24/2023 MAT SERVICE FOR P 101-301-822.000	<i>Mats for pd</i>	Invoice Amount: Check Date:	\$334.10 04/11/2023 334.10
CODE SAVVY CONSULTANTS LLC INV.#2210 HYUNDAI-MOBIS SPRINKLER PLAN R 101-371-801.000	<i>INV#2210 SPRINKLER PLAN REVIEW</i>	Invoice Amount: Check Date:	\$790.00 04/11/2023 790.00
CODE SAVVY CONSULTANTS LLC INV.#2163 MAHLE POWERTRAIN SPRINKLER PLA 101-371-801.000	<i>INV#2163 SPRINKLER PLAN REVIEW</i>	Invoice Amount: Check Date:	\$265.00 04/11/2023 265.00
CORRIGAN OIL COMPANY #7753812 3/14/23 - GAS 87-ETHANOL - DYDLS - 592-537-759.000 592-537-759.000 592-537-759.000 592-537-759.000	<i>Fuel Tax Recap Environmental Fee GE87 GAS-ETHANOL DYDLSMIX</i>	Invoice Amount: Check Date:	\$1,871.05 04/11/2023 10.96 9.95 1,359.10 491.04
Complete Outdoor Services of MI STORM CLEAN UP - PARKS & FS #2 - MARCH 202 101-751-930.000 101-336-930.000 101-751-930.000 101-751-930.000	<i>LAKEPOINTE SOCCER PARK FS#2 TOWNSHIP PARK MILLER PARK</i>	Invoice Amount: Check Date:	\$14,100.00 04/11/2023 7,000.00 800.00 2,700.00 3,600.00
CRAWFORD DOOR SALES INV # 23373813 REPAIR BAY DOOR STATION 2 101-336-930.000	<i>INV# 23373813 REPAIR BAY DOOR AT STA 2</i>	Invoice Amount: Check Date:	\$352.50 04/11/2023 352.50

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VENDOR INFORMATION**INVOICE INFORMATION**

CRAWFORD DOOR SALES		Invoice Amount:	\$730.00
INV # 23565557 REPAIR BAY DOOR AT STA 2		Check Date:	04/11/2023
101-336-930.000	INV# 23565557 REPAIR BAY DOOR AT STA 2		730.00
DELL MARKETING L.P.		Invoice Amount:	\$64.00
QUOTE NO. 3000143005809.1 2/1/2023 ADDITI		Check Date:	04/11/2023
101-351-757.000	DELL ADDT'L HDMI VIDEO PORT - JAIL		32.00
101-325-757.000	DELL ADDT'L HDMI VIDEO PORT - COMM		32.00
Dell Financial Services, LLC		Invoice Amount:	\$19.37
# 2522833 -- DELL - LEASE # 001-6755980-12 -		Check Date:	04/11/2023
101-336-940.000	FIRE DEPT. COMPUTERS		8.00
588-596-940.000	SENIOR TRANS COMPUTERS		1.62
592-536-940.000	PUBLIC SERVICES COMPUTERS		3.28
592-537-940.000	PUBLIC WORKS COMPUTERS		5.67
592-537-940.000	PUBLIC WORKS COMPUTER		0.80
Dell Financial Services, LLC		Invoice Amount:	\$1,514.84
INV # 2518608 - DELL SERVICES - LEASE # 810-		Check Date:	04/11/2023
101-253-940.000	TREASURY		336.64
101-191-940.000	ACCOUNTING		168.32
101-371-940.000	BUILDING DEPT		84.16
101-265-940.000	TWP HALL AND GROUNDS		84.16
101-215-940.000	CLERK		336.64
101-262-940.000	ELECTIONS		168.32
101-228-940.000	INFO SYSTEMS		168.32
101-171-940.000	SUPERVISOR'S OFFICE		84.16
101-171-940.000	SUPERVISOR'S OFFICE (RNDG)		84.12
Dell Financial Services, LLC		Invoice Amount:	\$1,011.98
INV # 2336668 - DELL SERVICES - LEASE # 810-		Check Date:	04/11/2023
266-312-940.000	PD - STATE FORFEITURE		828.00
266-312-940.000	PD - STATE FORFEITURE		91.98
101-325-940.000	DISPATCH		92.00
Dell Financial Services, LLC		Invoice Amount:	\$1,937.22
# 2511154 -- DELL - LEASE # 001-6755980-12 -		Check Date:	04/11/2023
101-336-940.000	FIRE DEPT. COMPUTERS		807.10
588-596-940.000	SENIOR TRANS COMPUTERS		161.44
592-536-940.000	PUBLIC SERVICES COMPUTERS		322.92
592-537-940.000	PUBLIC WORKS COMPUTERS		645.76
Dell Financial Services, LLC		Invoice Amount:	\$14.25
# 2518257- DELL SERVICES - LEASE # 001-6755		Check Date:	04/11/2023
592-537-940.000	#2518257 - MARCH 2023		14.25
Dell Financial Services, LLC		Invoice Amount:	\$20.65
INVOICE # 2518464LEASE # 001-6755980-00004		Check Date:	04/11/2023
101-701-940.000	#2455925 - FEB 2023 PLANNING		20.65
DOROSHEWITZ, ROBERT J.		Invoice Amount:	\$190.61
JAN-FEB 2023 MILEAGE		Check Date:	04/11/2023
101-253-861.000	JAN-FEB 2023 MLEAGE		190.61
Denny's Service Center		Invoice Amount:	\$1,217.18
#874775 - SENIOR TRANS VEHICLE REPAIRS - 2		Check Date:	04/11/2023
588-596-863.000	LABOR AND PARTS-# 874775		1,217.18

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VENDOR INFORMATION**INVOICE INFORMATION**

DON'S SMALL ENGINE REPAIR, INC INV. # 64916 2 STAGE SNOW BLOWER REPAIR (101-751-931.000	Invoice Amount: \$307.14 Check Date: 04/11/2023 307.14
FELL, CYNTHIA REIMBURSEMENT - FOOD & WATER FOR DISPAT 101-325-958.000 101-325-958.000	Invoice Amount: \$59.15 Check Date: 04/11/2023 44.48 14.67
Ferguson Waterworks #0158758 3/14/23 592-537-787.000	Invoice Amount: \$1,087.50 Check Date: 04/11/2023 1,087.50
Ferguson Waterworks R900 WALL MOUNT RADIO READ BOXES AND 2 S 592-537-787.000 592-537-787.000 592-537-787.000	Invoice Amount: \$3,104.82 Check Date: 04/11/2023 2,681.20 381.88 41.74
Foremost Promotions INV. S-2019704 3/17/2023 PROMOTIONAL GIVEA 101-301-880.000 101-301-880.000 101-301-880.000	Invoice Amount: \$1,319.13 Check Date: 04/11/2023 585.00 687.50 46.63
GDI Services Inc. INV #MIINV20213600 MARCH DPW CLEANING 20 592-537-822.000	Invoice Amount: \$416.00 Check Date: 04/11/2023 416.00
GDI Services Inc. INV #MIINV20213599 MARCH FRIENDSHIP STATI 101-673-822.000	Invoice Amount: \$273.00 Check Date: 04/11/2023 273.00
GDI Services Inc. INV #MIINV20213598 MARCH TWP HALL CLEANI 101-301-822.000 101-336-822.000 101-265-822.000 101-325-822.000 101-351-822.000	Invoice Amount: \$2,686.00 Check Date: 04/11/2023 881.84 107.44 1,396.72 150.00 150.00
GFL Environmental USA, Inc. #0060208703 DPW RECYCLE CENTER 03/14/23 596-528-816.000	Invoice Amount: \$182.00 Check Date: 04/11/2023 182.00
Great Lakes Ace Hardware INV # 8929/876 - PARKS - GREAT STUFF BIG GA 101-751-757.000	Invoice Amount: \$17.28 Check Date: 04/11/2023 17.28
Great Lakes Ace Hardware INV # 8950/876 - PARKS - ADHESIVE FOR BLOCK 101-751-757.000	Invoice Amount: \$30.69 Check Date: 04/11/2023 30.69
Great Lakes Ace Hardware INV # 8960/876 - PARKS - LINKS FOR POND FOU 101-751-757.000	Invoice Amount: \$17.08 Check Date: 04/11/2023 17.08

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VENDOR INFORMATION**INVOICE INFORMATION**

GreatAmerica Financial Services		Invoice Amount:	\$477.48
SHARP COPIER - STANDARD PAYMENT, SUPPLY F		Check Date:	04/11/2023
101-262-940.000	STANDARD PAYMT INV33775861		100.00
101-215-940.000	STANDARD PAYMT INV33775861		377.48
HUMANE SOCIETY OF HURON VALLEY		Invoice Amount:	\$225.00
INV. 202302 2/28/2023 STRAY IMPOUND SERVIC		Check Date:	04/11/2023
101-301-836.000	STRAY IMPOUND SERVICES		225.00
IAFC MEMBERSHIP		Invoice Amount:	\$215.00
ORDER # 000257450 MEMBERSHIP 2023 7-1-23		Check Date:	04/11/2023
101-336-957.000	ORDER # 000257450 MEMBERSHIP 2023		195.00
101-336-957.000	GREAT LAKES DIVISION DUES		20.00
Kadi, Meriem		Invoice Amount:	\$91.05
REIMBURSEMENT FOR DINNER FOR BOARD OF R		Check Date:	04/11/2023
101-247-757.000	BOARD OF REVIEW DINNER 3/13/23		91.05
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$525.00
TECH SUPPORT - MERAKI FIREWALL INSTALLATI		Check Date:	04/11/2023
101-261-831.000	MERAKI FIREWALL INSTALL		525.00
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$175.00
TECH SUPPORT - MERAKI WIFI AP CONFIGURATI		Check Date:	04/11/2023
101-261-831.000	DPW BLDG WIFI ACCESS POINT CONFIG IN F		175.00
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$95.00
TECH SUPPORT - MS OFFICE UPDATES FOR OUT		Check Date:	04/11/2023
101-261-831.000	TECH SUPPORT OFFICE UPDATES		95.00
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$350.00
TECH SUPPORT - EXCHANGE SERVER SECURITY		Check Date:	04/11/2023
101-261-831.000	TECH SUPP -EXCHANGE SVR PATCHES		350.00
KUDRA, DAN		Invoice Amount:	\$145.16
REIMBURSEMENT FOR FRAMES FOR POLICE DEP		Check Date:	04/11/2023
101-301-752.000	VARIOUS FRAMES FOR POLICE DEPT		145.16
LAIRD GLASS & UPHOLSTERY, INC.		Invoice Amount:	\$462.00
INV. 14350 3/22/2023 WINDSHIELD GREEN TINT		Check Date:	04/11/2023
101-301-863.000	WINDSHIELD GREEN TINT		352.00
101-301-863.000	ADHESIVE		20.00
101-301-863.000	MOULDING		90.00
Lunghamer Ford of Owosso, LLC		Invoice Amount:	\$37,624.00
2023 FORD EDGE SEL AWD - BLACK FORD FLEET		Check Date:	04/11/2023
262-310-970.000	EDGE ALL WHEEL DR SEL - CODE:K4J/201A		36,973.00
262-310-970.000	CARBONIZED GRAY METALLIC CODE: M7		0.50
262-310-970.000	INTERIOR TRIM EBONY (BLACK) CODE: VE		0.50
262-310-970.000	HEATED STEERING WHEEL CODE: 17S		350.00
262-310-970.000	STEEL MINI SPARE TIRE CODE:51Q		100.00
262-310-970.000	FLOOR LINERS CODE: 16W		200.00
MacAllister Rentals		Invoice Amount:	\$3,028.00
#R86473984115 3/21/23		Check Date:	04/11/2023
592-537-940.000	MINI EXCAVATOR		2,950.00
592-537-940.000	ENVIRONMENTAL FEE		19.00

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VENDOR INFORMATION		INVOICE INFORMATION	
	592-537-940.000	RENTAL TAX	59.00
MacAllister Rentals		Invoice Amount:	\$(442.50)
CREDIT - RENTAL EQUIPMENT PROTECTION PLA		Check Date:	04/11/2023
592-537-940.000	CREDIT - RENTAL EQUIPMENT PROTECTION P		(442.50)
MacAllister Rentals		Invoice Amount:	\$(442.50)
CREDIT - RENTAL EQUIPMENT PROTECTION PLA		Check Date:	04/11/2023
592-537-940.000	CREDIT - RENTAL EQUIPMENT PROTECTION P		(442.50)
MacAllister Rentals		Invoice Amount:	\$(442.50)
CREDIT - RENTAL EQUIPMENT PROTECTION PLA		Check Date:	04/11/2023
592-537-940.000	CREDIT - RENTAL EQUIPMENT PROTECTION P		(442.50)
MacAllister Rentals		Invoice Amount:	\$(442.50)
CREDIT - RENTAL EQUIPMENT PROTECTION PLA		Check Date:	04/11/2023
592-537-940.000	CREDIT - RENTAL EQUIPMENT PROTECTION P		(442.50)
MICHIGAN CAT		Invoice Amount:	\$489.36
MICHIGAN CAT - CATAPILLAR SD14622563 03/28		Check Date:	04/11/2023
592-537-931.000	PARTS AND LABOR		489.36
MICHIGAN LINEN SERVICE		Invoice Amount:	\$81.20
#486735 3/24/23		Check Date:	04/11/2023
592-537-767.000	3/24/23 UNIFORM CLEANING SERVICES - FEE		81.20
MICHIGAN LINEN SERVICE		Invoice Amount:	\$81.20
#487127 3/31/23		Check Date:	04/11/2023
592-537-767.000	3/31/23 UNIFORM CLEANING SERVICES - FEE		81.20
NAPA Auto Parts		Invoice Amount:	\$27.99
#786697 3/22/23 AIR FILTER FOR #404		Check Date:	04/11/2023
592-537-863.000	PARTS		27.99
NextGen Electric		Invoice Amount:	\$2,480.00
INVOICE #3088 CHANGE BURNED OUT EXTERIO		Check Date:	04/11/2023
101-265-930.000	INVOICE 3088		2,480.00
OFFICE DEPOT		Invoice Amount:	\$187.14
INV. 302044847001 3/9/2023 OFFICE SUPPLIES		Check Date:	04/11/2023
101-325-752.000	TONER FOR FAX IN COMM		58.63
101-325-752.000	FILE BOXES		128.51
OFFICE DEPOT		Invoice Amount:	\$4.49
INV. 302048136001 3/9/2023 OFFICE SUPPLIES		Check Date:	04/11/2023
101-301-752.000	INDEX CARD BOX		4.49
OFFICE DEPOT		Invoice Amount:	\$15.99
INV. 304143424001 3/17/2023 OFFICE SUPPLIES		Check Date:	04/11/2023
101-325-752.000	LAMINATOR POUCH		15.99
OFFICE DEPOT		Invoice Amount:	\$50.68
INV. 304137013001 3/17/2023 OFFICE SUPPLIES		Check Date:	04/11/2023
101-325-752.000	PENCIL SHARPENER		31.12
101-325-752.000	LAMINATOR POUCH - BUS CARD		15.47
101-325-752.000	LAMINTOR 4 X 6		4.09

Charter Township of Plymouth

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VENDOR INFORMATION

INVOICE INFORMATION

OFFICE DEPOT			Invoice Amount:	\$6.29
FLAG POST IT			Check Date:	04/11/2023
	101-215-752.000	FLAG POST IT 4 PK PO23-36860		6.29
OFFICE DEPOT			Invoice Amount:	\$(6.29)
CREDIT - FLAG POST IT NOTES			Check Date:	04/11/2023
	101-215-752.000	CREDIT - FLAG POST IT		(6.29)
OFFICE DEPOT			Invoice Amount:	\$633.07
OFFICE SUPPLIES			Check Date:	04/11/2023
	101-215-752.000	POST IT NOTES		19.49
	101-215-752.000	POST ITS ARROW FLAGS		8.64
	101-215-752.000	POST IT NOTES POP UP		21.99
	101-215-752.000	SHEET PROTECTORS		15.30
	101-215-752.000	DIVIDERS JAN- DEC		62.94
	101-215-752.000	SANDISK FLASH DRIVE		45.80
	101-215-752.000	PAPER		458.91
OFFICE DEPOT			Invoice Amount:	\$54.51
BUILDING DEPARTMENT OFFICE SUPPLIES			Check Date:	04/11/2023
	101-371-752.000	AVERY EASY PEEL LABELS, 5160		23.16
	101-371-752.000	LARGE UTILITY COMMAND HOOKS		11.02
	101-371-752.000	BIC HIGHLIGHTERS BOX OF 24		15.14
	101-371-752.000	2023 DESK PAD CALENDAR		5.19
OFFICE DEPOT			Invoice Amount:	\$52.67
OFFICE SUPPLIES MARCH 23			Check Date:	04/11/2023
	592-536-752.000	EASEL PADS		46.15
	592-536-752.000	FLIP CHART MARKERS		6.52
OCCUPATIONAL HEALTH CENTERS OF MI			Invoice Amount:	\$227.00
INVOICE # 7714749842 - TYLER CANNON (PD)			Check Date:	04/11/2023
	101-301-835.000	TYLER CANNON (PD) PREPLACEMENT		227.00
ORCHARD, HILTZ, & MCCLIMENT, INC.			Invoice Amount:	\$507.50
GENERAL DRIVE SAD - CA/CE #60420			Check Date:	04/11/2023
	101-441-803.000	PROFESSIONAL SERVICES #60420		507.50
ORCHARD, HILTZ, & MCCLIMENT, INC.			Invoice Amount:	\$2,210.00
AMI METER RFP #60433			Check Date:	04/11/2023
	592-537-803.000	AMI METER RFP #60433		2,210.00
ORCHARD, HILTZ, & MCCLIMENT, INC.			Invoice Amount:	\$1,657.50
AMI METER RFP #61330			Check Date:	04/11/2023
	592-537-803.000	AMI METER RFP #61330		1,657.50
PHOENIX SAFETY OUTFITTERS, LLC.			Invoice Amount:	\$1,336.00
INV # SI-132740 HELMETS			Check Date:	04/11/2023
	101-336-767.000	INV# SI-132740 WHT HELMET		334.00
	101-336-767.000	RED HELMET		334.00
	101-336-767.000	BLACK HELMETS		668.00
Plymouth Home Improvement, LLC			Invoice Amount:	\$2,000.00
INVOICE#PT0140 RE-FURBISH TWP SIGN AT 5 M			Check Date:	04/11/2023
	101-265-930.000	INV#PT0140 SIGN REFURBISH		2,000.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

PMT and Power Cleaning Systems		Invoice Amount:	\$411.00
INV # 77705339 SERVICE CALL /DIAGNOSIS FOR		Check Date:	04/11/2023
101-336-931.000	INV# 77705339 SERVICE CALL		411.00
PROVANTAGE, LLC		Invoice Amount:	\$1,250.00
PARK OFFICE CRADLEPOINT ROUTER SUBSCRIPT		Check Date:	04/11/2023
101-261-831.000	CRADLEPOINT 5 YR ESSENT SUB BF05-NCESS-		1,250.00
SCHOOLCRAFT COLLEGE		Invoice Amount:	\$750.00
INV. 0000003374 3/21/2023 - HANDGUN INSTR		Check Date:	04/11/2023
101-301-958.000	OFFICER VAUGHAN 3/20/23 - 3/24/23		750.00
SEHI COMPUTER PRODUCTS		Invoice Amount:	\$736.40
INV # 100234732 TONER CARTRIDGES FOR ASS		Check Date:	04/11/2023
101-257-752.000	HP507X TONER BLACK		170.39
101-257-752.000	HP507A TONER CYAN		188.67
101-257-752.000	HP507A TONER YELLOW		188.67
101-257-752.000	HP507A MAGENTA		188.67
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$46,204.75
SPALDING DE DECKER - MARCH 2023 INVOICE F		Check Date:	04/11/2023
101-261-803.000	93842 - PLY TWP ENGINEERING MTGS 2023		500.00
101-701-803.000	93843 - BIGBY COFFEE - PLANNING		1,050.00
285-000-970.000-20	93854 - 2022 SIDEWALK GAPS - CE		3,672.00
285-000-970.000-20	93855 - GOLFVIEW PARK SIDEWALKS - CE		1,318.75
285-000-970.000-20	93857 - POWELL ROAD EXTENSION		1,665.75
285-000-970.000-20	93858 - TWP PARK DRIVE PAVING		2,292.50
805-444-974.023	98359 - 2023 SIDEWALK REPLACEMENT PROG		3,883.00
285-000-970.000-20	98360 - 2023 SIDEWALK GAPS		29,833.75
101-261-803.000	93865 - COMCAST 45854 MAST ST METRO ACT		107.00
101-261-803.000	93866 - PLY TWP ENGINEERING TASKS 2023		585.00
592-540-803.000	93866 - PLY TWP ENGINEERING TASKS 2023		783.00
101-261-803.000	93867 - 123NET 44567 PINETREE DR METRO A		107.00
101-261-803.000	93868 - 123NET12950 ECKLES - METRO ACT		407.00
SPARTAN DISTRIBUTORS		Invoice Amount:	\$2,539.96
#22464951 - SPARTAN - PARKS - WORKMAN MD		Check Date:	04/11/2023
101-751-931.000	#22464951 - WORKMAN MD REPAIRS		2,539.96
SUPERIOR MEDICAL WASTE		Invoice Amount:	\$180.00
INV# 23600 MONTHLY MEDICAL WASTE DISPOS		Check Date:	04/11/2023
101-336-773.000	INV# 23600 MONTHLY MEDICAL WASTE DISP		180.00
Tyler Technologies, Inc.		Invoice Amount:	\$2,191.00
INV # 025-415313 1 YR MAINT CONTRACT MOB		Check Date:	04/11/2023
101-336-831.000	INV# 025-415313 5/23 TO 4/24		2,191.00
USA Bio Care LLC		Invoice Amount:	\$200.00
INV. 03012417 3/30/2023 DECONTAMINATION O		Check Date:	04/11/2023
101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELLS		200.00
USA Bio Care LLC		Invoice Amount:	\$400.00
INV. 03012413 3/22/2023 DECONTAMINATION O		Check Date:	04/11/2023
101-351-822.000	BIO-HAZARD CLEANING OF JAIL CELLS		400.00
Victory Lane Quick Oil Change		Invoice Amount:	\$95.98
#00903-174 3/20/23 #404 ROUTINE OIL CHANG		Check Date:	04/11/2023

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INVOICE INFORMATION

	592-537-863.000	LABOR AND MATERIALS		95.98
Victory Lane Quick Oil Change			Invoice Amount:	\$136.77
#00903-169 3/20/23 TRUCK #403 ROUTINE OIL			Check Date:	04/11/2023
	592-537-863.000	LABOR AND MATERIALS		136.77
Victory Lane Quick Oil Change			Invoice Amount:	\$87.98
#00903-276 3/31/23 #401 OIL CHAHANGE AND			Check Date:	04/11/2023
	592-537-863.000	LABOR AND MATERIALS		87.98
W.J.O'NEIL COMPANY			Invoice Amount:	\$2,171.75
REPAIR OF OVERHEAD HEATERS AT DPW #1737			Check Date:	04/11/2023
	592-537-930.000	PARTS AND LABOR		2,171.75
Wolverine Freightliner-Westside Inc			Invoice Amount:	\$607.97
#102587 #409 ANNUAL PREVENTATIVE MAINTENANCE			Check Date:	04/11/2023
	592-540-931.000	LABOR		364.00
	592-540-931.000	PARTS		115.41
	592-540-931.000	GAS OIL LUBE		92.16
	592-540-931.000	DEDUCTABLE RENTAL SUPPLIES		36.40
ROBERT JURCAGO			Invoice Amount:	\$885.00
PERMIT REFUND PB20-0608 PROJECT CANCELLED			Check Date:	04/11/2023
	101-371-964.000	PB20-0608 PERMIT REFUND		885.00
DAVID DEVELLIS			Invoice Amount:	\$1,957.00
REFUND PSW23-0008 13310 ROLSTON			Check Date:	04/11/2023
	592-537-964.000	13310 ROLSTON DR		1,957.00
Total Amount to be Disbursed:				\$156,611.30

Charter Township of Plymouth
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VENDOR INFORMATION

INVOICE INFORMATION

35TH DISTRICT COURT

Invoice Amount:

\$100.00

BOND RECEIPT 03/27/2023

Check Date:

04/08/2023

710-000-265.000

BOND RECEIPT NUMBER 011759

100.00

Total Amount to be Disbursed:

\$100.00

Weekly: 4/5/23

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VENDOR INFORMATION

INVOICE INFORMATION

A T & T		Invoice Amount:	\$443.75
ACCT. 734-453-4461-659-5 (CENTREX LINES) (A		Check Date:	04/05/2023
101-336-850.000	Fire		150.88
101-673-850.000	Twp. Hall		35.50
101-751-850.000	Parks		35.50
592-537-850.000	DPW		221.87
BASIC Benefits LLC		Invoice Amount:	\$54.00
#2629781 - ANNUAL FEE AND SECTION 105 RET		Check Date:	04/05/2023
592-537-875.000	IN 2629781- ANN FEE AND SEC105-WALLACE		54.00
BENNETT & DEMOPOULOS, PLLC		Invoice Amount:	\$472.50
BD Bond Refund		Check Date:	04/05/2023
101-371-283.015	BLE23-0015		472.50
BENNETT & DEMOPOULOS, PLLC		Invoice Amount:	\$52.50
BD Bond Refund		Check Date:	04/05/2023
101-371-283.015	BLE23-0015		52.50
BUONO, DUANE		Invoice Amount:	\$4,119.50
MARCH MECHANICAL INSPECTOR PAY 2023		Check Date:	04/05/2023
101-371-801.000	MARCH MECHANICAL INSPECTOR PAY 2023		4,119.50
COMCAST		Invoice Amount:	\$232.77
ACCT 8529-10-216-01647-10 HIGH SPEED INTER		Check Date:	04/05/2023
101-751-852.000	ACCT 8529-10-216-01647-10 -- 4/23		232.77
COMCAST		Invoice Amount:	\$131.90
# 8529 10-216-0149158 COMCAST HIGH SPEED		Check Date:	04/05/2023
101-261-852.000	HIGH SPEED INTERNET - 4/23		131.90
Flis, Joe		Invoice Amount:	\$1,440.00
MARCH ELECTRICAL INSPECTOR 2 PAY 2023		Check Date:	04/05/2023
101-371-801.000	MARCH ELECTRICAL INSPECTOR 2 PAY		1,440.00
HEILEMAN, JAMES		Invoice Amount:	\$1,976.25
MARCH ELECTRICAL INSPECTOR PAY 2023		Check Date:	04/05/2023
101-371-801.000	MARCH ELECTRICAL INSPECTOR PAY 2023		1,976.25
MUNSON, STEVE		Invoice Amount:	\$647.75
MARCH PLUMBING INSPECTOR PAY 2023		Check Date:	04/05/2023
101-371-801.000	MARCH PLUMBING INSPECTOR PAY 2023		647.75
PLYMOUTH POSTMASTER		Invoice Amount:	\$1,500.00
WATER BILL POSTAGE - PERMIT #218 APRIL 202		Check Date:	04/05/2023
592-536-851.000	PERMIT #218 APRIL 2023 POSTAGE		1,500.00
VERIZON WIRELESS		Invoice Amount:	\$93.34
ACCT 242016971-00001 - VERIZON - CELL PHON		Check Date:	04/05/2023
101-751-850.000	PARK CELL PHONE		40.01
101-336-850.000	FIRE - (LIFEPACKS)		42.32
592-537-850.000	DPW TEXT MODUM		11.01
Weidendorf, William C		Invoice Amount:	\$900.00
MARCH PLUMBING INSPECTOR 2 PAY 2023		Check Date:	04/05/2023
101-371-801.000	MARCH PLUMBING INSPECTOR 2 PAY		900.00

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VENDOR INFORMATION**INVOICE INFORMATION**

R&M ASSET MANAGEMENT LLC			Invoice Amount:	\$28.75
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.018	BBD23-0078		28.75
Haskell Company			Invoice Amount:	\$40,659.75
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.016	BE21-0030		40,659.75
Krusinski Construction Company			Invoice Amount:	\$4,920.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.016	BE22-0040		4,920.00
M/I Homes of Michigan LLC			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.001	BP21-0082 - PB21-0393		1,500.00
M/I Homes of Michigan LLC			Invoice Amount:	\$11,082.56
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.010	BTCO22-0030 - PB21-0393		11,082.56
BREAULT CONSTRUCTION, INC			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.001	BP21-0116 - PB21-0756		1,500.00
NEWPORT CREEK NEW HOMES LLC			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.001	BP22-0159 - PB22-0400		1,500.00
Van Sickle Construction			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.001	BP22-0195 - PB22-1118		1,500.00
DJL Builders Inc			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	04/05/2023
	101-371-283.001	BP22-0171 - PB22-0579		1,500.00
Total Amount to be Disbursed:				\$76,255.32

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VENDOR INFORMATION

INVOICE INFORMATION

A T & T LONG DISTANCE		Invoice Amount:	\$0.45
BAN836376571 -- AT&T LONG DISTANCE - POLIC		Check Date:	03/29/2023
101-301-850.000	BAN836376571 - FEBRUARY 2023		0.45
ALERUS FINANCIAL		Invoice Amount:	\$28,089.30
MERS - DC FT EMPL. -- EMPLOYER CONT. 3/24/2		Check Date:	03/29/2023
101-325-716.000	FORFEITURE - DISPATCH DEPT		(44.76)
101-336-716.000	FORFEITURE - FIRE DEPT		(177.24)
101-351-716.000	FORFEITURE - JAIL (RECORDS/FOIA)		(7.50)
101-371-716.000	FORFEITURE - BUILDING DEPT		(36.50)
588-596-716.000	FORFEITURE - SENIOR TRANS		(5.82)
592-536-716.000	FORFEITURE - PUBLIC SERVICES		(21.53)
592-537-716.000	FORFEITURE - DPW		(84.01)
596-528-716.000	FORFEITURE - RUBBISH		(8.45)
101-301-716.000	FORFEITURE - POLICE DEPT		(150.91)
101-265-716.000	FORFEITURE - BLDG & GROUNDS		(6.14)
101-262-716.000	FORFEITURE - ELECTIONS DEPT.		(7.84)
101-253-716.000	FORFEITURE - TREASURERS OFFICE		(30.31)
101-228-716.000	FORFEITURE - IT DEPT.		(14.09)
101-215-716.000	FORFEITURE - CLERKS OFFICE		(32.03)
101-191-716.000	FORFEITURE - FINANCE DEPT.		(8.97)
101-171-716.000	FORFEITURE- SUPERVISOR'S OFFICE		(24.83)
101-351-716.000	JAIL (RECORDS/FOIA)		326.25
101-191-716.000	FINANCE DEPT		390.00
101-262-716.000	ELECTIONS		340.88
592-537-716.000	DPW		3,654.33
592-536-716.000	PUBLIC SERVICES		936.56
588-596-716.000	SENIOR TRANS		253.30
596-528-716.000	RUBBISH		367.43
101-371-716.000	BUILDING DEPT.		1,587.75
101-336-716.000	FIRE DEPT		7,710.04
101-325-716.000	DISPATCH DEPT.		1,947.00
101-301-716.000	PD DEPT.		6,564.59
101-265-716.000	TWP BUILDING & GROUNDS		267.08
101-253-716.000	TREASURER'S OFFICE		1,318.46
101-215-716.000	CLERK'S OFFICE		1,393.50
101-228-716.000	IT DIRECTOR		612.79
101-171-716.000	SUPERVISOR'S OFFICE		1,080.27
ALERUS FINANCIAL		Invoice Amount:	\$22,858.02
MERS-457 PLAN - ALL EMPLOYEES 3-24-23 PAYD		Check Date:	03/29/2023
101-000-239.000	457 CONT. PRE-TAX		21,583.22
101-000-239.000	457 CONT. ROTH POST-TAX		869.32
101-000-239.000	LOANS		405.48
ALERUS FINANCIAL		Invoice Amount:	\$9,206.35
MERS-DC FT EMPLOYEE CONTRIBUTIONS 3-24-		Check Date:	03/29/2023
101-000-238.000	MERS EMPLOYEE PRE TAX		7,965.63
101-000-238.000	MERS EMPLOYEE POST TAX		583.79
101-000-238.000	LOANS		656.93
A T & T		Invoice Amount:	\$1,287.10
831-000-9179-661 TELEPHONE/INTERENET ALLO		Check Date:	03/29/2023
101-101-859.000	TOWNSHIP BOARD		14.71
101-171-852.000	SUPERVISOR'S OFFICE		73.55
101-191-852.000	ACCOUNTING/FINANCE		58.84
101-215-852.000	CLERK'S OFFICE		110.32

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VENDOR INFORMATION**INVOICE INFORMATION**

101-228-852.000	INFO SERVICES	44.13
101-253-852.000	TREASURER	66.19
101-257-852.000	ASSESSOR	73.55
101-261-852.000	GENERAL OPERATIONS	80.90
101-262-852.000	ELECTIONS OFFICE	29.42
101-265-852.000	BUILDING & GROUNDS	14.71
101-301-852.000	POLICE	176.52
101-325-852.000	DISPATCH/COMMUNICATIONS	125.03
101-336-852.000	FIRE DEPT	154.45
101-351-852.000	JAIL/CORRECTIONS	7.35
101-371-852.000	BUILDING FEPT	80.90
101-673-852.000	SENIOR CENTER	14.71
101-701-852.000	PLANNING	14.71
101-751-852.000	PARKS DEPT	7.35
588-596-852.000	TRANSPORTATION FUND	7.35
592-536-852.000	PUBLIC SERVICES	73.55
592-537-852.000	PUBLIC WORKS	44.13
596-528-852.000	RUBBISH COLLECTION	14.73

A T & T**Invoice Amount: \$900.66**

ACCT# 734-420-2126-564-7 - AT&T PHONE ALL

Check Date: 03/29/2023

101-265-850.000	BUILDING AND GROUNDS	56.29
101-301-850.000	POLICE	168.87
101-336-850.000	FIRE	225.17
101-426-850.000	EMERGENCY MANAGEMENT	337.75
101-673-850.000	SENIOR CENTER	56.29
592-537-850.000	PUBLIC WORKS - T&D	56.29

A T & T**Invoice Amount: \$966.94**

INV # 3396427706 - FIBER RADIO CIRCUITS - M

Check Date: 03/29/2023

101-325-850.000	INV # 3396427706 - FIB RAD CIR 3/23	966.94
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BLUE CROSS/BLUE SHIELD OF MICHIGAN**Invoice Amount: \$981.06**

APRIL 2023 SHANNON RICHARDSON COVERAGE

Check Date: 03/29/2023

101-325-718.000	SHANNON RICHARDSON COVERAGE 4/23	981.06
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BLUE CROSS/BLUE SHIELD OF MICHIGAN**Invoice Amount: \$2,354.53**

BCBS - HEALTH CARE FOR RETIREE RANDY KRUE

Check Date: 03/29/2023

592-537-875.000	APRIL 2023-RANDY KRUEGER	2,354.53
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BLUE CROSS/BLUE SHEILD OF MI**Invoice Amount: \$3,184.72**

INV. # 230307249144- BCBS-MEDICARE PLUS BL

Check Date: 03/29/2023

101-261-875.000	GENERAL RETIREES	398.09
101-301-875.000	POLICE RETIREES	398.09
101-336-875.000	FIRE RETIREES (6)	2,388.54

CBTS TECHNOLOGY SOLUTIONS LLC**Invoice Amount: \$2,508.01**

CBTS PHONE SERVICES - MARCH 2023 -- 2/20/23

Check Date: 03/29/2023

101-101-850.000	TOWNSHIP BOARD	26.09
101-171-850.000	SUPERVISOR	125.87
101-228-850.000	INFORMATION SYSTEMS	79.49
101-257-850.000	ASSESSING	87.46
101-215-850.000	CLERK	168.11
101-253-850.000	TREASURY	87.45
101-261-850.000	GEN. OP. - EXC RM	21.59
101-262-850.000	ELECTIONS	33.42
101-265-850.000	BUILDING AND GROUNDS	16.99
101-673-850.000	SENIOR SERVICES	16.97

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	101-301-850.000	POLICE	548.41
	101-325-850.000	DISPATCH	304.26
	101-351-850.000	JAIL/CORRECTIONS	17.48
	101-336-850.000	FIRE/TWP. HALL	563.70
	101-371-850.000	BUILDING	123.89
	101-751-850.000	PARKS & REC	26.60
	101-701-850.000	PLANNING	16.99
	596-528-850.000	RUBBISH	19.46
	588-596-850.000	TRANSPORTATION	37.50
	592-536-850.000	WATER & SEWER	120.90
	101-191-850.000	FINANCE/ACCOUNTING	65.38
COMCAST		Invoice Amount:	\$259.91
ACCT 8529 10 216 189980 SENIOR CENTER INT		Check Date:	03/29/2023
	101-673-852.000	INTERNET SERVICE - TWP GROUNDS	244.32
	588-596-852.000	SENIOR SERVICES INTERNET	15.59
COMCAST		Invoice Amount:	\$156.85
ACCT 8529 10 216 0141585 - INTERNET PORT S		Check Date:	03/29/2023
	592-537-852.000	ACCT 8529 10 216 014158 - 4/23	156.85
COMCAST		Invoice Amount:	\$293.35
ACCT 8529 10 216 0165469 - FIRE INTERNET ST		Check Date:	03/29/2023
	101-336-852.000	ACCT 8529 10 216 0165469 4/23	293.35
COMCAST		Invoice Amount:	\$176.85
ACCT 8529 10 216 147285 TWP HALL INTERNE		Check Date:	03/29/2023
	101-261-852.000	ACCT 8529 10 216 147285 3/23	176.85
DTE ENERGY		Invoice Amount:	\$220.39
9100-157-6877-3 - BASEBALL DIAMONDS FEBRU		Check Date:	03/29/2023
	101-751-920.000 6877-3 BASEBALL DIAMONDS2/23	220.39
DTE ENERGY		Invoice Amount:	\$20.61
9100-055-5316-9 DTE SERVICE -- MILLER PARK		Check Date:	03/29/2023
	101-751-920.000	...5316-9 MILLER PARK ELECTRIC MARCH2023	20.61
I.A.F.F. - LOCAL 1496		Invoice Amount:	\$2,160.00
IAFF DUES-MARCH 2023 (DETAILED LISTING AT		Check Date:	03/29/2023
	101-000-240.336	MARCH 2023 UNION DUES	2,160.00
M E R S		Invoice Amount:	\$141,572.61
INV # 00141226-8 MERS DB - MARCH 2023 EMPL		Check Date:	03/29/2023
	101-000-245.301	COAM - EMPLOYEE CONTRIB.	1,895.84
	101-000-245.301	POAM-EMPLOYEE CONTRIB.	9,751.16
	101-000-245.336	FIRE - EMPLOYEE CONTRIN.	7,024.80
	101-000-245.325	DISPATCH - EMPLOYEE CONTRIB	3,355.63
	101-301-715.000	COAM - EMPLOYER CONTRIB	19,080.18
	101-301-715.000	POAM - EMPLOYER CONTRIB	37,703.00
	101-336-715.000	FIRE - EMPLOYER CONTRIB	51,736.00
	101-325-715.000	DISPATCH - EMPLOYER CONTRIB	11,026.00
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$1,817.60
PLYMOUTH TOWNSHIP - WATER/SEWER -- MAR		Check Date:	03/29/2023
	101-171-922.000	SUPERVISOR	22.31
	101-228-922.000	INFO SERVICES	18.82
	101-257-922.000	ASSESSORS	7.67
	101-215-922.000	CLERK	31.84

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VENDOR INFORMATION**INVOICE INFORMATION**

101-253-922.000	TREASURER	11.50
101-673-922.000	BUILDING-SENIOR SERVICES	60.04
101-301-922.000	POLICE	96.89
101-325-922.000	DISPATCH	36.25
101-351-922.000	LOCK UP	29.63
101-336-922.000	FIRE	468.19
101-371-922.000	BUILDING	27.53
101-701-922.000	PLANNING	2.09
101-751-922.000	PARK	502.49
596-528-922.000	RUBBISH	1.05
592-536-922.000	ADM/GEN EXPENSE	31.72
592-537-922.000	POWER & PUMPING	204.57
588-596-922.000	FRIENDSHIP STATION	3.77
101-265-922.000	BUILDING	0.70
592-537-938.000	WATER FLUSHING	248.15
101-191-922.000	FINANCE DEPT.	12.39

Jones Development Company LLC

BD Bond Refund

Invoice Amount: \$2,514.10**Check Date: 03/29/2023**

101-371-283.015 BLE22-0013

2,514.10

Total Amount to be Disbursed: \$221,529.41

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VENDOR INFORMATION

INVOICE INFORMATION

AIRGAS USA, LLC		Invoice Amount:	\$489.76
INV# 9995118498 CYLINDER RENTAL		Check Date:	03/28/2023
101-336-773.000	INV# 9995118498 OXYGEN MED LRG		366.19
101-336-773.000	MED XS		71.40
101-336-773.000	HAZMAT		52.17
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$295.97
INV# 90662 GILO/ UNIFORM SHOES & PANTS		Check Date:	03/28/2023
101-336-767.000	INV# 90662 UNIFORM SHOES		110.00
101-336-767.000	UNIFORM PANTS		185.97
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$72.00
INV. 89815 12/19/2022 UNIFORM EQUIPMENT/O		Check Date:	03/28/2023
101-301-767.000	UNIFORM TURTLENECK		72.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$129.98
INV. 91149 3/16/2023 UNIFORM EQUIPMENT/OF		Check Date:	03/28/2023
101-301-767.000	UNIFORM PANTS		129.98
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$31.49
INV. 91150 3/16/2023 UNIFORM EQUIPMENT/CH		Check Date:	03/28/2023
101-301-767.000	UNIFORM PINS 4 STAR		23.99
101-301-767.000	UNIFORM TIE		7.50
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$7.50
INV. 91151 3/16/2023 UNIFORM EQUIPMENT/AS		Check Date:	03/28/2023
101-301-767.000	UNIFORM TIE		7.50
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$541.45
INV# 90663 PANCOAST/ JACKET,PANTS,SHIRT,H		Check Date:	03/28/2023
101-336-767.000	INV# 90663 UNIFORM DRESS JACKET		279.99
101-336-767.000	UNIFORM DRESS PANTS		89.99
101-336-767.000	UNIFORM DRESS SHIRT		48.99
101-336-767.000	UNIFORM HAT		59.99
101-336-767.000	UNIFORM BELT		34.99
101-336-767.000	UNIFORM TIE		7.50
101-336-767.000	UNIFORM ALTERATIONS		20.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$434.94
INV# 91000 PANCOAST/ UNIFORM PANTS, SHIR		Check Date:	03/28/2023
101-336-767.000	INV# 91000 UNIFORM PANTS		179.97
101-336-767.000	UNIFORM JOB SHIRT		254.97
ALPHAGRAPHICS #336		Invoice Amount:	\$254.94
1000 WINDOW ENVELOPES W/TWP LOGO		Check Date:	03/28/2023
101-215-752.000	2000 #10 ENVELOPES INV# 138772		254.94
AutoZone, Inc.		Invoice Amount:	\$7.91
INV# 4382807031 TURTLE WAX FOR STA 2		Check Date:	03/28/2023
101-336-863.000	INV# 4382807031 TURTLE WAX STA 2		7.91
AutoZone, Inc.		Invoice Amount:	\$22.38
INV. 4382808187 3/19/2023 VEHICLE SUPPLIES		Check Date:	03/28/2023
101-301-863.000	PRESTONE DOT 4		22.38
AutoZone, Inc.		Invoice Amount:	\$(69.19)
CR 4382729049 - RETURN OIL AND WIPERS		Check Date:	03/28/2023

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INVOICE INFORMATION

	101-336-863.000	RETURN - OIL & WIPERS	(69.19)
AutoZone, Inc.		Invoice Amount:	\$38.97
INV# 4382801782 BOSCH SNOW DRIVER WIPER		Check Date:	03/28/2023
101-336-863.000	INV# 4382801782 WIPER BLADES ENG 2		38.97
BATTERIES PLUS BULBS		Invoice Amount:	\$172.13
INV. P60526133 3/9/2023 SPEED TRAILER BATTE		Check Date:	03/28/2023
101-301-863.000	12 VOLT 4D FLOODED		172.13
BLACKWELL FORD INC.		Invoice Amount:	\$647.41
INV. 402614 3/10/2023 VEHICLE REPAIR/C9980		Check Date:	03/28/2023
101-301-863.000	TUBE ASSEMBLY/TIRE REPAIR		647.41
BLACKWELL FORD INC.		Invoice Amount:	\$79.80
INV. 403005 3/14/2023 VEHICLE REPAIR/A1964		Check Date:	03/28/2023
101-301-863.000	REPLACE 4 TIRES		79.80
BLACKWELL FORD INC.		Invoice Amount:	\$129.95
INV. 403128 3/16/2023 VEHICLE REPAIR/A6224		Check Date:	03/28/2023
101-301-863.000	WHEEL ALIGNMENT		129.95
BLACKWELL FORD INC.		Invoice Amount:	\$404.30
INV # 402215 BATTERIES FOR R-3		Check Date:	03/28/2023
101-336-863.000	INV# 402215 LABOR		110.00
101-336-863.000	BATTERIES		294.30
BLACKWELL FORD INC.		Invoice Amount:	\$19.95
INV. 402203 2/21/2023 VEHICLE REPAIR/A41937		Check Date:	03/28/2023
101-301-863.000	REPLACE TIRE		19.95
CDW GOVERNMENT INC		Invoice Amount:	\$240.00
TECHNICAL SUPPORT HOURS - AD HOC SOW 01-		Check Date:	03/28/2023
101-261-831.000	TECHNICAL SUPPORT HOURS-25		240.00
CDW GOVERNMENT INC		Invoice Amount:	\$821.88
INV HC56924 FOR 2 SCANSNAPIX1400'S FOR TH		Check Date:	03/28/2023
101-371-757.000	SCANSNAP SCANNERS IX1400		821.88
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$1,238.00
INV.#2204 ST JOHNS CONFERENCE CENTER AN		Check Date:	03/28/2023
101-371-801.000	INV#2204 FIRE ALARM REVIEW		1,238.00
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$1,190.00
INV.#2205 ST JOHN MONARCH AND PAVILLION		Check Date:	03/28/2023
101-371-801.000	INV#2205 FIRE ALARM REVIEW		1,190.00
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$265.00
INV.#2193 PLYMOUTH RESEARCH CENTER FIRE		Check Date:	03/28/2023
101-371-801.000	INV#2193 FIRE ALARM REVIEW		265.00
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$1,553.00
INV.#2198 WARPY SPRINKLER PLAN REVIEW		Check Date:	03/28/2023
101-371-801.000	INV#2198 WARPY SPRINKLER PLAN REVIEW		1,553.00
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$660.00
INV.#2188 MENDEL SPRINKLER PLAN REVIEW		Check Date:	03/28/2023

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VENDOR INFORMATION**INVOICE INFORMATION**

101-371-801.000 INV#2188 SPRINKLER PLAN REVIEW 660.00

CODE SAVVY CONSULTANTS LLC**Invoice Amount: \$380.00**

INV.#2152 ST JOHN POWERHOUSE FIRE ALARM

Check Date: 03/28/2023

101-371-801.000

INV#2152 FIRE ALARM REVIEW

380.00

CODE SAVVY CONSULTANTS LLC**Invoice Amount: \$265.00**

INV.#2189 BURROUGHS SUITE B1-130 SPRINKLE

Check Date: 03/28/2023

101-371-801.000

INV#2189 SPRINKLER PLAN REVIEW

265.00

CORRIGAN OIL COMPANY**Invoice Amount: \$2,614.05**

#7753812 3/14/23 - GAS 87-ETHANOL - DYDLS -

Check Date: 03/28/2023

592-537-759.000

Fuel Tax Recap

15.36

592-537-759.000

Environmental Fee

9.95

592-537-759.000

GE87 GAS-ETHANOL

1,880.48

592-537-759.000

DYDLSMIX

708.26

Corporate Benefit Solutions, LLC**Invoice Amount: \$400.00**

INVOICE # 4052 - MARCH 2023 PREMIUM FOR B

Check Date: 03/28/2023

101-171-801.000

#4052 - 3/23 BENXPRESS

400.00

DELL MARKETING L.P.**Invoice Amount: \$774.00**

QUOTE NO. 3000143120842.1 2/2/2023 DELL UL

Check Date: 03/28/2023

101-301-757.000

DELL ULTRASHARP 24" MONITOR #210-AYYV

516.00

101-325-757.000

DELL ULTRASHARP 24" MONITOR #210-AYYV

258.00

DPW & SON, LLC**Invoice Amount: \$34,000.00**

WATER TAPS #50713 3/11/23

Check Date: 03/28/2023

592-537-801.000

45926 SPRUCE

1,500.00

592-537-801.000

45914 SPRUCE

1,500.00

592-537-801.000

45880 SPRUCE

1,500.00

592-537-801.000

12920 LIDO PALACE

2,200.00

592-537-801.000

9614 WHITE PINE DR

2,200.00

592-537-801.000

42649 FIVE MILE RD

6,200.00

592-537-801.000

42509 LAKELAND CT

6,200.00

592-537-801.000

42499 LAKELAND CT

6,200.00

592-537-801.000

42509 PARKHURST

6,500.00

DON'S SMALL ENGINE REPAIR, INC**Invoice Amount: \$1,106.13**

INV. # 64846 GATOR (SEE ATTACHED DETAIL)

Check Date: 03/28/2023

101-751-931.000

INV. # 64846 - GATOR ITEMS

1,106.13

EctoHR, Inc.**Invoice Amount: \$7,863.22**

INV. # 13709 - ECTOHR - FEBRUARY 2023 SERV

Check Date: 03/28/2023

101-171-805.000

#13709 - FEBRUARY 2023 SERVICES

7,863.22

ETNA SUPPLY**Invoice Amount: \$219.00**

S104841560.005 3/6/23 FROM 22-88759

Check Date: 03/28/2023

592-537-757.000

FLARE CORP STOP

219.00

ETNA SUPPLY**Invoice Amount: \$3,892.00**

QUOTE 2/3/23 S104948799 HYDRANT PARTS

Check Date: 03/28/2023

592-537-757.000

190350

1,632.00

592-537-757.000

143120-60443

2,100.00

592-537-757.000

194514

160.00

ETNA SUPPLY**Invoice Amount: \$1,648.00**

QUOTE 3/3/23 S104988428

Check Date: 03/28/2023

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	592-537-757.000	CB 7 CURB BOX BASE	1,648.00
FEDEX		Invoice Amount:	\$76.35
INV. 8-068-58683 3/15/2023 PACKAGE SHIPPED		Check Date:	03/28/2023
	101-301-851.000	RMA CENTER/SARAH DRIELTS	76.35
FEDEX		Invoice Amount:	\$60.51
PITNEY BOWES RESERVE ACCOUNT PAYMENT		Check Date:	03/28/2023
	101-215-851.000	PITNEY BOWES RESERVE ACCOUNT PAYMENT	60.51
FEDEX		Invoice Amount:	\$98.60
INV. 8-054-33373 3/1/2023 PACKAGE SHIPPED -		Check Date:	03/28/2023
	101-301-851.000	RMA CENTER/SARAH DRIELTS	98.60
FIFER INVESTIGATIONS, LLC		Invoice Amount:	\$1,200.00
INV. 2492 3/13/2023 BACKGROUND INVESTIGAT		Check Date:	03/28/2023
	101-325-801.000	PSA APPLICANT-KATELYN PELDO-LEVEL II PSO	1,200.00
FIRE SERVICE MANAGEMENT		Invoice Amount:	\$60.00
INV# 35023 TEDERINGTON GEAR RENTAL 1 MO		Check Date:	03/28/2023
	101-336-767.000	INV# 35023 GEAR RENTAL 1 MONTH EXT.	60.00
GARRETT AUTO AND TRUCK SVC		Invoice Amount:	\$1,174.59
#50060 3/10/23 1996 FORD F700 #406		Check Date:	03/28/2023
	592-537-863.000	SERVICE, PARTS, LABOR	1,174.59
Global Industrial		Invoice Amount:	\$843.80
PARK BENCH (2) - 240125TN - EAGLE SCOUT PR		Check Date:	03/28/2023
	101-000-255.000	240125TN - 4' PARK BENCH TAN	703.90
	101-000-255.000	SHIPPING AND HANDLING	139.90
Granicus LLC		Invoice Amount:	\$600.00
ORDER #Q-254390 2/1/2023 REDACTION SETUP		Check Date:	03/28/2023
	101-301-831.000	REDACTION LICENSE - ANNUAL	600.00
Great Lakes Ace Hardware		Invoice Amount:	\$9.56
INV# 8901/876 FASTENERS FOR FIRE STATION		Check Date:	03/28/2023
	101-336-757.000	INV# 8901/876 MISC. FASTENERS/FIRE STA	9.56
Great Lakes Ace Hardware		Invoice Amount:	\$26.86
INV# 8892/876 MISC. SUPPLIES FOR THE FIRE S		Check Date:	03/28/2023
	101-336-757.000	INV# 8892/876 MISC SUPPLIES FOR FIRE STA	26.86
Great Lakes Water Authority		Invoice Amount:	\$354,805.09
GLWA - JANUARY 2023 WATER USAGE (DETAILS		Check Date:	03/28/2023
	592-538-829.000	WATER USAGE CHARGE	114,105.09
	592-538-829.000	WATER FIXED MONTHLY CHARGE	240,700.00
Great Lakes Water Authority		Invoice Amount:	\$137.83
GLWA - INDUSTRIAL WASTE CONTROL BILL1/1/2		Check Date:	03/28/2023
	592-538-827.000	GLWA - INDUSTRIAL WASTE CONTROL BILL	137.83
Great Lakes Water Authority		Invoice Amount:	\$137.83
GLWA - INDUSTRIAL WASTE CONTROL BILL2/1/2		Check Date:	03/28/2023
	592-538-827.000	GLWA - INDUSTRIAL WASTE CONTROL BILL	137.83

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INVOICE INFORMATION

HALT FIRE INC		Invoice Amount:	\$320.19
INV# 447142 HID BULB ASSEMBLY,HIGH/LOW		Check Date:	03/28/2023
101-336-863.000	INV# 447142 HID BULB ASSEMBLY		280.96
101-336-863.000	FREIGHT		39.23
HALT FIRE INC		Invoice Amount:	\$1,077.50
INV# S0099409 REPAIRED WIRING IN ELECTRIC		Check Date:	03/28/2023
101-336-863.000-20	INV# S0099409 MOBILE REPAIR LABOR		862.50
101-336-863.000-20	MILEAGE		195.00
101-336-863.000-20	SHOP SUPPLIES		20.00
HORTON PLUMBING		Invoice Amount:	\$130.00
INV#216806 DIAGNOSE LEAK IN SALLY PORT FA		Check Date:	03/28/2023
101-301-930.000	INV#216806 LEAK IN SALLY PORT FAUCET		130.00
HUBBELL, ROTH, & CLARK, INC.		Invoice Amount:	\$2,105.28
A.A. WATERMAIN PLANS AND SPECS #0204476 P		Check Date:	03/28/2023
592-537-970.000	A.A. WATERMAIN SPECS/PLANS #0204476		2,105.28
HUBBELL, ROTH, & CLARK, INC.		Invoice Amount:	\$482.56
A.A. WATERMAIN EASEMENTS #0204477 PROJEC		Check Date:	03/28/2023
592-537-970.000	A.A. WATERMAIN SPECS/PLANS #0204477		482.56
Huron Valley Guns, LLC		Invoice Amount:	\$220.96
SALES RECEIPT # 242285 /PICKERT PANTS & BE		Check Date:	03/28/2023
101-336-767.000	SALES # 242285 WORK PANTS		179.97
101-336-767.000	BELT		40.99
HYDRO CORP		Invoice Amount:	\$7,734.00
GROSS CONNECTION RESIDENTIAL - FEB 23 #00		Check Date:	03/28/2023
592-537-826.000	CROSS CONNECTION RESIDENTIAL FEB 23		7,734.00
IMEG Corp.		Invoice Amount:	\$573.50
SCADA #21005276.11-12		Check Date:	03/28/2023
592-537-831.000	SCADA #21005276.00-12		573.50
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$1,966.52
ORDER # 768615 MEDICAL SUPPLIES		Check Date:	03/28/2023
101-336-773.000	LUCAS 3 SUCTION CUPS - DISPOSABLE, 12/PA		958.43
101-336-773.000	RUSCH ENDOTRACHEAL TUBE UNCUFFED SLIC		59.50
101-336-773.000	KING LTS-D SIZE 4 KIT - INCLUDES: (1) SY		179.95
101-336-773.000	AMBU SPUR II ADULT DISPOSABLE BVM RESU		325.44
101-336-773.000	MEDSOURCE INTERNATIONAL SUCTION CATH		25.50
101-336-773.000	SKINTACT FS50 FOAM WET GEL ELECTRODES		255.20
101-336-773.000	COVIDIEN MEDI-TRACE CADENCE DEFIBRILLA		162.50
LARSON, OSCAR W. CO.		Invoice Amount:	\$225.00
#900550 3/7/23 SVC CALL #221128-0376		Check Date:	03/28/2023
592-537-801.000	PARTS AND LABOR		225.00
MAIN STREET AUTO WASH		Invoice Amount:	\$450.00
FEBRUARY CAR WASHES 2023		Check Date:	03/28/2023
101-301-863.000	Police Vehicles		410.00
101-336-863.000	Fire Admin. Vehicles		30.00
101-371-863.000	Building Vehicles		10.00

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MCKENNA ASSOCIATES INC		Invoice Amount:	\$3,635.00
# 90047-77 - PROFESSIONAL SERVICES FEBRUAR		Check Date:	03/28/2023
101-701-804.000	PRO. SERV - SENIOR PLANNER (6.5 HRS)		715.00
101-701-804.000	#2464 - NORTHVILLE DOWNS PUD OPTION #1		2,720.00
101-701-804.000	#2469 - ST. KEN'S CHURCH LOT COMBO #1		200.00
MCKENNA ASSOCIATES INC		Invoice Amount:	\$5,285.00
INVOICE # 21702-77 -- PROFESSIONAL SERVIC		Check Date:	03/28/2023
101-701-804.000	11.20 HALF DAY & 1.40 FULL DAY		5,285.00
Michalak, Catherine		Invoice Amount:	\$100.00
CATHERINE MICHALAK - MTA BOARD OF REVIE		Check Date:	03/28/2023
101-257-958.000	REIMBURSEMENT FOR MTA TRAINING 2023		100.00
MICHIGAN APCO		Invoice Amount:	\$1,500.00
INV. 2023-024 3/9/2023 MICHIGAN PUBLIC SAFE		Check Date:	03/28/2023
101-325-958.000	SUPERVISOR FELL - FULL CONFERENCE		600.00
101-325-958.000	PSA KRISTINA CLARK - 2 DAY REGISTRATION		450.00
101-325-958.000	PSA SARA GAUSS - 2 DAY REGISTRATION		450.00
MICHIGAN, STATE OF		Invoice Amount:	\$380.60
INV # 491-420897 QUALITY ASSUR ASSESSME		Check Date:	03/28/2023
101-336-863.000	INV # 491-420897 AMBULANCE ASSESSMENT		380.60
MICHIGAN, STATE OF		Invoice Amount:	\$200.00
ST. OF MI - EGLE -2022 WATER USE REPORTING		Check Date:	03/28/2023
101-751-922.000	2022 WATER USE REPORTING FEE - EGLE		200.00
MICHIGAN LINEN SERVICE		Invoice Amount:	\$74.05
#485874 3/10/23		Check Date:	03/28/2023
592-537-767.000	3/10/23 UNIFORM CLEANING SERVICES - FEE		74.05
MICHIGAN LINEN SERVICE		Invoice Amount:	\$29.50
INV. 485825 3/9/2023 PRISONER BLANKET CLEA		Check Date:	03/28/2023
101-351-822.000	BLANKET CLEANING		17.50
101-351-822.000	ENVIRONMENTAL FEE		8.00
101-351-822.000	TEMP FUEL SURCHARGE		4.00
MICHIGAN LINEN SERVICE		Invoice Amount:	\$81.20
#486340 3/17/23		Check Date:	03/28/2023
592-537-767.000	3/17/23 UNIFORM CLEANING SERVICES - FEE		81.20
MOBILE COMMUNICATION SERVICES INC		Invoice Amount:	\$162.00
INV. 103000012-1 3/6/2023 IN-CAR RADIO MIC		Check Date:	03/28/2023
101-301-863.000	STD PALM MIC		162.00
MOTOROLA SOLUTIONS, INC.		Invoice Amount:	\$150.00
QUOTE #2006713 1/10/2023 MOTOROLA APX C		Check Date:	03/28/2023
101-325-970.000	MOTOROLA APX CONSOLETTES RADIOS		150.00
SF MOBILE-VISION, INC.		Invoice Amount:	\$2,028.00
INV. 51440 3/10/2023 REPAIR TO DVR		Check Date:	03/28/2023
101-301-931.000	FOUND BAD MAINBOARD		2,000.00
101-301-931.000	SHIPPING		28.00
NAPA Auto Parts		Invoice Amount:	\$42.62
INV # 2698-785846 FULLER 8 WAY2-3 JAW R		Check Date:	03/28/2023

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VENDOR INFORMATION		INVOICE INFORMATION	
	101-336-863.000	INV#2698-785846 FULLER 8 WAY2-3 JAW	42.62
NAPA Auto Parts		Invoice Amount:	\$22.64
#78646 - TAIL LIGHT BULB AND AIR HOSE NOZ		Check Date:	03/28/2023
101-751-930.000	# 78646 BULB & HOSE - PARKS		22.64
NAPA Auto Parts		Invoice Amount:	\$33.24
#786234 3/13/23 #408 TOOLBOX REPAIR		Check Date:	03/28/2023
592-537-931.000	PARTS		33.24
NAPA Auto Parts		Invoice Amount:	\$33.24
#786282 3/114/23 #408 TOOLBOX REPAIR		Check Date:	03/28/2023
592-537-931.000	PARTS		33.24
GIARMARCO, MULLINS & HORTON, PC.		Invoice Amount:	\$795.00
INV. #45 - LABOR ATTY. (JOHN C. CLARK) 2/23		Check Date:	03/28/2023
101-261-808.000	INV. # 45 LABOR ATTY SERV. 2/23 (CLARK)		795.00
OFFICE DEPOT		Invoice Amount:	\$51.69
INV. 292060934001 2/21/2023 OFFICE SUPPLIES		Check Date:	03/28/2023
101-301-752.000	B2P PENS		31.47
101-301-752.000	CATALOG ENVELOPES		20.22
OFFICE DEPOT		Invoice Amount:	\$325.44
MARCH OFFICE SUPPLIES		Check Date:	03/28/2023
592-536-752.000	NITRILE GLOVES		14.99
592-536-752.000	1/2 RING BINDER		6.34
101-171-752.000	PAPER		50.64
101-228-752.000	PAPER		9.64
101-701-752.000	PAPER		36.19
596-528-752.000	PAPER		12.05
592-536-752.000	PAPER		132.64
592-536-752.000	BINDER CLIPS LG		9.23
592-536-752.000	LEAD REFILLS		2.62
592-536-752.000	BINDER CLIPS MED		13.38
592-536-752.000	FILE FOLDERS		18.39
592-536-752.000	WRITING PADS		19.33
OFFICE DEPOT		Invoice Amount:	\$13.79
MARCH OFFICE SUPPLIES		Check Date:	03/28/2023
592-536-752.000	2 IN BINDER		13.79
OFFICE DEPOT		Invoice Amount:	\$17.39
MARCH OFFICE SUPPLIES		Check Date:	03/28/2023
592-536-752.000	STAPLER FRONT COUNTER		17.39
OFFICE DEPOT		Invoice Amount:	\$73.00
MARCH OFFICE SUPPLIES		Check Date:	03/28/2023
101-701-752.000	FILE FOLDERS LEGAL		73.00
OFFICE DEPOT		Invoice Amount:	\$149.80
INV. 294457129001 2/18/2023 OFFICE SUPPLIES		Check Date:	03/28/2023
101-301-752.000	OFFICER'S NOTEBOOKS		149.80
OFFICE DEPOT		Invoice Amount:	\$19.60
INV. 294456918001 2/20/2023 OFFICE SUPPLIES		Check Date:	03/28/2023
101-325-752.000	ENVELOPES, INTEROFFICE		19.60

Charter Township of Plymouth AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

PLYMOUTH RUBBER & TRANSMISSION		Invoice Amount:	\$33.29
INV # 0237731 SUPPLIES FOR STATION 2		Check Date:	03/28/2023
101-336-757.000	INV# 0237731 SUPPLIES		33.29
PLYMOUTH RUBBER & TRANSMISSION		Invoice Amount:	\$276.52
INV # 0273874-IN SUPPLIES FOR STATION 3		Check Date:	03/28/2023
101-336-757.000	INV# 0273874-IN O-RING NITRILE		1.00
101-336-757.000	FRONTIER 5/8 RED 200PSI		226.00
101-336-757.000	BARB 5/8 XFGHT		4.18
101-336-757.000	BARB 5/8 XMGHT		3.72
101-336-757.000	FERRULE BRASS LONG 975		3.00
101-336-757.000	MANIFOLD 4-PORT GARDEN HOSE		38.62
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$1,523.76
INV # ~ 23-0003779 -- SENIOR TRANSPORTATIO		Check Date:	03/28/2023
101-673-860.000	SENIOR TRANS 2/23		1,523.76
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$1,578.80
INV # 004208 FEBRUARY FUEL		Check Date:	03/28/2023
101-336-759.000	INV # 004208 FEBRUARY FUEL		1,578.80
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$212.63
INV#004208 FEBRUARY FUEL INVOICE BULDIN		Check Date:	03/28/2023
101-371-759.000	INV#004208 FEBRUARY FUEL INVOICE		212.63
PLYMOUTH-CANTON COMMUNITY SCHOOLS		Invoice Amount:	\$5,707.19
INV. 004208 3/8/2023 - FEBRUARY FUEL		Check Date:	03/28/2023
101-301-759.000	PATROL VEHICLES		5,662.18
101-325-759.000	PSA VEHICLE		45.01
PROGRESSIVE PRINTING		Invoice Amount:	\$3,949.00
INVOICE # 68770 - SPRING 2023 NEWSLETTER		Check Date:	03/28/2023
101-261-900.000	SPRING 2023 NEWSLETTER 15,815 COPIES)		3,174.00
101-261-900.000	SPRING 2023 NEWSLETTER LAYOUT		775.00
Pumphrey, Zachary		Invoice Amount:	\$70.00
TRAINING & CERTIFICATION		Check Date:	03/28/2023
592-537-958.000	REIMBURSEMENT - DEQ TRAINING 2023		70.00
STRYKER SALES CORPORATION		Invoice Amount:	\$1,773.95
INV # 4080761M REPAIR ON THE LIFEPAK		Check Date:	03/28/2023
101-336-757.000	INV # 4080761M SMR LABOR CHRG		402.90
101-336-757.000	SMR TRAVEL CHRG		335.75
101-336-757.000	FRAME-DISPLAY SHIELD		62.90
101-336-757.000	SHIELD-DISPLAY		286.45
101-336-757.000	KIT-REPAIR FRONT CASE LP15		685.95
TalkPoint Technologies, Inc		Invoice Amount:	\$118.95
INV. 0017313 3/6/2023 HEADSETS FOR POLICE S		Check Date:	03/28/2023
101-325-757.000	PLANTRONICS HW720 ENCORE PRO BINAURAL		109.00
101-325-757.000	SHIPPING		9.95
WAYNE COUNTY		Invoice Amount:	\$630.00
INV. 314003 3/6/2023 JANUARY 2023 PRISONER		Check Date:	03/28/2023
101-351-839.000	JANUARY PRISONER HOUSING		630.00

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

WAYNE COUNTY		Invoice Amount:	\$175.10
INV # 1011518 -- TRAFFIC SIGNAL ENERGY - FE		Check Date:	03/28/2023
101-441-923.000	INV 1011518 - TRAF SIG ENERGY - 2/23		175.10
WCA ASSESSING		Invoice Amount:	\$27,657.25
APPRAISAL SERVICES RENDERED - APRIL 2023		Check Date:	03/28/2023
101-257-801.000	Appraisal Services Rendered (Contract)		27,500.58
101-257-801.000	Co-Star Services		156.67
WAYNE COUNTY DEPT OF ENVIRONMENT		Invoice Amount:	\$3,242.51
COUNTY DRAIN MAINTINANCE #313950 2/28/23		Check Date:	03/28/2023
592-540-899.000	COUNTY DRAIN MAINTINANCE		3,242.51
WEST METRO/ACME GARAGE DOOR		Invoice Amount:	\$1,950.00
ESTIMATE #93495 2/20/23		Check Date:	03/28/2023
592-537-930.000	LABOR AND MATERIALS		1,950.00
WINDER POLICE EQUIPMENT		Invoice Amount:	\$624.02
INV. 230455 12/14/2023 SERVICES PERFORMED		Check Date:	03/28/2023
101-301-863.000	BLOWN 3A FUSE		417.20
101-301-863.000	WEDGE BUSHING UNITY		6.92
101-301-863.000	SCREW WEDGE BUSHING UNITY		2.40
101-301-863.000	MISC. WIRE, TERMINALS		10.00
101-301-863.000	SHOP LABOR		187.50
WINDER POLICE EQUIPMENT		Invoice Amount:	\$64.25
INV. 230492 3/17/2023 SERVICES PERFORMED O		Check Date:	03/28/2023
101-301-863.000	FLOOR MAT COVERING/REAR CARGO CABINET		30.00
101-301-863.000	BIG EASY CARRYING CASE		25.00
101-301-863.000	BIG EASY LOOP		9.25
WINDER POLICE EQUIPMENT		Invoice Amount:	\$16,281.32
INV. 230497 3/17/2023 SERVICES PERFORMED O		Check Date:	03/28/2023
262-310-970.000	INSTALL NEW EQUIPMENT ON UNIT 22-3		16,281.32
YourMembership.com Inc.		Invoice Amount:	\$150.00
#R62438501 - MML JOB ADVERTISING - PT REC		Check Date:	03/28/2023
101-215-901.000	#R62438501 - - PT REC. SECY - CLERK		150.00
YourMembership.com Inc.		Invoice Amount:	\$150.00
# R62414693 - MML CLASSIFIED AD -DPW SERVI		Check Date:	03/28/2023
592-537-803.000	# R62414693 - CLASSIFIED AD -DPW TECH		0.00
592-537-901.000	# R62414693 - CLASSIFIED AD -DPW TECH		150.00
Total Amount to be Disbursed:			\$518,728.79

**Charter Township of Plymouth
AP Invoice Listing - Board Report**

Week ending: 3/22/23

VENDOR INFORMATION

INVOICE INFORMATION

COMCAST		Invoice Amount:	\$67.56
XFINITY ACCT 8529 10 216 0147277 -- INTERNE		Check Date:	03/22/2023
101-261-852.000	TOWNSHIP HALL INTERNET 2/23		67.56
CONSUMERS ENERGY		Invoice Amount:	\$2,226.98
MONTHLY CHGS - FEB 2023 (2) DPW- (2 INVOICE		Check Date:	03/22/2023
592-537-921.000	DPW-ACCT. # 1000-2645-6283		2,210.98
592-537-921.000	DPW - ACCT. # 1000-2645-6408		16.00
MICH MUN RISK MGT AUTHORITY ECP		Invoice Amount:	\$11,539.12
ELECTRIC CHOICE - MMRMA-D21021015 - FEBRU		Check Date:	03/22/2023
101-171-920.000	ELECTRIC CHOICE - SUPERVISOR/HR		319.41
101-228-920.000	ELECTRIC CHOICE - IT		269.50
101-257-920.000	ELECTRIC CHOICE - ASSESSING		109.80
101-215-920.000	ELECTRIC CHOICE - CLERK		456.35
101-253-920.000	ELECTRIC CHOICE - TREASURER		164.69
101-265-920.000	ELECTRIC CHOICE - TWP HALL - HAACK		9.98
101-673-920.000	ELECTRIC CHOICE - SR SERVICES		14.97
101-301-920.000	ELECTRIC CHOICE - POLICE		1,387.42
101-325-920.000	ELECTRIC CHOICE - DISPATCH		519.03
101-351-920.000	ELECTRIC CHOICE - LOCK-UP		424.21
101-336-920.000	ELECTRIC CHOICE - FIRE		244.55
101-371-920.000	ELECTRIC CHOICE - BUILDING DEPT		399.26
101-701-920.000	ELECTRIC CHOICE - COMM. DEV.		29.94
596-528-920.000	ELECTRIC CHOICE - RUBBISH		14.97
592-536-920.000	ELECTRIC CHOICE - DPS		449.16
592-537-920.000	ELECTRIC CHOICE - WATER		2,784.27
101-336-920.000	ELECTRIC CHOICE - FIRE		3,091.40
101-751-920.000	ELECTRIC CHOICE - PARKS		480.41
101-673-920.000	ELECTRIC CHOICE - FRIENDSHIP STATION		180.79
588-596-920.000	ELECTRIC CHOICE - TRANSPORTATION		11.53
101-191-920.000	ELECTRIC CHOICE - FINANCE		177.48
DTE ENERGY		Invoice Amount:	\$15.95
9200-013-7823-0 - FS # 2 SERVICE - FEB/MARC		Check Date:	03/22/2023
101-336-920.000	FS #2 ELECTRIC SERVICE FEB/MAR 2023		15.95
HONKE, ANITA		Invoice Amount:	\$164.90
HONKE - MEDICARE PART B - APRIL 2023		Check Date:	03/22/2023
101-336-875.000	MEDICARE PART B - APRIL 2023		164.90
KNUPP, LINDA		Invoice Amount:	\$164.90
KNUPP - 2023 MEDICARE PART B - APRIL 2023		Check Date:	03/22/2023
101-336-875.000	KNUPP-MEDICARE PART B - APRIL 2023		164.90
MAAS, CARLAS		Invoice Amount:	\$221.10
CARLAS MASS - MEDICARE PART B - APRIL 2023		Check Date:	03/22/2023
101-336-875.000	MEDICARE PART B - APRIL 2023		221.10
MCKENNA ASSOCIATES INC		Invoice Amount:	\$275.00
BD Bond Refund		Check Date:	03/22/2023
101-371-283.014	BPE23-0014		275.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$677.00
BD Bond Refund		Check Date:	03/22/2023
101-371-283.016	BE21-0017		677.00

Charter Township of Plymouth AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$196.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE21-0029		196.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$178.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE21-0019		178.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$10,583.50
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE22-0045		10,583.50
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$13,229.50
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE23-0048		13,229.50
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$8,308.50
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE23-0050		8,308.50
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$712.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE21-0025		712.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$178.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE22-0037		178.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$178.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE22-0034		178.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$178.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE22-0046		178.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$178.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE21-0024		178.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$7,436.50
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.016	BE22-0042		7,436.50
Lynch Construction			Invoice Amount:	\$5,000.00
BD Bond Refund			Check Date:	03/22/2023
	101-371-283.010	BT022-0034 - PB21-0799		5,000.00
Total Amount to be Disbursed:				\$61,708.51

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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION		INVOICE INFORMATION	
ALERUS FINANCIAL		Invoice Amount:	\$29,282.96
MERS - DC FT EMPL. -- EMPLOYER CONT -3.10.2		Check Date:	03/15/2023
101-171-716.000	SUPERVISOR		1,080.27
101-191-716.000	FINANCE		973.85
101-215-716.000	CLERK		1,393.50
101-228-716.000	INFORMATION SYSTEMS		612.79
101-253-716.000	TREASURER		1,318.46
101-265-716.000	BUILDING & GROUNDS		267.08
101-301-716.000	POLICE		6,845.53
101-325-716.000	DISPATCH		1,947.00
101-336-716.000	FIRE		7,395.65
101-351-716.000	LOCK UP		326.25
101-371-716.000	BUILDING DEPT		1,587.75
588-596-716.000	TRANSPORTATION		253.30
592-536-716.000	PUBLIC SERVICES		936.56
592-537-716.000	PUBLIC WORKS		3,654.33
596-528-716.000	RUBBISH		367.43
101-262-716.000	ELECTIONS		323.21
ALERUS FINANCIAL		Invoice Amount:	\$9,973.67
MERS-DC FT EMPLOYEE CONTRIBUTIONS 3-10-		Check Date:	03/15/2023
101-000-238.000	MERS EMPLOYEE PRE TAX		8,149.10
101-000-238.000	MERS EMPLOYEE POST TAX		1,167.64
101-000-238.000	LOANS		656.93
ALERUS FINANCIAL		Invoice Amount:	\$28,627.11
MERS-457 PLAN - ALL EMPLOYEES 3-10-23 PAYD		Check Date:	03/15/2023
101-000-239.000	457 CONT. PRE-TAX		21,835.71
101-000-239.000	457 CONT. ROTH POST-TAX		6,467.04
101-000-239.000	LOANS		324.36
A T & T		Invoice Amount:	\$443.75
ACCT. 734-453-4461-659-5 (CENTREX LINES) (A		Check Date:	03/15/2023
101-336-850.000	Fire		150.88
101-673-850.000	Twp. Hall		35.50
101-751-850.000	Parks		35.50
592-537-850.000	DPW		221.87
ADP INC		Invoice Amount:	\$4,867.82
# 628442899 -- ADP-FEB 2023 ACTIVITY - (DET		Check Date:	03/15/2023
101-261-831.000	# 628442899 -- ADP-FEB 2023		4,867.82
BLUE CARE NETWORK OF MICHIGAN		Invoice Amount:	\$121,526.88
APRIL 2023 -- CLASSES 7 & 8 (DETAILED SPREA		Check Date:	03/15/2023
101-171-718.000	SUPERVISOR'S OFFICE		540.60
101-228-718.000	IT DEPT.		1,621.80
101-301-718.000	POLICE		30,597.96
101-325-718.000	DISPATCH		8,973.96
101-336-718.000	FIRE		26,489.40
101-371-718.000	BUILDING		4,432.92
592-537-718.000	PUBLIC WORKS		8,541.48
101-301-875.000	POLICE - RETIREES		9,730.80
101-336-875.000	FIRE - RETIREES		9,298.32
101-265-718.000	BUILDING & GROUNDS		1,297.44
592-536-718.000	PUBLIC SERVICES		2,378.64
596-528-718.000	RUBBISH		1,621.80
592-537-875.000	PUBLIC WORKS RETIREES		1,838.04

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION		INVOICE INFORMATION	
	588-596-718.000	TRANSPORTATION	1,621.80
	101-262-718.000	ELECTIONS	1,297.44
	101-261-875.000	GENERAL RETIREE	540.60
	101-215-718.000	CLERK	1,838.04
	101-351-718.000	LOCK UP	540.60
	101-000-243.000	MARK CLINTON/A. NELSON-COBRA	6,162.84
	101-253-718.000	TREASURY	1,621.80
	101-000-243.000	RACHEL RAINEY - FIRE RETIREE-COBRA	540.60
BLUE CARE NETWORK OF MICHIGAN		Invoice Amount:	\$8,360.31
APRIL 2023 - - BCN CLASSES 9 & 10 - DETAILED		Check Date:	03/15/2023
	101-261-875.000	GENERAL RETIREES HEALTHCARE	2,651.08
	101-301-875.000	POLICE RETIREES HEALTHCARE	487.96
	101-325-875.000	DISPATCH RETIREES HEALTHCARE	487.96
	101-336-875.000	FIRE RETIREES HEALTHCARE	3,757.39
	592-537-875.000	PUBLIC WORKS RETIREES HEALTHCARE	975.92
C.O.A.M. - PLYMOUTH TOWNSHIP		Invoice Amount:	\$406.00
COAM UNION DUES -MARCH 2023 (DETAILS ATT		Check Date:	03/15/2023
	101-000-240.305	MICHAEL FRITZ	81.20
	101-000-240.305	JASON HAYES	81.20
	101-000-240.305	MARC HOFFMAN	81.20
	101-000-240.305	BRYAN RUPARD	81.20
	101-000-240.305	SCOTT TIDERINGTON	81.20
Carlisle Wortman Associates		Invoice Amount:	\$120.00
Bond Refund		Check Date:	03/15/2023
	101-371-283.019	BPRE23-0036 - PB23-0018	120.00
Carlisle Wortman Associates		Invoice Amount:	\$240.00
BD Bond Refund		Check Date:	03/15/2023
	101-371-283.019	BPRE23-0037 - PB23-0076	240.00
Carlisle Wortman Associates		Invoice Amount:	\$390.00
BD Bond Refund		Check Date:	03/15/2023
	101-371-283.019	BPRE23-0038 - PB23-0084	390.00
COMCAST		Invoice Amount:	\$299.85
ACCT 8529 10 216 0147442 INTERNET FIRE		Check Date:	03/15/2023
	101-336-852.000	INTERNET - FS 3 - MARCH 2023	299.85
COMCAST		Invoice Amount:	\$166.80
INV # - 167197897- INTERNET - MARCH 2023--		Check Date:	03/15/2023
	101-751-852.000	TOWNSHIP PARK	64.95
	101-351-852.000	VIDEO ARRAIGNMENT	101.85
CONSUMERS ENERGY		Invoice Amount:	\$1,431.32
MONTHLY CHARGES - MARCH 2023 (DETAILS BE		Check Date:	03/15/2023
	101-673-921.000	FRIENDSHIP STATION - 1000 257103478	425.74
	588-596-921.000	SENIOR TRANS 1000 2571-3478	27.18
	101-751-921.000	TWP. PARK 1000 257103262	214.97
	101-336-921.000	FIRE STATION #2 - 1000 2571-3403	763.43
CONSUMERS ENERGY		Invoice Amount:	\$16.00
ACCT # 1000-6777-1970 FEBRUARY 2023 (ATTA		Check Date:	03/15/2023
	592-537-921.000	ACCT #1000-6777-1970-- 47755 5 MI	16.00

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION		INVOICE INFORMATION	
CONSUMERS ENERGY		Invoice Amount:	\$7,068.56
MONTHLY CHGS - FEBRUARY 2023		Check Date:	03/15/2023
101-171-921.000	SUPERVISOR		228.06
101-228-921.000	INFO SERVICES		192.42
101-257-921.000	ASSESSING		78.39
101-215-921.000	CLERK		325.83
101-253-921.000	TREASURER		117.59
101-301-921.000	POLICE		990.61
101-325-921.000	DISPATCH		370.59
101-336-921.000	FIRE DEPT		2,738.63
101-371-921.000	BUILDING		281.51
101-701-921.000	COMM DEVELOPMENT		21.38
101-751-921.000	PARK		920.17
596-528-921.000	UTILITIES-RUBBISH		10.69
592-536-921.000	DPW - WATER & SEWER		324.27
101-351-921.000	CORRECTIONS & JAIL		302.89
101-673-921.000	UTIL - SENIOR SERVICES		10.69
101-191-921.000	FINANCE		126.71
101-265-921.000	BUILDINGS AND GROUNDS		7.13
592-537-921.000	DPW - WATER & SEWER T & D		21.00
KCI		Invoice Amount:	\$1,340.27
WCA JOB # 168560 FINAL PRINT & POSTAGE F		Check Date:	03/15/2023
101-257-851.000	JOB 168560- FINAL ACN BILLING 2023		1,340.27
P.O.A.M. - PLYMOUTH TOWNSHIP		Invoice Amount:	\$2,251.00
POAM & DISPATCH UNION DUES -MARCH 2023 (Check Date:	03/15/2023
101-000-240.301	POAM UNION DUES @81.20 EA		1,705.20
101-000-240.325	DISPATCH UNION DUES @ 53.58 EA		545.80
PLYMOUTH POSTMASTER		Invoice Amount:	\$2,934.22
POSTAGE FOR SPRING 2023 NEWSLETTER - MAR		Check Date:	03/15/2023
101-261-851.000	POSTAGE SPRING 23 NEWSLETTER -PERMIT 2		2,934.22
TEAMSTER LOCAL # 214		Invoice Amount:	\$513.00
TEAMSTER LOCAL #214 DUES - MARCH 2023 (D		Check Date:	03/15/2023
101-000-240.592	BUMP		52.00
101-000-240.592	CHAMPAGNE		72.00
101-000-240.592	KITCHEN		62.00
101-000-240.592	MELOW		70.00
101-000-240.592	OVERAITIS		68.00
101-000-240.592	PUMPHREY		62.00
101-000-240.592	SCHOLTEN		68.00
101-000-240.592	THOMAS		59.00
TECHNICAL, PROFESSIONAL AND OFFICE-		Invoice Amount:	\$558.00
TPOAM UNION DUES - MARCH 2023 (DETAILS A		Check Date:	03/15/2023
101-000-240.000	TPOAM UNION DUES MARCH 2023		558.00
VERIZON WIRELESS		Invoice Amount:	\$1,655.67
# 9928859067 -- MARCH -2023 WIRELESS MI DE		Check Date:	03/15/2023
101-371-850.000	BUILDING INSPECTOR		123.12
101-265-850.000	BUILDING & GROUNDS		40.36
592-537-850.000	DPW		673.04
101-336-850.000	FIRE DEPT		247.98
101-228-850.000	IT SERVICES		45.97
101-751-850.000	PARKS		67.93

Charter Township of Plymouth

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VENDOR INFORMATION		INVOICE INFORMATION	
	101-301-850.000	POLICE DEPT	278.16
	101-325-850.000	DISPATCH	62.90
	588-596-850.000	TRANSPORTATION	53.18
	596-528-850.000	RUBBISH	31.11
	101-253-850.000	TREASURY	31.92
WESTERN TWNSPS UTILITIES AUTHORITY		Invoice Amount:	\$157,471.61
WTUA - FEBRUARY 2023 (SEE ATTACHED DETAIL)		Check Date:	03/15/2023
	592-538-828.000	Monthly Charges	151,965.10
	592-538-827.000	YUCA IPP-IWC	4,697.42
	592-537-757.000	Country Acres Pump Station	809.09
Industrial Technology Services		Invoice Amount:	\$2,760.00
BD Bond Refund		Check Date:	03/15/2023
	101-371-283.019	BPRE23-0037 - PB23-0076	2,760.00
Consolidate Properties Enterprise-P		Invoice Amount:	\$2,310.00
BD Bond Refund		Check Date:	03/15/2023
	101-371-283.019	BPRE23-0036 - PB23-0018	2,310.00
Total Amount to be Disbursed:			\$385,014.80

Charter Township of Plymouth
AP Invoice Listing - Board Report

Weekly (2)

VENDOR INFORMATION		INVOICE INFORMATION	
WOW! BUSINESS		Invoice Amount:	\$24.22
ACCT. # 012296705 - WOW -- MARCH 2023 (BR		Check Date:	03/17/2023
	101-673-852.000		22.77
	588-596-852.000		1.45
		Total Amount to be Disbursed:	\$24.22

F.1



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Public Hearing Regarding the Establishment of an Industrial Development District at the "Halyard Ridge Business Park" (MITC Parcel 14).

PRESENTER: Clerk, Jerry Vorva

BACKGROUND:

Pursuant to Act 198 of the Public Acts of Michigan of 1974, as amended, notice of a public hearing regarding the Establishment of an Industrial Development District at "Halyard Ridge Business Park" (MITC Parcel 14) was published in a newspaper of general circulation on March 26, 2023. The notice was published in accordance with the law, which requires notice to be published at least seven days prior to the public meeting.

ACTION REQUESTED:

Hold Public Hearing.

PROPOSED MOTION: N/A

Public Hearing opened at _____

Moved by: _____ Seconded by: _____

Public Hearing closed at _____

Moved By _____ Seconded by: _____

Roll Call Vote: OPEN

___ Vorva ___ Curmi ___ Stewart ___ Buckley ___ Heise ___ Monaghan ___ Doroshewitz

Roll Call Vote: CLOSE

___ Curmi ___ Stewart ___ Buckley ___ Heise ___ Monaghan ___ Doroshewitz ___ Vorva



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Resolution Establishing an Industrial Development District for the “Halyard Ridge Business Park” (MITC Parcel 14).

PRESENTERS: Supervisor Heise

BACKGROUND: A 103-acre parcel on Ridge Road formerly owned by Adient (the former Johnson Controls) has been purchased by Brookwood Capital Partners out of Raleigh, North Carolina. Brookwood has found a tenant, Choctaw-Kaul based in Detroit, which is proposing to build roughly 286,347 square feet of warehouse and light industrial space. Additional facilities are also planned to be built at the site in the future. Brookwood and Choctaw-Kaul are now requesting the site be designated as an Industrial Development District (IDD) for the purposes of obtaining future tax incentives.

PROPOSED MOTION: I move that the Board of Trustees adopt the attached Resolution 2023-04-11-23 Establishing an Industrial Development District for a Parcel on Ridge Road, south of Five Mile, for the “Halyard Ridge Business Park” a/k/a MITC Parcel 14.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___Buckley, ___Stewart, ___Doroshewitz, ___Monaghan, ___Heise

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES**

RESOLUTION # 2023-04-11-23

**RESOLUTION TO ESTABLISH AN INDUSTRIAL DEVELOPMENT DISTRICT FOR
HALYARD RIDGE BUSINESS PARK**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on April 11, 2023, the following resolution was offered:

Resolution Establishing an Industrial Development District for Halyard Ridge Business Park

WHEREAS, pursuant to PA 198 of 1974, as amended, the Charter Township of Plymouth Board of Trustees has the authority to establish "Industrial Development Districts" within the Charter Township of Plymouth; and

WHEREAS, the Charter Township of Plymouth Board of Trustees on its own initiative seeks to establish an Industrial Development District on property located within the boundaries; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the (newspaper) and/or public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on April 11, 2023 a public hearing was held at which all owners of real property within the proposed Industrial Development District and all residents and taxpayers of the Charter Township of Plymouth were afforded an opportunity to be heard thereon; and

WHEREAS, the Charter Township Board of Trustees deems it to be in the public interest of the Charter Township of Plymouth to establish the Industrial Development District as proposed; and

NOW, THEREFORE, BE IT RESOLVED by the Charter Township of Plymouth Board of Trustees that the following described parcel of land situated in the Charter Township of Plymouth, County of Wayne, and State of Michigan, to wit:

Tax Identification Number: 78-006-99-0001-002

Township of Plymouth, County of Wayne, State of Michigan: Part of the North 1/2 of Section 20, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan. The parcel is more particularly described as follows: Beginning at a point, said point being a monument at the West 1/4 corner of section 20 and said point also being on the centerline of Ridge Road; thence North 0 degrees 05 minutes 01 seconds East 2095.90 feet along the West line of Section 20 to a point, said point being the intersection of the West line of Section 20 with the South right of way line of the C&O Railroad; thence South 65 degrees 21 minutes 16 seconds East 2568.96 feet along the South right of way line of the C&O Railroad to an iron; thence 655.17 feet along an arc of a 3790.50 foot radius curve, concave North with a long chord of 654.36 feet, bearing South 60 degrees 24 minutes 17 seconds East to an iron on the South right of way line of the C&O Railroad; thence South 55 degrees 27 minutes 04 seconds East 1052.19 feet along the South right of way line of the C&O Railroad to an iron; thence 179.88 feet along an arc of a 2695.26 foot radius curve, concave South with a chord of 179.84 feet, bearing South 57 degrees 21 minutes 47 seconds East to a monument; thence South 89 degrees 53 minutes 35 seconds West 1334.30 feet along the East-West 1/4 line to an iron; thence South 89 degrees 53 minutes 00 seconds West 2590.78 feet along the East-West 1/4 line to the point of beginning.

is established as an Industrial Development District pursuant to the provisions of PA 198 of 1974, as amended, to be known as Halyard Ridge Business Park, Industrial Development District No. _____.

Present: [Buckley, Curmi, Doroshewitz, Heise, Monaghan, Stewart, Vorva]

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on April 11, 2023.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2023-04-11-23

Charter Township of Plymouth

9955 Haggerty
Plymouth, MI 48170
(734) 354-3210
(734) 206-2689

Invoice For PlanRevi POTHER23-0001

Print Date: 03/09/2023

BCP PLYMOUTH LLC
400 W NORTH ST, STE 112
RALEIGH NC 27603



Invoice No	Invoice Date	PlanRevi Number	Address	Amount Due
00078949	02/24/23	POTHER23-0001	15000 Ridge RD	\$ 0.00
Fee Details	Quantity	Description	Amount Cost	Balance
	2000.000	Application Fee - Other	\$2000.00	\$ 0.00
	500.000	IDD application fee	\$500.00	\$ 0.00
00079034	03/09/23	POTHER23-0001	15000 Ridge RD	\$ 1,500.00
Fee Details	Quantity	Description	Amount Cost	Balance
	1.000	IFT application fee	\$1500.00	\$ 1,500.00
Total Amount Due				

Plymouth Charter Township
9955 N. Haggerty Rd.
Plymouth, MI 48170-4673
Phone : (734) 354-3214

Received From: BCP PLYMOUTH LLC
Date: 03/22/2023 Time: 8:01:13 AM
Posting Date: 03/21/2023
Receipt: 514056 *** REPRINT ***
Cashier: BDoroshewitz

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice	
00079034	
101-261-653.001	\$1,500.00
TOTAL	\$1,500.00
Credit Card	\$1,500.00
Total Tendered:	\$1,500.00
Change:	\$0.00

Signature

Michigan Department of Treasury
1012 (Rev. 09-22), Page 1 of 4**RECEIVED****MAR 23 2023****Application for Industrial Facilities Tax Exemption Certificate**

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**PLYMOUTH TWP
CLERK'S OFFICE****INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION**All boxes must be completed.**

1a. Company Name (Applicant must be the occupant/operator of the facility) Choctaw-Kaul Distribution Company		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 423840	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) Halyard Ridge Business Park, Plymouth, MI 48170		1d. City/Township/Village (indicate which) Plymouth	1e. County Wayne
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Plymouth - Canton	3b. School Code 82100
		4. Amount of years requested for exemption (1-12 Years) 12 Years	
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed. A new 286,347 SF Building and 10 Acre Yard will become Choctaw-Kaul's (CK's) strategic integrated supply campus to advance CK's ability to support DTE's critical supply chain during daily operations, storms, and future infrastructure improvement projects. The campus will house Electrical Distribution Equipment, Gas Pipes, Valves and Fittings (PVF), Maintenance Repair and Operations (MRO) materials and Assembly Operations to build Emergency and Job Kits.			
6a. Cost of land and building improvements (excluding cost of land)		▶ 19,125,000	
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures		▶ 2,000,000	
* Attach itemized listing with month, day and year of beginning of installation, plus total		Personal Property Costs	
6c. Total Project Costs		▶ 21,125,000	
* Round Costs to Nearest Dollar		Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
Begin Date (M/D/Y)		End Date (M/D/Y)	
Real Property Improvements ▶	11/01/2023	03/01/2024	▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements ▶	01/01/2024	11/01/2024	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. No. of existing jobs at this facility that will be retained as a result of this project. 0		10. No. of new jobs at this facility expected to create within 2 years of completion. 32	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.			
a. TV of Real Property (excluding land)			
b. TV of Personal Property (excluding inventory)			
c. Total TV			
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b. Date district was established by local government unit (contact local unit)		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name David Shall	13b. Telephone Number (734) 355-0555	13c. Fax Number (313) 894-7977	13d. E-mail Address dshall@choctawkaul.com
14a. Name of Contact Person David Shall	14b. Telephone Number (734) 355-0555	14c. Fax Number (313) 894-7977	14d. E-mail Address dshall@choctawkaul.com
▶ 15a. Name of Company Officer (No Authorized Agents) David Shall			
15b. Signature of Company Officer (No Authorized Agents) <i>David Shall</i>		15c. Fax Number (313) 894-7977	15d. Date 03/22/2023
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 3540 Vinewood Street, Detroit, MI 4820802365		15f. Telephone Number (734) 355-0555	15g. E-mail Address dshall@choctawkaul.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. School Code		
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal



ABATEMENT CONTRACT
BETWEEN THE CHARTER TOWNSHIP OF PLYMOUTH
AND Choctaw-Kaul Distribution Company

This Agreement, made this _____ day of _____, 20____, by and between the Charter Township of Plymouth, (hereinafter referred to as "Township"), and Choctaw-Kaul Distribution Company (hereinafter referred to as "Company").

WHEREAS, pursuant to Section 22 of Act 334 of the Public Acts of 1993, it is necessary for the "Township" and the "Company" to enter into a written agreement prior to approval and issuance of an Industrial Facility Exemption Certificate; and

WHEREAS, this Agreement must formally accompany any application made by the "Company" for an Industrial Facilities Exemption Certificate to the State of Michigan, outlining the conditions and resources to be upheld during an abatement period.

WHEREAS, the Township desires to provide the abatement as evidenced in the application for an Industrial Facilities Exemption Certificate.

NOW, THEREFORE, THE PARTIES AGREE TO THE FOLLOWING:

The "Company" agrees to satisfy the following conditions and the "Company" understands and acknowledges that failure to satisfy any one of the conditions could result in the Township Board adopting a resolution recommending to the State Tax Commission revocation of the Industrial Facilities Exemption Certificate at the sole option of the "Township":

1. The "Company" agrees to submit a report regarding status of employment every two (2) years during the abatement period beginning with an initial report filed no later than the 10th day of January immediately following the second year after the issuance date of the Industrial Facilities Exemption Certificate. The "Company" shall in no event neglect to submit the above report upon thirty (30) days written notice from the "Township". The report must include:

- a) The number of new jobs promised in the application and the actual number of new jobs created to date; and
- b) If the number of applicant's employees is not equal to or greater than the number given in the application, an explanation for any shortfall shall be included; and

- c) The estimated project cost in the application and the actual final project cost to date (required in the initial report only).

The "Company" understands that if employment has not been retained or reached as stated in the application or the construction and/or expansion project has not been completed or expenditures made as described in the application, the "Township" has the right to recommend revocation of the Industrial Facilities Exemption Certificate by resolution presented to the State Tax Commission.

2. The "Company" or an agency or affiliate designated by the "Company", is encouraged to contribute some percentage of its abated taxes yearly to local charitable organizations or community service groups or to the "Township" with a designation that the contribution is to be used for a specific purpose.
3. If in any year during the abatement period the "Company" invokes the jurisdiction of the Michigan Tax Tribunal for the purpose of seeking a reduction of the assessed and/or taxable value of the real property to which the abatement applies as a result of a petition filed by the "Company" for such year, the "Company" shall immediately refund to each taxing authority the amount(s) abated during all years covered by this Certificate based on the higher assessment minus the amount(s) abated based on the reduced assessment. The "Company" shall also abandon and return to the "Township" this Industrial Facilities Exemption Certificate. The "Company" agrees that this is a contractual right and may be enforced in a court of competent jurisdiction. No sanctions hereunder will accrue to the "Company" in the event it files an action in the Michigan Tax Tribunal with respect to the abated property in order to correct a clerical error of the Assessor such as an error in addition or subtraction.

If in any year during the abatement period the "Company" invokes the jurisdiction of the Michigan Tax Tribunal for the purpose of seeking a reduction of the assessed and/or taxable value of the personal property to which the abatement applies beyond that allowed by State Tax Commission Depreciation Table assigned to the property by the Township Assessor, the "Company" shall immediately refund to each taxing authority the amount(s) abated during all years covered by this Certificate based on the higher assessment minus the amount(s) abated based on the reduced assessment. The "Company" shall also abandon and return to the "Township" this Industrial Facilities Exemption Certificate. The "Company" agrees that this is a contractual right and may be enforced in a court of competent jurisdiction. No sanctions hereunder will accrue to the "Company" in the event it files an action in the Michigan Tax Tribunal with respect to the abated property in order to correct a clerical error of the Assessor such as an error in addition or subtraction.

It will be a substantial default of this Agreement if the "Company" asserts to any court or administrative agency during the term of this Agreement that the true cash value of the property (real or personal) is other than or different than the amounts stated in the tax abatement application. The "Company" hereby stipulates and certifies that it has accurately valued the personal property and/or real property which is the subject of the abatement and the "Township" can rely on the figures represented in the application.

The "Company" agrees to reimburse the "Township" for any costs the "Township" incurs in responding to or contesting any appeal the "Company" asserts to any court or administrative agency during the term of this Agreement that the true cash value of the property (real or personal) is other than or different than the amount stated in the tax abatement application except as offset by applicable State Tax Commission Depreciation Table(s) and asset disposals. The costs subject to this section include attorney fees, appraisal costs, filing fees, expert witness fees, travel costs, copying expense, and any other cost or expense reasonably incurred by the "Township" in responding to or defending against such assertions.

4. The parties hereto further agree that if any of the above referenced conditions are not met within thirty (30) days after written notice by the "Township" of such failure, thereafter the "Township" may recommend revocation of this tax abatement. The "Township" shall not recommend such revocation until after a hearing is conducted wherein the "Company" shall be offered an opportunity to demonstrate why it has not breached any of the conditions set forth above or any other reasons why the tax abatement should not be revoked. The "Company" shall be given thirty (30) days written notice of such hearing which shall be conducted by the "Township" or its designee.
5. The determination of whether to recommend revocation of the Industrial Facilities Exemption Certificate shall be in the sole discretion of the Board of Trustees of the "Township."

In the alternative after such hearing, the Board of Trustees of the "Township" may require the "Company" to post a performance bond, funded by a percentage of the abated taxes, or may sue for money damages in a court of competent jurisdiction, in lieu of or in addition to recommending revocation of the Industrial Facilities Exemption Certificate. The performance bond shall be limited to the amount of abated taxes to ensure that all of the above conditions are met. The calculation of the amount of the bond shall be determined by the Board of Trustees of the "Township" and shall be binding upon the "Company" absent manifest error. The "Township" may make a claim against and enforce the terms of that performance bond.

By signature of representatives of both the "Company" and the "Township", it is understood that both the "Company's" investment in the project and the "Township's" investment through the granting of the Industrial Facilities Exemption Certificate are to encourage the economic growth of all.

It is also acknowledged that certain economic conditions can, at times, prohibit the maintenance of the "Company's" targeted status. It is understood that if such conditions exist at the time of the designated "Company" reports, the governing body of the "Township" will carefully evaluate the "Company's" situation, and will inform the "Company" if any action is considered in order to give the "Company" an opportunity for correction.

AFFIDAVIT OF FEES

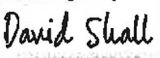
In accordance with State Tax Commission Bulletin No. 3, dated January 1998, representatives of the "Township" and the "Company" do hereby swear and affirm by their signatures below that no payment(s) in excess of the fee allowed by Act 198, as amended, whether referred to as "fees", "payments in lieu of taxes", "donations", or by other like terms, has (have) been made or promised in exchange for favorable consideration of an Industrial Facilities Exemption Certificate application.

APPLICANT:

CHARTER TOWNSHIP OF PLYMOUTH:

Choctaw Kaul
Company Name

Kurt Heise
Its: Supervisor

DocuSigned by:

Signature
Its: Executive Vice President

Jerry Vorva
Its: Clerk

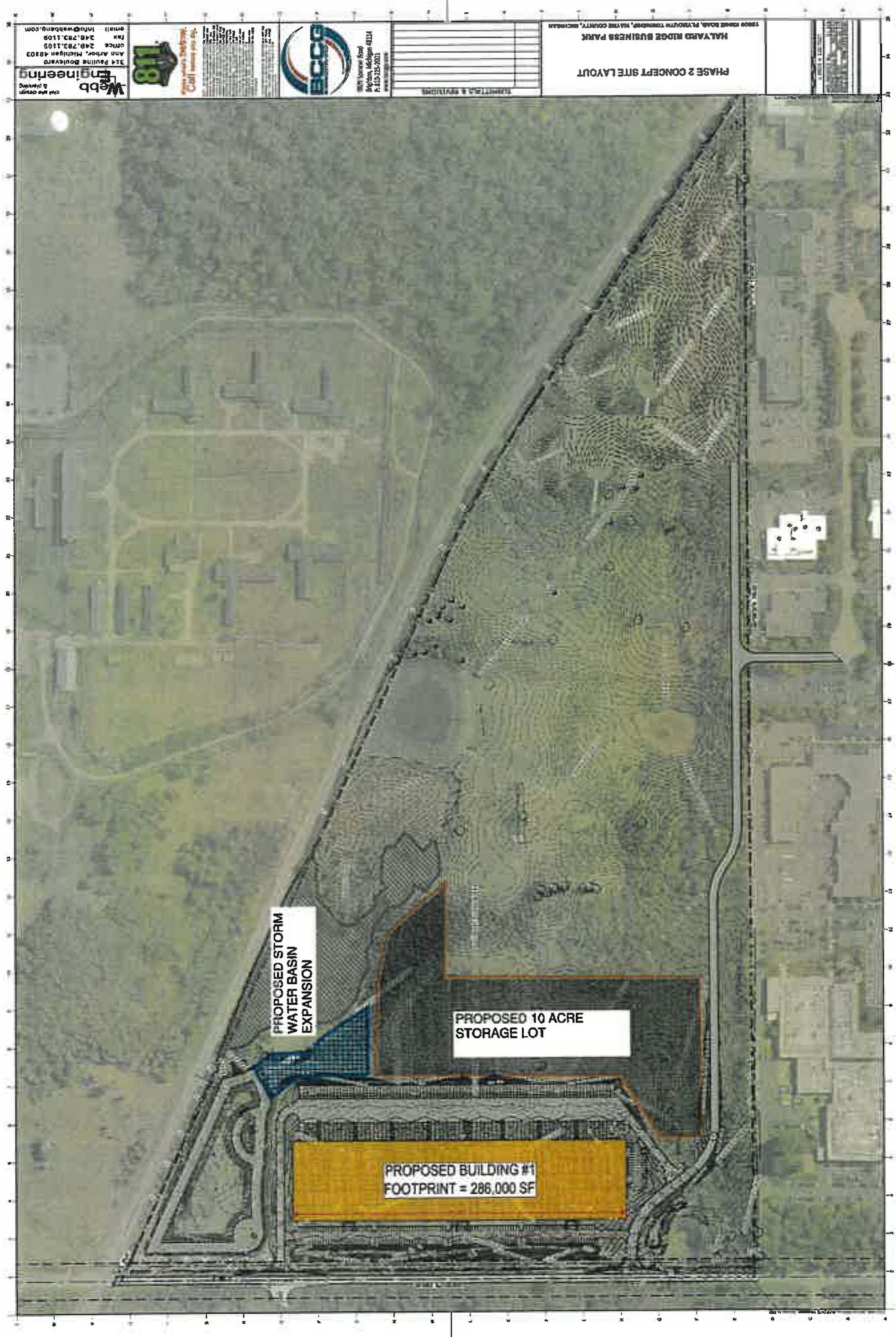
Approved by the Charter Township of Plymouth Board of Trustees on

Resolution No. _____

Tax Identification Number: 78-006-99-0001-002

Township of Plymouth, County of Wayne, State of Michigan: Part of the North 1/2 of Section 20, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan.

The parcel is more particularly described as follows: Beginning at a point, said point being a monument at the West 1/4 corner of section 20 and said point also being on the centerline of Ridge Road; thence North 0 degrees 05 minutes 01 seconds East 2095.90 feet along the West line of Section 20 to a point, said point being the intersection of the West line of Section 20 with the South right of way line of the C&O Railroad; thence South 65 degrees 21 minutes 16 seconds East 2568.96 feet along the South right of way line of the C&O Railroad to an iron; thence 655.17 feet along an arc of a 3790.50 feet radius curve, concave North with a long chord of 654.36 feet, bearing South 60 degrees 24 minutes 17 seconds East to an iron on the South right of way line of the C&O Railroad; thence South 55 degrees 27 minutes 04 seconds East 1052.19 feet along the South right of way line of the C&O Railroad to an iron; thence 179.88 feet along an arc of a 2695.26 foot radius curve, concave South with a chord of 179.84 feet, bearing South 57 degrees 21 minutes 47 seconds East to a monument; thence South 89 degrees 53 minutes 35 seconds West 1334.30 feet along the East-West 1/4 line to an iron; thence South 89 degrees 53 minutes 00 seconds West 2590.78 feet along the East-West 1/4 line to the point of beginning.



March 25, 2023

To: Plymouth Township Tax Abatement Review Board

From: David Shall, PhD, CSP, Executive Vice President, Choctaw-Kaul Distribution Company
E-mail: dshall@choctawkaul.com; Mobile: 734-355-0055

Subject: **Plymouth Township Tax Abatement Information Summary from Choctaw-Kaul (CK)**

Is CK wholly owned or a subsidiary of another company?

CK is a wholly owned privately held Michigan C-corporation named Kaul Glove & Manufacturing Co. (dba Choctaw-Kaul Distribution Company).

Place of origin, location and facilities?

CK has been headquartered in Detroit, MI since 1912. Our Michigan office and distribution center are located at 3540 Vinewood Street, Detroit, MI 48208. We also operate six other distribution centers throughout America.

What is the mission of the company on a large scale?

Our mission is to be valued as a trusted supply partner to customers with mutually aligned objectives around safety, quality, performance, and cost efficiency. By doing so we establish long term supply relationships with customers.

What type of products or work processes will take place in the new Plymouth Township facility?

CK intends to purchase, manage, assemble and sell consumable and durable products through supply agreements to customers throughout Michigan, Ohio, and Indiana including American Electric Power (AEP), Consumers Energy, DTE, Ford Motor Company, General Motors, Stellantis and United Parcel Service (UPS).

What does the company do and what technologies are used?

CK is a Native-American owned manufacturer and distributor of gloves, PPE, safety supplies, MRO materials, general industrial supplies, hand tools, power tools, janitorial, electrical & gas distribution equipment. We provide dedicated customer service and accurate, on-time delivery through our reliable distribution centers. The technologies we employ allow us to customize supply chain solutions for customers across many industries.

How many employees will be transferred for other locations and how many new employees will be hired?

In 2023 ~20 employees will be transferred and 12 new employees may be hired. 12 to 16 employees may be added in 2024.

Personal Property – Machinery and Equipment: Packing and assembly line machinery and components, compressed air system, electrical distribution equipment, generator, material handling equipment, racking and maintenance equipment.

Year 1: \$1,000,000; Year 2: \$100,000; Year 3: \$50,000; Sub Total: \$1,150,000

Personal Property – Special Tooling; Wire cutting machines, palletizing and shrink wrapping equipment.

Year 1: \$500,000; Year 2: 30,000; Year 3: \$10,000; Sub Total: \$540,000

Personal Property – Computers and IT: Network servers, services, wiring, phone switch equipment, audio visual equipment, laptops, PCs printers, wireless systems, parts scanning systems, security systems.

Year 1: \$300,000; Year 2: \$15,000; Year 3: \$5,000; Sub Total: \$320,000

Personal Property – Furniture and Fixtures: Furniture for offices, lobby, and conference rooms, kitchen and break areas. Furniture,

Year 1: \$200,000; Year 2: \$10,000; Year 3: \$5,000; Sub Total: \$215,000

Overall Total: \$2,225,000

David Shall

David Shall, PhD, CSP
Executive Vice President

LEASE AGREEMENT
Halyard Ridge Business Park, Plymouth, MI

This Lease is made and entered into effective as of 1/4/2023, 2022 (the "**Effective Date**") by and between Landlord (defined below), and Tenant (defined below).

1. **RECITAL OF FACTS AND PRIMARY TERMS.** Tenant desires to lease from Landlord, and Landlord desires to lease to Tenant, land and a building to be constructed at the Halyard Ridge Business Park, in Plymouth, Michigan consisting of approximately 103 Acres of land area (the "**Project**"), as herein provided. The following are the primary terms and provisions of this Lease, including select critical definitions.

1.1 **"Landlord"** means BCP Plymouth, LLC,
a North Carolina limited liability company
400 W. North Street
Suite 112
Raleigh, NC 27603

1.2 **"Tenant"** means Kaul Glove and MFG. Co. (dba Choctaw Kaul Distribution Company),
a Michigan corporation
3540 VINEWOOD
DETROIT, MI 48208 USA
US Federal Taxpayer ID # 38-1226655

1.3 **"Leased Premises" or "Premises"** means:

A. That certain ± 27 acre building site at the Project ("**Land**") and the building to be constructed thereon by Landlord near the southeast corner of Five Mile Road and Ridge Road, to consist of approximately 286,347 square feet of rentable floor area (RSF) ("**Building**") and together with the Land, "**Land/Building**"). A conceptual Building Site Plan is attached hereto as **Exhibit A** and designates the Building as "Building #1"; and

B. That certain outside storage area, consisting of approximately ten (10) acres of land at the Project, but separate from the Land/Building, for Tenant's exclusive use, as depicted on the Project Site Plan to be attached hereto as **Exhibit B** (the "**Outside Storage Area**"), subject to Landlord's right to relocate the Outside Storage Area to another area inside the Project, as provided in Section 26 below.

1.4 **"Term"** means the eighty six (86) month period commencing on the Possession Date (defined below) and expiring on the Expiration Date (defined below).

A. **"Estimated Possession Date"** means November 29, 2023 for the Outside Storage Area (defined below) and for the Land/Building (defined below).

B. **"Possession Date"** means the day on which Landlord tenders exclusive possession and control of the Leased Premises to Tenant, with Landlord's Work (defined below) Substantially Completed (defined below) in accordance with Section 35 of this Lease.

C. **"Commencement Date"** means the first day of the third calendar month after the Possession Date of the later to be delivered to Tenant of the Land/Building and the Outside Storage Area.

D. **"Expiration Date"** means the last day of the eighty sixth (86th) month after the Commencement Date, unless the Term is extended as provided in Section 37, or such date as

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Landlord elects to terminate this Lease on account of a default by Tenant that remains uncured after lapse of any applicable cure period.

E. "Renewal Option", "Renewal Term" and "Renewal Term Rental Rate" have the meanings stated in Section 37.

1.5 **Reserved.**

1.6 **"Base Rent"** means consecutive monthly payments in consideration of Tenant's right to occupy the Leased Premises, in the amounts indicated in the table below. **"Base Rent Abatement Period"** means the period indicated in the table below, during which time Base Rent will be abated. (See Section 3)

Period	Base Rent			
	<u>Land/Building Per Square Foot/vr.</u>	<u>Land/Building Annualized</u>	<u>Land/Building Base Rent per Month</u>	<u>Outside Storage Area Base Rent per Month</u>
Months 1-2 Base Rent Abatement Period	\$7.49	\$2,144,739.03	Abated*	Abated*
Months 3-14	\$7.49	\$2,144,739.03	\$178,728.25	\$25,000.00
Months 15-26	\$7.71	\$2,207,735.37	\$183,977.95	\$25,750.00
Months 27-38	\$7.95	\$2,276,458.65	\$189,704.89	\$26,522.50
Months 39-50	\$8.18	\$2,342,318.46	\$195,193.21	\$27,318.18
Months 51-62	\$8.43	\$2,413,905.21	\$201,158.77	\$28,137.72
Months 63-74	\$8.68	\$2,485,491.96	\$207,124.33	\$28,981.85
Months 75-86	\$8.94	\$2,559,942.18	\$213,328.52	\$29,851.30

* If Tenant defaults at any time during the Term (as may be extended by a Renewal Term) and fails to cure such default within any applicable cure period under this Lease, all abated Base Rent shall immediately become due and payable. The payment by Tenant of the abated Base Rent in the event of a Default shall not limit or affect any of Landlord's other rights, pursuant to this Lease or at law or in equity. During the Base Rent Abatement Period, only Base Rent shall be abated, and all Additional Rent (defined below) and other costs and charges specified in this Lease shall be due and payable pursuant to the provisions of the Lease.

1.7 **"Additional Rent"** means consecutive monthly payments, in addition to Base Rent, in consideration of Tenant's right to occupy the Leased Premises, in the amounts indicated in the table below (estimated for first year, and subject to adjustment as provided below):

A.	Operating Expenses: (See Section 9.2.B.1)	\$0.30/RSF/year	(\$ 7,159.00/ month).
B.	Taxes/Building: (See Section 9.2.B.2)	\$1.50/RSF/year	(\$35,793.00/ month).
C.	Taxes/Outside Storage Area: (See Section 9.2.B.2)	\$45,000.00/year	(\$ 3,750.00/ month).
D.	Insurance: (See Section 9.2.B.3)	\$0.14/RSF/year	(\$20,044.00/ month).

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E. Property Management Fee: \$0.30/RSF/year (\$ 7,159.00/ month).
(See Section 9.2.B.1)

Estimated monthly total in first Lease Year: **\$73,905.00/month**

1.8 **"Security Deposit":** None. (See Section 24)

1.9 **"Permitted Use"** means warehouse and distribution of electrical components used in the electric utility industry, and other related lawful uses, to the extent permitted by the applicable laws and ordinances of governmental authorities. Notwithstanding the preceding sentence, use of the Outside Storage Area is limited to storage of electric transmission equipment, such as transformers, utility poles, cable, and like items.

1.10 **"Hazardous Substances"** means hazardous substance as defined in MCL 324.20101(1)(x), and includes by way of illustration, but not in limitation, any flammable, explosive, radioactive, toxic or hazardous materials, wastes, substances or related materials, whether liquid, solid, gaseous or otherwise, defined in or regulated under any Environmental Law (defined below), and including but not limited to, petroleum, including crude oil, crude oil fractions, and refined petroleum fractions, gasoline, kerosene, heating oils, diesel fuels, and waste oil and waste products, including constituent parts of any of the foregoing. Unless expressly permitted herein, any use, generation, processing, mixing, storage, release or disposal of Hazardous Substances on or about the Leased Premises is strictly prohibited.

1.11 **"Proportionate Share"** means 100% with respect to the Land and Building, and with respect to the Project means the fractional amount stated as a percentage, as calculated by Landlord from time to time. (See Section 9.2)

1.12 **Reserved.**

1.13	Due at Signing:	\$180,160.00	First Month's Base Rent Land/Building
		\$ 25,000.00	First Month's Base Rent Outside Storage Area
		\$ 73,905.00	First Month's Additional Rent
		<u>\$ 0</u>	Security Deposit
		\$279,065.00	TOTAL DUE AT LEASE SIGNING;

1.14 **Recap of Monthly Obligation** for first Lease year (See Section 1.6, 1.7):

\$180,160.00	Base Rent Land/Building
\$ 25,000.00	Base Rent Outside Storage Area
<u>\$ 73,905.00</u>	Additional Rent
\$279,065.00	TOTAL Monthly Rent

1.15 **Broker(s)** means CBRE-Detroit

2. **LEASE.** Landlord, in consideration of the Rents to be paid and the undertakings to be performed by Tenant, leases to Tenant the Leased Premises for the Term specified in Section 1.4, together with the non-exclusive right to use the Common Areas (defined below), which may be designated by Landlord from time to time for use in connection with the Premises, in common with others entitled to use the same. For avoidance of doubt, Tenant's access to the Leased Premises during the Term shall be seven (7) days per week, twenty four (24) hours per day. Tenant, upon paying the Rent and performing its obligations under this Lease, may peacefully and quietly enjoy the Leased Premises during the Term, subject to the provisions of this Lease. The parties shall execute the Declaration of Lease Commencement Date in the form attached hereto as **Exhibit C** promptly following the Possession Date. As of the execution date of this Lease, there is no street address or legal description available for the Building or the Land. As soon as practicable after that information is available to Landlord, the parties will cooperate reasonably to revise, finalize, and sign

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applicable) execute or re-execute any exhibits to this Lease that require that information, including the Declaration of Lease Commencement Date. Landlord will provide Tenant with a completed W-9 form and, if necessary, an updated W-9 form in the event of a change in the Landlord entity.

3. **RENT.** Tenant shall pay to Landlord the Base Rent indicated in Section 1.6 hereof, for the Leased Premises for the Term. Tenant's obligation to pay Base Rent is independent of every other covenant of this Lease. Base Rent shall be paid by Tenant to Landlord in consecutive monthly installments in the amounts indicated in Section 1.6. Base Rent and Additional Rent for the first month of the Term shall be paid upon execution of this Lease by Tenant; thereafter, Base Rent and Additional Rent shall be paid in advance on the first day of each month during the Term, beginning on the first day of the first full month following the Commencement Date, subject to Section 3(A) below, and continuing until the Expiration Date (or the last day of any Renewal Term), without demand, setoff or deduction. At Landlord's sole discretion, Additional Rent may be invoiced monthly, quarterly, semi-annually, or in any combination thereof, from time to time. Base Rent and Additional Rent are sometimes collectively referred to herein as "Rent". Rent shall be paid by way of Automated Clearing House (ACH) electronic transfers to a U.S. bank account designated in writing by Landlord, or upon written notice to Tenant at Landlord's address indicated above or at such other place or in such other manner as Landlord may designate from time to time. All sums due hereunder shall be paid in United States dollars. Once the Building has been constructed, Landlord's architect shall re-measure the same. The rentable square foot area of the Leased Premises shall be measured from the outer surface of all exterior walls. To the extent that the Leased Premises are determined by Landlord's architect to be more than 1,000 rentable square feet larger or smaller than the total square footage indicated in Section 1.3.A, then the Base Rent table in Section 1.6, and the estimated payments amounts of Additional Rent for the first Lease Year hereunder as stated in Section 1.7, shall be adjusted proportionately, and the parties shall amend this Lease accordingly.

A. If the Commencement Date shall not have occurred on or prior to March 1, 2024, Landlord shall pay to Tenant as a credit against Base Rent payments next coming due, \$2,500 per day (i.e., \$75,000/month in aggregate) for each day after March 1, 2024 until the Commencement Date occurs, but if the Commencement Date shall not have occurred on or prior to July 1, 2024, then Tenant have the option of terminating this Lease by giving written notice to Landlord on or after July 1, 2024, in which case this Lease shall be deemed of no further effect, all money paid to Landlord at signing shall be returned to Tenant and the parties shall be relieved of any liability hereunder. Notwithstanding the forgoing, and for avoidance of doubt, if the Commencement Date occurs before Tenant gives notice of termination of this Lease but after July 1, 2024, Tenant shall have no right to terminate this Lease.

4. **USE AND CARE OF PREMISES.** In compliance with all zoning and use laws and ordinances, Tenant may use and occupy the Leased Premises for the Permitted Use specified in Section 1.9, and for no other purpose without the prior written consent of Landlord. Tenant, its employees and invitees, shall comply with all laws, ordinances and regulations of all public authorities and all requirements of any fire insurance underwriters or rating bureaus, relating to the Leased Premises and the use and occupancy thereof. Tenant shall not use or permit the use of the Leased Premises or the Common Areas in any manner that may tend to create waste or a nuisance or that may tend to disturb other occupants of the Project. Tenant, its employees and invitees, shall comply with the Regulations set forth in Exhibit D attached hereto, as the same may be modified by Landlord from time to time, and with such other and further regulations as Landlord may make from time to time.

5. **CONDITION OF PREMISES.** Tenant acknowledges examining and inspecting, to the full extent that it desires, all aspects of the Land prior to entering into this Lease and knows the condition thereof. Furthermore, Tenant has investigated all zoning and use restrictions affecting the Leased Premises and bears all risk that Tenant's use of the Premises is permitted by applicable governmental authorities. Except as expressly provided herein, no representations or warranties as to the condition of the Land have been made by Landlord or Broker to Tenant. Except as provided in Section 35, Tenant accepts the Leased

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Premises in their "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition at the date of execution of this Lease.

6. **PRE-POSSESSION; POSSESSION.** Landlord shall permit tenant to access the Leased Premises, at Tenant's sole risk, up to sixty (60) days before the Possession Date for the sole purpose of setting up equipment, security and communications systems. Landlord will use commercially reasonable efforts to estimate the day that it believes to be sixty (60) days before the Possession Date, and notify Tenant that it may have non-exclusive access to the Leased Premises for the purposes stated in the preceding sentence, provided that Tenant shall follow all instructions and directives of Landlord or any person acting on behalf of Landlord with regard to such early access, including, but not limited to, matters of building safety, life safety, locations and methods for staging of materials, supplies, goods and equipment, and the order and priority of work being performed in the Leased Premises. In all cases, Landlord's Work shall take precedence over Tenant's activities. Landlord shall have no liability to Tenant and Tenant expressly waives and disclaims all rights to claim or take action against Landlord or any person acting on behalf of Landlord for damage to property or injury to persons suffered during such time as Tenant is permitted access to the Leased Premises before the Possession Date. Landlord estimates that the Possession Date will be on the Estimated Possession Date, but Landlord shall have no liability and Tenant expressly waives and disclaims all rights to claim or take action against Landlord or any person acting on behalf of Landlord on account of the Possession Date occurring after the Estimated Possession Date.

7. **UTILITIES.**

A. Tenant shall contract directly with the applicable service providers for any electric, gas, water, sewer, telecommunications, internet, and any other utility service furnished to the Leased Premises during the Term. Tenant shall pay when due all charges for electricity, heat, air conditioning, water, gas, fuel, sewage usage, garbage disposal, refuse removal, telephone and any other utility service furnished to the Leased Premises during the Term. The cost of providing storm water service to the Leased Premises shall be included in Operating Expenses (defined below). The obligation of Tenant to pay for utilities and similar charges, as herein provided, shall commence as of the Possession Date.

B. Tenant shall not utilize in the Leased Premises heat generating equipment or lighting other than building standard lights, which affect the temperature otherwise maintained by the HVAC system or permit the Leased Premises to be occupied by a number of persons in excess of the design criteria of the HVAC system.

C. Landlord shall have no liability to Tenant, its employees or invitees, and there shall be no abatement or withholding of Rent by reason of the unavailability or service interruption of any utility, including without limitation, fuel and energy conservation programs initiated by any governmental agency or official, except to the extent that such unavailability or service interruption is the result of Landlord's sole gross negligence. Tenant shall not use any apparatus or device in, upon or about the Leased Premises which will in any way require an increase in load upon the amount of such services usually furnished or supplied to the Leased Premises and Tenant further agrees not to connect any apparatus or device with wires, conduits, pipes or other means by which such services are supplied for the purpose of using additional or unusual amounts of such services without the prior written consent of Landlord. In no event shall Landlord be responsible to any person or entity (including any governmental or quasi-governmental unit) for payment of any water or sewage system bills accruing subsequent to the filing of an affidavit with the appropriate governmental authority in accordance with MCLA 123.165, and Landlord shall be entitled to all benefits under MCLA 123.165.

D. Tenant shall be solely responsible for the proper removal and disposal of all trash and rubbish from the Leased Premises, and for deposit of same into dumpsters to be provided and maintained by Tenant for such purposes. All dumpsters and other trash receptacles shall be placed

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only in locations approved in writing by Landlord and by the local municipal authorities. Tenant shall keep all trash collection areas in a neat, clean and sanitary condition and, if required by the local municipal authorities, screened from public view.

8. MAINTENANCE AND ALTERATIONS.

A. Landlord shall keep in good repair the four outer walls and roof system of the Building, the foundation, all utility installations serving the Premises up to the point of connection to the Premises, and sidewalks, parking lot, landscaping and snow removal of the Leased Premises; provided, however, Tenant shall be solely responsible for snow removal and all other maintenance of the Outside Storage Area. Landlord shall not be responsible to maintain the doors, door frames, overhead doors and frames, glass, window casings, window frames, windows or any attachment thereto or attachments to said Building used in connection therewith). Landlord shall have no obligation to make any repairs occasioned by the act or negligence of Tenant, its agents, employees or invitees. Tenant shall notify Landlord of any repairs which are the responsibility of Landlord to perform. Landlord shall not be called upon to make any other improvements or repairs of any kind upon the Leased Premises and appurtenances except as provided in Sections 13, 14 and 35 hereof. Except as provided in the first sentence of this paragraph, Tenant agrees that it will, at all times during the Term, at its own expense, keep the Leased Premises and all buildings and improvements at any time on the Leased Premises, and the furnishings, equipment and other contents thereof, in good order, condition, and repair (and replace as required) including, without limitation, all plumbing, electrical, heating, ventilating and air conditioning fixtures and equipment, and any other equipment installed in or on said Building, doors, door frames, overhead doors and frames, glass, window casings, window frames, windows or any of the appliances or appurtenances of said doors or windows, light fixtures, bulbs and tubes, office, kitchen and bathroom fixtures, appliances and equipment, and maintain the Leased Premises in a clean, sanitary and safe condition, so as to conform and comply with all existing and future statutes, laws, orders, ordinances, rulings and regulations of any lawful authority having jurisdiction thereof. Upon expiration of the Term, Tenant will surrender the Leased Premises to Landlord in like condition as existed on the Possession Date, reasonable wear and tear and approved or permitted permanent alterations excepted, provided that Tenant shall replace all building improvements, equipment and fixtures as and when the same shall become worn out or otherwise require replacement. Landlord may enter into or require Tenant to enter into a regularly scheduled preventive maintenance/service contract with a maintenance contractor for servicing all heating and air conditioning systems and equipment servicing the Leased Premises, Tenant's Proportionate Share (defined below) of which shall be paid by Tenant as an Operating Expense (defined below). Notwithstanding the foregoing, to the extent Tenant has qualified maintenance personnel to maintain all heating and air conditioning systems and equipment servicing the Leased Premises, Tenant may elect to and in such event shall maintain the same using its own personnel in accordance with manufacturers' specification, provided that Tenant shall make service and maintenance records available to landlord for inspection and/or copying upon demand.

B. To the extent that Tenant or its employees or agents or invitees abuse the plumbing facilities or the adjoining or connecting sewer lines or mains or use them for any purpose other than that for which they were constructed, or dispose of any kind of foreign substance therein, the expense of any breakage, stoppage, damage or additional repairs and consequential damages resulting therefrom shall be borne by Tenant.

C. Tenant shall not make any alterations, improvements or additions to the Leased Premises without the prior written consent of Landlord, and then only by such contractors as may then be employed or approved in writing by Landlord. Notwithstanding the preceding sentence, Tenant may, during the Term, make non-structural alterations or improvements to the Building up to a total aggregate cost during the Term of up to Fifty Thousand Dollars (\$50,000.00) without Landlord's prior written consent, so long as Tenant provides to Landlord, before commencement of

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construction of such non-structural alterations or improvements, engineered drawings, names and addresses of contractors, copies of contracts and necessary permits and licenses, if required by law. Upon completion of any alteration, Tenant shall, if requested by Landlord and if available, furnish Landlord with "as built" plans and specifications. Tenant shall perform all alterations in a good, workmanlike and lien-free manner in accordance with all applicable laws. All alterations, improvements or additions, whether temporary or permanent in character, made by Landlord or Tenant in or upon the Leased Premises, shall be the property of Landlord and shall remain upon and be surrendered with the Leased Premises at the Expiration Date, whether by lapse of time or otherwise without compensation to Tenant, except that Tenant may remove all movable office furniture and trade fixtures installed by Tenant, and Tenant shall remove such other alterations and additions installed by Tenant that are not fixtures to the Leased Premises, except for the non-structural alterations or improvements described in the second sentence of this paragraph. Tenant shall, at Tenant's expense, repair any damage to the Leased Premises caused by the installation or removal of such furniture, fixtures, alterations or additions so removed and shall restore the Leased Premises to its condition at the beginning of the Term, reasonable wear and tear and approved permanent alterations excepted. If Tenant fails to remove all of Tenant's property and the property of others in the possession of Tenant from the Leased Premises at the Expiration Date, Landlord may remove and dispose of such property in any manner without liability therefore, and Tenant shall pay all charges for such removal and disposal upon demand by Landlord. Tenant shall indemnify and hold harmless Landlord for any claim by other persons with respect to such property. If any construction lien is filed against the Leased Premises as a result of any work or act of or for Tenant, Tenant shall cause the discharge of the lien or bonding off as provided by law within fifteen (15) days after filing. Landlord may post a notice in the Leased Premises disclaiming any liability for payment for any alterations performed by persons or entities other than Landlord or its contractors, and/or for any liens arising in connection therewith, and Tenant agrees not to disturb any such notice.

D. Subject to all applicable laws and use restrictions, Tenant, at its sole cost and expense, shall have the right to install one (1) exterior building sign in a location to be reasonably mutually agreed by Landlord and Tenant. Such installation shall be in compliance with applicable statutes, regulations and ordinances. Tenant, at Tenant's cost, shall remove such sign at the Expiration Date. Tenant, at Tenant's cost, shall repair any damages arising from the installation, maintenance or removal of such sign. No other sign, advertisement or notice shall be inscribed, painted or affixed on any part of the outside of the Leased Premises or the Building unless first approved by Landlord in writing.

9.1 **COMMON AREAS.** Landlord agrees to operate and maintain during the Term, the Common Areas. Landlord hereby grants to Tenant and Tenant's employees, agents, customers and invitees the right, during the Term, to use in common with others entitled to the use thereof the Common Areas; provided, that such use shall be subject to such reasonable rules and regulations as Landlord may establish from time to time and deliver to Tenant in writing. Landlord may temporarily close any of the Common Areas for maintenance purposes or to prevent a public dedication, and Landlord may make changes to the Common Areas including, without limitation, changes in the location of driveways, entrances, exits, parking spaces, parking areas or direction of traffic flow, provided none of the foregoing have a material negative impact upon Tenant's ability to access or use the Leased Premises. Tenant shall be responsible for compliance with all rubbish and trash disposal and recycling laws, rules and regulations. "Common Areas" means all common (i.e., not exclusive to Tenant or any other tenant) Project parking areas, access roads, driveways, retaining walls, stormwater retention and detention areas and facilities, outdoor lighting facilities, directional and safety signage, pedestrian sidewalks, landscaped and planted areas and facilities, if any, which may be now or hereafter furnished by Landlord for use by the Project and/or generally by all tenants of the Project.

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9.2 OPERATING EXPENSES.

A. In addition to the Base Rent and other sums due from Tenant to Landlord hereunder, Tenant shall pay to Landlord, in estimated monthly installments or otherwise when provided in this Lease, as additional rent, its Proportionate Share of all Operating Expenses, Taxes (defined below) and Insurance (defined below) ("Additional Rent"). Landlord estimates that Additional Rent will total the amount indicated in Section 1.7, during the first full year of this Lease; provided, however, Tenant acknowledges that this is merely an estimate and not a warranty as to the amount of Additional Rent, and will not be deemed a ceiling as to the amount of Additional Rent payable hereunder. The payment of Additional Rent by Tenant shall, for all purposes hereunder, be treated in the same manner as the payment of Base Rent, and Landlord shall have the same rights and remedies in the event of any delinquent payment of Additional Rent or any other charges due hereunder as it has in the event of any delinquent payment of Base Rent.

B. As used herein, the following terms shall have the meanings described herein below:

1. **"Operating Expenses"** shall mean the costs and expenses paid or incurred with respect to the ownership, management, repair, replacement, maintenance and operation of the Leased Premises, including, without limitation, the following: (i) the costs, wages and benefits of employees or other agents of Landlord engaged in the operation, management, repair, replacement and maintenance of the Property, including the property management fee of Landlord's property manager; (ii) to the extent not separately metered, billed, or furnished to Tenant, all electricity, fuel, water, sanitary sewer, storm sewer, gas, heating and air conditioning charges and all charges for utilities and services furnished to either or both of the Project and the Leased Premises, including any taxes on such utilities; (iii) Insurance premiums including, without limitation, commercial general liability insurance, property insurance and other insurance carried by Landlord with respect to the Leased Premises; (iv) the cost of all supplies, tools, materials and equipment utilized in the maintenance and operation of the Project, and any taxes thereon; (v) Taxes assessed with respect to the period in which this Lease is in force; (vi) amounts charged by any or all of contractors, materialmen and suppliers for services, materials and supplies furnished in connection with any or all of the maintenance, repair, replacement and operation, of any part of the Leased Premises; (vii) costs of maintaining and replacing landscaping; (viii) costs of repairing, patching and maintaining drives, hardscaping and parking areas; (ix) accounting fees and expenses relating to preparing statements of Operating Expenses; (x) Landlord's share of any costs or assessments relating to any Permitted Title Exceptions affecting the Property; and (xi) costs of performing any maintenance, repair or replacement obligation hereunder, except to the extent that this Lease specifically provides that Landlord shall perform such maintenance, repair or replacement at Landlord's sole cost and expense; and (xii) the cost to maintain, repair and replace the Common Areas. In addition, Operating Expenses may include, without limiting the foregoing, the cost of repaving and resurfacing the drives, parking areas and service areas no more than once every five (5) years, the cost of resealing any paved areas no more than once every three (3) years and the cost of restriping any drives, parking areas and service areas no more than once every three (3) years, so long as any capitalized costs associated therewith shall be amortized over the useful life (as reasonably estimated by Landlord) and only the amortized amount of such cost is included in Operating Expenses for the years in question.

2. **"Taxes"** shall mean the sum of (i) all *ad valorem* real property taxes and assessments of every nature whatsoever levied upon or with respect to the Leased Premises and the Building or the rent and additional charges payable hereunder, imposed by any taxing authority having jurisdiction, (ii) all drain-off and similar stormwater and sanitary sewer and similar or related charges imposed by any governmental authority, (iii) all reasonable costs and expenses incurred by Landlord during negotiations for, or contests of, the amount of any Taxes, (iv) all personal property taxes levied on or with respect to property of Landlord, if any, on the Leased Premises and the Building and used in connection with the operation thereof, (v) all levies, charges and

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assessments of every kind any and every condominium association, owner's association, or other association pertaining to ownership of all or any part of the Project or complex of buildings in which the Building is located, (vi) if applicable in the jurisdiction where the Leased Premises are situated, Taxes shall also include all rental, sales and use taxes or other similar taxes, if any, levied or imposed by any city, state or county or other governmental body having authority, such payments to be in addition to all other payments required to be paid to Landlord by Tenant under the terms of this Lease, and (vii) all taxes, levies and charges which may be assessed, levied or imposed by the State of Michigan or any political subdivision thereof or any governmental authority having jurisdiction thereover, in replacement of or in addition to all or any part of any Taxes as revenue sources and which in whole or in part are measured or calculated by or based upon the tax parcel of Landlord or Tenant, or the rent or other charges payable hereunder. For avoidance of doubt, Taxes does not mean any income, profits, inheritance, or other tax, assessment, charge or levy on the income derived by Landlord from the rent payable by Tenant under this Lease. If Landlord receives a refund of any portion of Taxes that were included in the Taxes paid by the Tenant, or receives a refund of any other tax included in Operating Expenses and passed through to the Tenant, then Landlord shall, within thirty (30) days after Landlord receives such refund, reimburse the Tenant its pro rata share of the refunded taxes.

3. **"Insurance"** shall mean premiums paid or payable for fire and extended coverage insurance, insuring the Leased Premises and the Building for the full undepreciated replacement cost thereof, together with a demolition and increased cost of construction endorsement, \$5,000,000 of comprehensive general public liability insurance, twelve (12) months' rental interruption insurance, and all such other insurance as Landlord shall elect or be required by any mortgagee to maintain on the Leased Premises and the Building.

C. For purposes of calculating Additional Rent, Tenant shall pay its **"Proportionate Share"** of Operating Expenses, Taxes and Insurance for the Leased Premises. For purposes of calculating Additional Rent with respect to the Project, Tenant shall pay its Proportionate Share of Operating Expenses (but not Taxes or Insurance) for the Project which is equal to the gross square footage of the Building divided by the gross rentable area of all constructed and occupied buildings within the Project. Unless Landlord notifies Tenant of a different interval for collection, Tenant's Proportionate Share of Additional Rent shall be paid monthly in installments, in such amount as is estimated by Landlord in the form of a budget provided at least once per year. Landlord shall reconcile annually the actual Additional Rent against what was budgeted and paid by Tenant. In the event of any shortfall between actual and estimated Additional Rent for any Lease Year, Tenant shall pay to Landlord any undisputed difference promptly upon demand. In the event of any excess between actual and estimated Additional Rent for any Lease Year, Landlord shall apply such excess to Tenant's Additional Rental Obligations for the succeeding Lease Year, and reduce the estimated payments of Additional Rent by an appropriate amount. Tenant is entitled to make reasonable requests for backup documentation supporting Additional Rent. The term **"Lease Year"** means a period of twelve (12) consecutive calendar months commencing on the Possession Date. Each succeeding Lease Year shall commence on the anniversary date of the Possession Date.

10. **ASSIGNMENT AND SUBLETTING.** Tenant may not assign this Lease or sublet the Leased Premises or any part thereof without the prior written consent of Landlord, which shall not be unreasonably withheld; provided, however, Landlord's consent shall not be required in connection with (i) an assignment of this lease or subletting of the Leased Premises to any Affiliate (defined below) of Tenant, or (ii) the subletting of the Leased Premises or any part thereof as provided by Paragraph 10A below. In no event shall a proposed subtenant or assignee be an existing tenant of the Project. In no event shall a proposed subtenant or assignee be a person or entity with whom Landlord or its agent is negotiating for purposes of leasing other premises in the Project. In the event Landlord shall so consent, Tenant shall remain liable for all of its obligations under this Lease, and no such assignment or subletting shall be deemed or construed as a novation of Tenant's obligations. Transfer, in one or more transactions (unless Tenant is a corporation

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whose stock is publicly traded on a recognized stock exchange) of more than twenty percent (20%) of the ownership interest in Tenant shall be deemed an assignment of this Lease. Any sums or other economic consideration received by Tenant herein as a result of any subletting (except rental or other payments received which are reimbursement for the amortization of the cost of leasehold improvements made as a requirement of the sublease), whether denominated as rentals under the sublease or otherwise, which exceed, in the aggregate, the total sums which Tenant is obligated to pay Landlord under this Lease (prorated, in the event of a partial sublease, to reflect obligations allocable to that portion of the Leased Premises subject to such sublease), shall be payable to Landlord as Additional Rent under this Lease without affecting or reducing any obligation of Tenant hereunder. For purposes of this Section, "Affiliate" means a corporation, limited liability company or other legal entity that is in control of, or is controlled by or under common control with Tenant, and provided, further that such entity at all times thereafter remains an Affiliate of Tenant.

A. Right to Sublet. Tenant shall have the right, without the need to obtain Landlord's prior consent, to sublet any part or parts of the Leased Premises and to assign, encumber, or renew any sublease so long as every one of the following conditions is satisfied:


1. Each sublease shall contain a provision requiring the subtenant to attorn to Landlord, or in the event of any proceeding to foreclose any leasehold mortgage, to the leasehold mortgagee, if Tenant defaults under this Lease and if the subtenant is notified of Tenant's default and instructed to make subtenant's rental payments to Landlord or leasehold mortgagee or designated person as provided in this section;
2. After execution of each such sublease, Tenant shall furnish Landlord a true copy thereof.
3. Each sublease is expressly subordinate to the interests and rights of Landlord in the Leased Premises and under this Lease, and neither permits nor requires, and expressly prohibits the subtenant to take any action in contravention of the terms of this Lease.
4. Each sublease is with a subtenant that is a supplier to Tenant.
5. Each subtenant, does not and will not handle Hazardous Substances (defined above) in contravention of the terms of this Lease.

11. MORTGAGE.

A. This Lease, at the option of Landlord, shall be subordinate or superior to any present or future mortgage of the Building, and the holder of any mortgage may also elect to have this Lease prior or subordinate to its mortgage. Absent specification by Landlord, this Lease shall be subordinate to any such mortgage. If in connection with obtaining financing for the Leased Premises, the proposed lender shall request reasonable modifications of this Lease as a condition of such financing, Tenant shall not unreasonably withhold or delay its agreement to such modifications, provided that such modifications do not change the Term or Rent, nor increase the obligations of, nor otherwise adversely affect the rights of Tenant under this Lease. Tenant shall attorn to and recognize as landlord hereunder any mortgagee or purchaser of the Leased Premises whether at foreclosure sale, deed in lieu of foreclosure or otherwise, subject to all of the terms and conditions of this Lease. Tenant shall, from time to time, within ten (10) days after request by Landlord, execute and deliver to Landlord a subordination and attornment agreement upon the usual form of Landlord's mortgagee, that confirms the foregoing; in addition, Tenant may require that any such mortgagee to whom this Lease is made subordinate, include a clause that Tenant's

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right of quiet enjoyment of the Leased Premises will not be disturbed so long as Tenant is not in default of this Lease.

B. Tenant agrees to give any mortgagee who has executed a non-disturbance agreement, by certified mail, return receipt requested, a copy of any notice of default served upon Landlord, provided that Tenant has been notified previously in writing of the address of such mortgagee. Tenant further agrees that if Landlord shall have failed to cure such default within the time provided for in this Lease, then any mortgagee shall have an additional thirty (30) days within which to cure such default; provided, however, that if such default cannot be cured with diligence within that time, then such mortgagee shall have such additional time as may be necessary to cure such default so long as such mortgagee has commenced and is diligently pursuing the remedies necessary to cure such default.

12. **ACCESS.** Upon prior reasonable written notice, Landlord and Landlord's Mortgagee shall have the right to enter upon the Leased Premises at any reasonable time for the making of inspections, repairs, or alterations as Landlord may deem necessary, or to exhibit the Leased Premises to others, or for any purpose related to the safety, protection, operation, or improvement of the Building. Such access shall not unreasonably interfere with Tenant's or its employees', contractors', customers' or invitees' access to, or use or occupancy of, the Premises as permitted by this Lease.

13. **FIRE OR OTHER CASUALTY.**

A. **RENT ABATEMENT.** Tenant shall immediately notify Landlord of the occurrence of any fire, casualty or other damage (any such fire or casualty is referred to herein as a "**Casualty**") to the Leased Premises. If all or any portion of the Leased Premises is damaged or rendered unusable by a Casualty covered by a standard all risk form of property insurance policy, such damaged or unusable area is, in fact, not used by Tenant, and any such Casualty is not due to the gross negligence or willful misconduct of Tenant or its agents, employees, contractors, subtenants or invitees, and this Lease is not terminated pursuant to any provisions of this Lease, then Base Rent and Additional Rent shall abate from the date of the Casualty in the proportion that the area of the portion of the Leased Premises rendered unusable (and, in fact, not used) for the Permitted Use bears to the entire Building area. The abatement shall continue until Landlord has substantially completed Landlord's restoration obligations.

B. **OPTIONS TO TERMINATE.**

1. If, at any time during the Term, the Leased Premises incur "Substantial Damage" (as hereinafter defined) by a Casualty, Landlord shall notify Tenant within ninety (90) days after such damage as to the amount of time a third party fire damage consultant chosen by Landlord reasonably estimates it will take to restore the Leased Premises. "Substantial Damage" shall mean damage to or destruction of the Leased Premises that affects twenty-five percent (25%) or more of the Building. If there occurs during the Term Substantial Damage and restoration time is estimated to exceed one hundred eighty (180) days following the date Landlord provides to Tenant the report from the fire damage consultant, or such Casualty occurs during the final one (1) year of the Term, either Landlord or Tenant may elect to terminate this Lease upon written notice to the other party given no later than thirty (30) days after Landlord's notice is given, except neither party may terminate this Lease if the Substantial Damage was caused by the gross negligence or willful misconduct of said party. If neither party elects to terminate this Lease or if Landlord estimates that restoration will take one hundred eighty (180) days or less, then Landlord shall promptly, and with all commercially reasonable diligence, and provided that insurance proceeds are available to Landlord for such purpose, restore the Leased Premises, excluding any improvements installed by Tenant or by Landlord and paid for by Tenant, subject to Force Majeure events; and this Lease shall remain in full force and effect.

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2. If any portion of the Leased Premises is damaged by a Casualty and either (i) the Casualty is not covered by a standard all risk form of property insurance policy, or (ii) a Mortgagee does not elect to have sufficient insurance proceeds made available to Landlord to perform Landlord's obligations under Section, Landlord shall have the right to terminate this Lease by giving notice to Tenant. Upon such termination the rights and duties of Landlord and Tenant shall be the same as if the term of this Lease had expired.

C. **OBLIGATION TO REBUILD.** If all or any portion of the Leased Premises is damaged as provided in Subsection A, and this Lease is not terminated as provided in Subsection B, then Landlord shall repair or rebuild the Leased Premises to substantially the same condition the Leased Premises was in immediately prior to the Casualty, provided that Landlord's repair obligation shall include only those tenant improvements originally included in Landlord's Work. Tenant shall, at its sole expense, repair or replace all items of Tenant's work and any alterations made by Tenant, and Tenant's personal property. The repair or rebuilding shall be commenced within a reasonable time after Landlord receives the report from the fire damage consultant.

D. **WAIVER OF SUBROGATION.** Notwithstanding anything to the contrary herein, Landlord and Tenant hereby release each other and each other's officers, directors, partners, employees and agents from liability or responsibility for any loss or damage to property covered by any property insurance required to be carried by such party pursuant to this Lease or any other property insurance actually carried by such party to the extent of the limits of such policy. This release shall apply not only to liability and responsibility of the parties to each other, but shall also extend to liability and responsibility for anyone claiming through or under the parties by way of subrogation or otherwise. This release shall apply even if the Casualty shall have been caused by the fault or negligence of a party or anyone for whom a party may be responsible. This release shall not apply to loss or damage unless the loss or damage occurs during the times that the applicable insurance policy contains a clause or endorsement to the effect that any release shall not adversely affect or impair the policy or prejudice the right of the insured to recover thereunder. Landlord and Tenant each agree that any property insurance policies covering the Building or the Leased Premises or their contents shall include this clause or endorsement. Nothing in this Subsection shall be construed to impose any other or greater liability upon either Landlord or Tenant than would have existed in the absence of this Subsection. Each party shall obtain any special endorsements required by its insurer to allow such waiver of rights of subrogation but the failure to obtain same shall not impair the effectiveness of this waiver and/or release between Landlord and Tenant. Any cost for a special endorsement shall be paid for by the party obligated to pay for the required insurance policy hereunder.

14. **EMINENT DOMAIN**

A. If a Substantial Taking (defined below) shall occur as the result of the exercise of any power of eminent domain, condemnation or purchase under threat thereof or in lieu thereof, except for a taking for temporary use, this Lease shall be terminated automatically as of the day prior to the date on which the condemning authority shall take physical possession of the Leased Premises or any portion thereof, as the case may be ("Taking Date"). If a substantial part of the Leased Premises shall be taken for other than a temporary use, and such taking renders the Leased Premises unusable in the reasonable judgment of Landlord and Tenant for the Permitted Use, then either Landlord or Tenant may terminate this Lease by giving written notice to the other party within thirty (30) days after the Taking Date, and such termination shall be effective as of the day prior to the Taking Date. "Substantial Taking" shall mean a taking of twenty-five percent (25%) or more of the floor area of the Building. Landlord shall give Tenant notice within ten (10) days of Landlord's receipt of a notice of threatened taking.

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B. If all or a portion of the Building shall be taken, except for a Taking for temporary use, and this Lease is not terminated under Subsection A above, then (i) Base Rent and Tenant's Proportionate Share of Operating Expenses, Taxes and Insurance shall be reduced in the proportion that the area so taken bears to the entire area of the Building; and (ii) Landlord shall restore the remaining portion of the Leased Premises to the extent practical and to the extent that any mortgagee of the Leased Premises shall permit, to render it reasonably suitable for the Permitted Use, as reasonably determined by Landlord. Notwithstanding anything to the contrary herein, Landlord shall not be obligated to expend an amount greater than the amount of any award actually received by Landlord and made available to Landlord by any mortgagee of the Leased Premises.

C. If there is a Taking of all or part of the Leased Premises for temporary use, this Lease shall continue in full force and effect without abatement of Base Rent or Additional Rent, and Tenant shall continue to comply with Tenant's obligations under this Lease, except to the extent compliance shall be rendered impossible or impracticable by reason of the temporary taking.

D. Tenant shall be entitled to any award for or proceeds of any taking less all expenses in connection therewith, including reasonable attorneys' fees, made for a temporary taking as described in Subsection C, but only to the extent such Award is attributable to periods included in the Term and only on the condition that Tenant continues to perform its obligations hereunder. All other Awards arising from a total or partial taking of the Leased Premises or of Tenant's leasehold interest awarded to Landlord or Tenant shall belong to and be the property of Landlord without any participation by Tenant. Except as otherwise expressly set forth in this Section, Tenant hereby waives any rights it may have with respect to the value of its leasehold interest, and the loss of its interest in this Lease and the Leased Premises as a result of a taking. The foregoing shall not prevent Tenant from making a separate claim for relocation expenses and loss of Tenant's personal property or alterations paid for by Tenant, to the extent allowed by law, but only if such action by Tenant does not decrease the amount of any award payable to Landlord.

15. INSURANCE AND INDEMNIFICATION.

A. INDEMNIFICATION BY TENANT. Subject to and except for waivers by Landlord contained in other parts of this Lease, and claims, damages and losses to the Premises and any of Landlord's property that is or would be covered by property insurance coverage that Landlord is required to carry under this Lease (regardless of whether Landlord actually carries such insurance), Tenant shall indemnify, defend and hold Landlord harmless from and against all liabilities, losses, damages, claims, fines, penalties, costs and expenses actually incurred, including reasonable attorneys' fees and other legal costs actually incurred, which may be imposed upon, incurred by or asserted against Landlord by reason of all or any of the following, except to the extent caused by the sole gross negligence or willful misconduct of Landlord, its agents or employees: (a) any defect in the Leased Premises or any part thereof which is Tenant's maintenance responsibility under this Lease; (b) any bodily injury, death or property damage occurring on the Leased Premises; (c) any negligence on the part of Tenant, its employees, agents, contractors, subtenants, licensees or invitees; (d) any failure of Tenant to comply with any applicable laws; (e) any prosecution or defense of any suit or other proceeding in discharging the Leased Premises or any part thereof from any liens, judgments or encumbrances created or suffered by Tenant upon or against the same or against Tenant's leasehold estate; and (f) any proceedings to obtain possession of the Leased Premises from Tenant or its assigns after the Expiration Date by forfeiture or otherwise. The provisions of this Subsection A shall survive the Expiration Date.

B. INDEMNIFICATION BY LANDLORD. Subject to the terms of Subsection 13D above and 15C below, Landlord shall indemnify, defend and hold Tenant harmless from and against all liabilities, losses, damages, claims, fines, penalties, costs and expenses actually incurred, including reasonable attorneys' fees and other legal costs actually incurred, which may be imposed upon,

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incurred by or asserted against Tenant by reason of all or any of the following, except to the extent caused by the sole gross negligence or willful misconduct of Tenant, its agents or employees: (a) any bodily injury, death or property damage arising out of the sole gross negligence or willful misconduct on the part of Landlord, its employees, agents, or contractors; (b) any prosecution or defense of any suit or other proceeding challenging Landlord's ownership of the Building or Project or its right to enter into this Lease; and (c) any specific indemnification or warranties stated in this Lease. The provisions of this Subsection B shall survive the Expiration Date.

C. **RELEASE OF LANDLORD.** Notwithstanding anything to the contrary herein, all property of any kind that may be on or at the Leased Premises shall be at the sole and absolute risk of Tenant or those claiming through or under Tenant. Except as otherwise indemnified or warranted in Subsection B above, and unless caused by Landlord's sole gross negligence or willful misconduct, Landlord shall not be liable to Tenant or to any other person or entity and Tenant hereby releases and waives all claims against Landlord, its agents or employees, due to any of the following occurring in, on or about the Leased Premises, the Building or the Project: (a) damage, loss or injury, either to persons or property; (b) loss of property sustained by Tenant, or by any other person, persons or entities; (c) equipment, fixtures, appliances or machinery being or becoming out of repair or defective; (d) the happening of any accident, however occurring; (e) any act or neglect of Tenant, or of any other person, persons or entities; (f) water, snow, rain, backing up of water mains or sewers, frost, steam, sewage, illuminating gas, sewer gas, odors, electricity or electric current, bursting, stoppage or leakage of pipes, radiators, plumbing, sinks and fixtures; (g) theft or burglary resulting in any loss to Tenant or its employees; or (h) any nuisance made or suffered.

D. **TENANT'S INSURANCE.**

(1) Tenant shall pay for and maintain or cause to be paid for and maintained, from the date hereof through the Expiration Date, the following policies of insurance covering the Leased Premises, which insurance shall be obtained from companies currently rated "A/IX" or better as defined in the then current edition of Best's Insurance Reports (or the equivalent thereof if Best's Insurance Reports is no longer published) and is licensed to do business in the state where the Premises are located:

(a) Workers' Compensation Insurance covering Tenant and its employees for all costs, statutory benefits and liabilities under state Workers' Compensation and similar laws, and Employer's Liability Insurance with limits of Five Hundred Thousand Dollars (\$500,000.00) per accident or disease.

(b) Commercial General Liability Insurance covering the Leased Premises with combined single limits of not less than Three Million Dollars (\$3,000,000.00) per occurrence for death, bodily injury or property damage, subject to a commercially reasonable deductible. Such policy shall be on Insurance Services Office, Inc. (ISO) Form that is reasonably satisfactory to Landlord.

(c) Causes of Loss – "Special Form" Property Insurance insuring the full replacement cost of value and with no co-insurance covering all Tenant's work or alterations to the Premises and all of Tenant's furniture, fixtures, equipment and personal property with coverage against loss or damage due to fire, theft, flood and any other risk commonly insured against by persons operating properties similar to the Leased Premises and located in the vicinity of the Leased Premises or conducting operations similar to the operations conducted at the Leased Premises. The deductible under such policy shall not exceed a commercially reasonable amount.

(2) At least ninety (90) days before commencement of any Renewal Term, Tenant shall review with Landlord the coverages and limits of any or all of the policies required above and, as

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at that time, shall cause such coverages and liability limits to be increased as reasonably required by Landlord and reasonably accepted by Tenant in view of inflation and other relevant factors.

(3) Each policy required herein shall be primary to all insurance available to Landlord, Landlord's officers, directors, employees and agents and any mortgagee of the Leased Premises (collectively, the "**Landlord Parties**"), and any insurance maintained by any Landlord Parties shall be excess, secondary and noncontributing. The liability insurance required by this Section, shall provide additional insured status in favor of the Landlord Parties on a form reasonably satisfactory to Landlord. An insurance certificate evidencing each of the insurance policies Tenant is required to carry in compliance with its obligations under this Lease shall be delivered to Landlord prior to the time such insurance is first required to be carried by Tenant and upon renewals prior to the expiration of any such policy. Each of Tenant's insurance policies required to be maintained hereunder shall be endorsed to provide that the insurer will not cancel the policy without first giving Landlord at least thirty (30) days' prior written notice. In the event Tenant fails to procure, maintain, and/or pay for the insurance required by this Lease, at the times and for the duration specified in this Lease, Landlord shall have the right, but not the obligation, at any time and from time to time, and without notice, and for the sole benefit of Landlord and not Tenant, to procure such insurance and/or to pay the premiums for such insurance, in which event, Tenant shall repay Landlord, immediately upon demand by Landlord, all sums so paid by Landlord and any costs or expenses incurred by Landlord in connection therewith, without prejudice to any other rights and remedies of Landlord under this Lease. All policies required to be provided by Tenant hereunder shall include an endorsement or other provision providing for waiver of subrogation in favor of Landlord.

E. **LANDLORD'S INSURANCE.** At all times during the Term, Landlord will carry and maintain an all risk form or causes of loss – special form or equivalent form property insurance policy covering the Building and any leasehold improvements in the Leased Premises installed as part of Landlord's Work, in the amount of the full replacement cost thereof, and such other insurance as Landlord reasonably determines from time to time.

F. Tenant hereby releases the Landlord Parties from any and all liability to anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property or bodily or personal injuries or death caused by or resulting from risks insured against under any policy of insurance carried by Tenant and in force at the time of any such loss or damage.

16. **Reserved.**

17. **ENVIRONMENTAL COVENANTS.**


A. Tenant covenants, represents and warrants to Landlord, with the express understanding that Landlord enters into this Lease in reliance upon the truth and accuracy, and Tenant's observance of each of the following representations, warranties and covenants, that Tenant shall not, at any time while in possession, custody or control of the Leased Premises or in any other way bound by the terms of this Lease:

1. Violate any Environmental Laws (defined below).

2. Permit or cause, directly, indirectly, intentionally or incidentally, the use, production, storage, generation, disposal, treatment or other presence in the Leased Premises of any Hazardous Substances, whether liquid, solid, gaseous or otherwise, neither shall Tenant discharge or release on, under or about the Leased Premises, or permit to be discharged or released on or about the Leased Premises, or into any drain, toilet, basin or otherwise into the sanitary or storm sewers servicing the Leased Premises any such Hazardous Substance.

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3. Create or permit to be created emissions into the environment of any Air Contaminants (defined below) in quantities, or characteristics and under conditions and circumstances and of a duration which are or is in violation of any Environmental Laws. "Air Contaminants" shall mean dust, fumes, gas, mist, odor, smoke, vapor or any combination thereof;
 4. Permit any vehicle on the Leased Premises which emits exhaust which is in violation of any federal, state or local law, ordinance, order, rule, regulation, code or any other governmental restriction or requirement;
 5. Create, or permit to be created, any sound level which could unreasonably interfere with the quiet enjoyment of any real property or surrounding areas, or which could create a nuisance or violate any federal, state or local law, ordinance, order, rule, regulation, code or any other governmental restriction or requirement;
 6. Transmit, receive or permit to be transmitted or receive, any electromagnetic, microwave or other radiation which is harmful or hazardous to any person or property in, on or about the Leased Premises, or which could interfere with the operation of any electrical, electronic, telephonic or other equipment wherever located, whether on the Leased Premises;
 7. Create, or permit to be created, any ground vibration that is discernible outside the Leased Premises; or
 8. Produce, or permit to be produced, any intense glare, light or heat except within an enclosed or screened area and then only in such manner that the glare, light or heat shall not be discernible outside the Leased Premises
- B. Subsection A of this Section shall not be deemed to prohibit the incidental storage or use of Hazardous Substances in the ordinary course of Tenant's business, provided that (i) the nature, quantity and manner of storage or use of such Hazardous Substances are such as do not require any permit, license or other governmental approval under applicable Environmental Laws, (ii) such storage or use is in strict compliance with all applicable Environmental Laws, and (iii) all such Hazardous Substances shall be removed from the Leased Premises, at Tenant's expense, on or before the Expiration Date.
- C. Tenant shall during and forever after the Term, indemnify, defend and hold Landlord, its successors and assigns harmless from any and all liabilities, clean-up and/or response costs and/or response costs and other damages to property or injury to persons, animals or the environment, including, without limitation, attorney's and expert consultant's fees, incurred on account of any breach of this Section by Tenant, in each of the foregoing instances to the extent caused by Tenant, its employees, contractors or customers. Notwithstanding termination or expiration of this Lease, in the event at any time after the date hereof, Landlord, its successors or assigns discovers any violation of Section A, above, or the existence of any other environmental hazard caused or created by Tenant, then, in such event, Tenant, its successors and assigns shall fully clean-up, remove and remediate such condition, at its sole cost, to the complete satisfaction of Landlord, its mortgagees and designees. Such liability shall include, without limitation, the cost of qualified environmental consultants to direct, engineer and perform the clean-up to Landlord's sole satisfaction, all removal, remediation and disposal costs, costs of waste handling, packaging, transportation and disposal at approved, licensed waste disposal sites, all costs of containment and security as and if necessary, all costs of reclaiming or replacing the land and/or structures affected by such remediation and removal, and every such other cost associated with rendering the Leased Premises completely safe from environmental hazards, including Hazardous Substances.

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D. For purposes hereof, the term "**Environmental Laws**" means, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 9601, et. seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. sub-section 1801, et. seq.), the Resource Conservation and Recovery Act, as amended (49 U.S.C. sub-section 6901, et. seq.), the Michigan Hazardous Waste Management Act, as amended (MCLA 299.501 et. seq.), Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA)(MCLA 324.20101 et. seq.), as amended, the Clean Air Act, as amended (42 U.S.C. sub-section 7401 et. seq.), the Michigan Air Pollution Act, as amended, (MCLA 336.11 et. seq.), and every other Federal, state, and local law, statute, regulation, rule decisional precedent, order or otherwise, the actual, effective or intended purpose or unintended effect of which is the protection or remediation of the environment.

E. Tenant shall strictly obey and adhere to all Environmental Laws, and to the Michigan Occupational Safety and Health Act (MIOSHA), as amended now or at any time hereafter, MCLA 408.1001 et. seq.

F. Landlord, its mortgagees, agents or designees and governmental authorities shall have the right, but not the obligation, from time to time to inspect the Leased Premises for compliance with this Section, the Environmental Laws and to confirm that Hazardous Substances are not being used, produced, processed, stored, generated, disposed of, treated or are otherwise present in or on the Leased Premises. Any costs and expenses associated with such inspections, including after the Expiration Date, shall be borne exclusively by Tenant, including but not limited to, the costs of environmental compliance audits, environmental site assessments, subsurface soils investigations, and engineering, laboratory, sampling, consulting and legal fees and costs pertaining thereto.

G. In the event that any inspection of the Leased Premises by Landlord discloses that Tenant is handling Hazardous Substances in violation of this Section, then, in addition to its other remedies hereunder, Landlord may obtain a policy(ies) of pollution liability insurance, with such limits of coverage and deductible amounts as Landlord shall determine in its sole discretion, and the cost of any such insurance shall be paid by Tenant as Additional Rent hereunder.

H. The terms and conditions of this Section shall survive termination or expiration of this Lease.

18. **DAMAGE.** Landlord shall have no liability for any loss or damage that may be occasioned by or through the acts or omissions of others, including persons occupying other premises in the Building, unless due to Landlord's gross negligence or willful breach. Landlord shall have no liability for any loss or damage from water leakage from any source, or from leakage, overflow, stoppage, bursting or backing up or other condition of any facilities or utilities, or from fire, explosion of any other casualty, or for any loss or damage from any other cause whatsoever, including theft, unless such loss or damage results from Landlord's intentional misconduct.

19. **SURRENDER OF PREMISES.** On or before the Expiration Date, Tenant shall surrender the Leased Premises to Landlord by delivering the keys to the Leased Premises to the office of Landlord. The Premises shall be surrendered to Landlord in broom-clean condition, with all of Tenant's alterations, additions, improvements and fixtures in good order and condition (reasonable wear and tear excepted), except for alterations, additions, improvements or fixtures that Tenant has the right to remove or is obligated to remove pursuant to Section 8 above. Tenant shall remove all its trade fixtures and other removable personal property and perform all restoration made necessary by the removal of any such alterations, additions, improvements, fixtures or other property prior to the Expiration Date. All such property which is not so removed within such period may be stored in a public warehouse for Tenant at Tenant's sole risk and expense, or may be deemed to have been abandoned by Tenant and retained by Landlord as its

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property or removed, sold and/or disposed of in such manner as Landlord may see fit, and Tenant shall be liable to Landlord for any and all costs and expenses incurred in connection with any such removal, sale and/or disposal, including court costs, attorneys' fees, storage charges and/or disposal fees for such property. If Tenant fails to surrender the Leased Premises to Landlord on the Expiration Date or earlier termination of the Term in the condition herein required, then, in addition to sums payable pursuant to Section 20, Tenant shall hold Landlord harmless from all damages resulting from Tenant's failure to surrender the Leased Premises, including, without limitation, claims made by any succeeding Tenant resulting therefrom.

20. HOLDING OVER. In the event that, upon the Expiration Date Tenant fails to surrender the Leased Premises in accordance with Section 19, Tenant shall be deemed to be holding over. In the event Tenant holds over the tenancy shall thereafter be from month-to-month, on the same terms and conditions as are herein set forth, except that for the first ninety (90) days of holdover Base Rent shall be 150% of the amount of Base Rent in effect immediately prior to lease expiration or termination, and after ninety (90) days of holdover Base Rent shall be 200% of the amount of Base Rent in effect immediately prior to lease expiration or termination.

21. BANKRUPTCY. If the tenancy shall be taken in execution or by other process of law, or if Tenant shall file or have filed against it a petition in bankruptcy or insolvency, or if Tenant shall be declared bankrupt or insolvent, or if a receiver shall be appointed for Tenant's property, or if an assignment shall be made of Tenant's property for the benefit of creditors, Tenant shall be in default under this Lease, and, to the extent permitted by applicable law, Landlord shall be entitled to exercise any or all available remedies, including those set forth in Section 22 of this Lease. This Lease shall be deemed to have been rejected and terminated unless the trustee or Tenant assumes this Lease within 60 days after the filing of a proceeding under the Federal bankruptcy laws or within such other time as may be provided under such laws. Tenant acknowledges that, in entering into this lease, Landlord has relied upon a determination that Tenant would be able to perform its obligations under the Lease and that the character of Tenant's occupancy and use of the Leased Premises would be compatible with the character of the Building and any other tenants thereof. Therefore, no election by a trustee or Tenant to assume this Lease shall be effective unless the trustee or Tenant cures, or gives adequate assurance of prompt cure of any existing default, compensates or gives adequate assurance of compensation for any pecuniary losses incurred by Landlord arising out of any default of Tenant, and gives adequate assurance of future performance under this Lease, including but not limited to a security deposit equal to three (3) months' Base Rent. This Lease may be assigned by the trustee or Tenant only if Landlord acknowledges in writing that the intended assignee's use of the Leased Premises will be compatible with the character of the Building and any other tenants thereof, and that the assignee has provided adequate assurance of future performance of all of the terms and conditions of this Lease, including but not limited to the submission of satisfactory current, audited financial statements, and a security deposit equal to three (3) months' Base Rent.

22. DEFAULT.

A. If Tenant shall fail to make a payment of Rent or other amounts within fifteen (15) days after the date due, or fail to perform any other obligations of Tenant hereunder after having been given thirty (30) days' notice of such failure or nonperformance, or if the Leased Premises be vacated or abandoned, or if any of the events recited in Section 21 shall occur, or if any construction lien or other assessment attaches to or is claimed against the Leased Premises or Building on account of work performed or materials delivered thereto at the request or instruction of Tenant and Tenant fails to discharge said lien within thirty (30) days after Tenant has notice of such lien, then Landlord may, in addition to all other remedies permitted by law : (a) terminate this Lease by notice to Tenant and recover Landlord's damages from Tenant and (b) with or without terminating this Lease, reenter and repossess the Leased Premises and remove and put out Tenant and each and every occupant, preserving Landlord's right of damages; provided, however, termination of Tenant's possession of the Leased Premises shall not terminate Tenant's obligations under this Lease, including without limitation, the obligation to pay Rent. Any termination by Landlord

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pursuant to this Section shall be immediately effective and Landlord shall be entitled, forthwith, to commence an action in summary proceedings to recover possession of the Leased Premises. Landlord's damages shall include, without limitation, the cost of recovering possession of the Leased Premises, actual attorneys' fees, unpaid Rent currently due, past due or due in the future, brokerage commissions of leasing the Leased Premises to Tenant or of re-leasing the Leased Premises after Default by Tenant, the Base Rent which would have accrued during Base Rent Abatement Period or other free rental period and the amount of any other rental concessions and, if Landlord incurred any costs or expenditures to fit the Leased Premises to the needs of Tenant, Tenant agrees to reimburse Landlord such costs and expenditures plus the estimated cost to Landlord of restoring the Leased Premises to their original condition. In the event of the termination of the Lease under this Section, Landlord hereby agrees to use commercially reasonable efforts to relet the Leased Premises and thereby mitigate the loss or damage which Tenant shall incur hereunder. Any rent received by Landlord as a result of such efforts may, at Landlord's option, be first applied to costs incurred by Landlord in connection with such efforts. Landlord may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Premises, and relet the Leased Premises or any part thereof for such term or terms (which may be for a term extending beyond the Term) and at such rental and upon such other terms and conditions as Landlord in its sole discretion deems advisable. Upon each such reletting all rentals and other sums received by Landlord from such reletting shall be applied, first, to the payment of any indebtedness other than Rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including, without Limitation, brokerage commissions and attorneys' fees; third, to the payment of Rent and other charges due from Tenant, and the residue, if any, shall be held by Landlord and applied in payment of future Rent as the same may become due and payable. If the amount received or to be received from reletting shall be insufficient to pay the total amount remaining due from Tenant hereunder, Tenant shall immediately pay such deficiency to Landlord. Notwithstanding any reletting without termination of this Lease, Landlord may at any time thereafter elect to terminate this Lease for such previous breach. In any action to collect any amount payable by Tenant hereunder, Landlord shall have rights and powers equal to those granted to any other type of creditor, or a trustee in bankruptcy, under any law of the United States or the State of Michigan, whether or not such creditor or trustee exists.

B. Notwithstanding anything herein contained to the contrary, if Tenant shall be in default in the payment of any sums due hereunder or in the performance of any terms or provisions of this Lease, then Landlord may, in addition to its other remedies, pay such sums or perform such obligations at the cost and expense of Tenant and all sums so expended by Landlord shall be deemed to be Additional Rent and shall be paid by Tenant on the day when Rent shall next become due, and such action by Landlord shall not be deemed a cure of such default.

C. No receipt of money by Landlord from Tenant after termination of this Lease shall reinstate, continue or extend the term, nor affect or waive any notice given by Landlord to Tenant prior to such receipt of money.

D. In the event Landlord institutes against Tenant an action for possession, Tenant expressly waives the right to a trial by jury and/or to assert any offset or non-mandatory counterclaim.

E. If Landlord shall fail to perform any covenant, term or condition of this Lease upon Landlord's part to be performed, and if as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of insurance to the extent that insurance proceeds are available on account of such default, or the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Building, and out of the rents or other income from the Building receivable by Landlord, or out of the consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title and interest in the Building. Landlord and its

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partners, members, agents, employees and any other persons holding interests under or through Landlord shall not otherwise be liable for any deficiency.

F. **Tenant Remedies.** If (a) Landlord fails to discharge fully any of its obligations imposed by a mortgage that is superior to this Lease, or (b) Landlord fails to pay any real estate taxes and assessments affecting the Premises, or (c) Landlord fails to make or perform any repairs, replacements or maintenance to the Premises that this Lease or any law requires it to make, and such failure continues for thirty (30) days after Landlord's receipt of written notice of it (or if the nature of the default is such that it cannot be cured within a thirty (30) day period, Landlord fails to begin to cure the default within that period or having begun it fails to pursue it diligently), then Tenant may (but will not be required to) discharge those obligations, or pay those taxes and assessments, or make or perform those repairs, replacements or maintenance, as the case may be. If it does, all reasonable and reasonably necessary amounts paid by Tenant in doing so, and all costs and expenses incurred by Tenant in connection with doing so will be payable by Landlord to Tenant on demand.

G. Landlord's and Tenant's right and remedies provided herein shall be cumulative and shall not be exclusive of any other rights or remedies or any rights or remedies provided by law.

23. **INTEREST AND DELINQUENCY CHARGES.** No payment by check or draft shall be deemed timely made unless honored and paid by the drawee bank upon first presentment for payment. Tenant acknowledges that late payment by the Tenant of Rent and/or any and all other amounts which may become due hereunder will cause the Landlord to incur costs not contemplated by this Lease, the exact amount of such costs being extremely difficult and impractical to fix with certainty. Such costs include, without limitation, processing and accounting charges, late charges that may be imposed by the Landlord's bank as the result of returned items, and additional interest imposed upon the Landlord by the terms of any borrowings and/or mortgage obligations, financing of which becomes necessary to fund Landlord's obligation by reason of Tenant's default. Therefore, if any amount due from Tenant is not received by the Landlord within (3) days after the due date thereof as set forth in this Lease, or in the event payment is received by check which is dishonored by the Tenant's bank, Tenant shall pay to the Landlord (in addition to the interest set forth herein) an amount equal to three percent (3%) of the total amount due to Landlord at such time (but not less than Two Hundred Fifty (\$250.00) dollars). Payment of any such late charge shall not excuse, cure or constitute a waiver of any default nor prevent the Landlord from exercising any of its rights and/or remedies otherwise available to it under the terms of this instrument. In addition, if Tenant fails to make any payment due to Landlord under this Lease within seven (7) days after the due date thereof, such payment shall bear interest from the due date until received by Landlord, at the rate of one and one-half (1-1/2%) percent per month or the maximum rate of interest allowed by law, whichever is lower.

24. **Intentionally omitted.**

25. **NOTICES.** All notices required hereby or given pursuant hereto, if any, shall be deemed effective and binding if given in writing by First Class U.S. Mail, or by certified or registered mail, return receipt requested, (regardless of whether the return receipt is received by sender), or any nationally recognized private next-day delivery carrier, or by telegram, telecopy, or fax, or given in person, at the addresses provided in Section 1 above, and shall be deemed effective on the first business day following dispatch. Notwithstanding the forgoing, after the Possession Date, notices to Tenant may be given to the address of the Leased Premises. Business days exclude Saturdays, Sundays and legal holidays of the United States.

26. **RELOCATION.** Landlord may, at its election and exclusive discretion, relocate the Outside Storage Area to other comparably sized and configured outdoor storage space in the Project, as mutually agreed to by the parties so as not to divide Tenant's workforce, upon not less than one hundred eighty (180) days' prior written notice to Tenant and, in that event, Landlord shall pay the reasonable costs to relocate the items of property stored in the Outside Storage Area by Tenant as of the time notice of intention to relocate

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the Outside Storage Area is given to Tenant. In addition, Landlord shall be solely responsible for the costs of all landscaping and/or berms and fencing in or around such relocation area, if any, required by the municipal authorities, as well as any costs of relocating electrical transmission lines or equipment, and to obtain any governmental permits and approvals necessary for Tenant's occupation and use of such relocated Outside Storage Area.

27. **ESTOPPEL CERTIFICATES.** Tenant shall, from time to time, within (10) days after request by Landlord, execute and deliver to Landlord an estoppel certificate confirming this Lease. The certificate shall, among other things, identify the Possession Date, the Commencement Date and the Expiration Date, state that this Lease is unmodified and in full force and effect, or is full force and effect as modified and stating the modifications, and state that Tenant does not claim that Landlord is in default in any way or specify any such claimed default, the amount of Base Rent and Additional Rent as of the date of the certificate, the date through which Base Rent and Additional Rent has been paid, the amount of any Security Deposit or other security deposited hereunder, the amount of any Rent prepaid more than thirty (30) days in advance, and such other matters and Landlord or any mortgagee of Landlord shall require. Tenant shall not be entitled to withhold such certificates on the basis of any claimed default by Landlord hereunder. If Tenant fails to deliver the executed certificate to Landlord within the time herein required, then Tenant shall be in Default of this Lease, and the accuracy of the proposed certificate will be deemed conclusively confirmed.

28. **SIGNS AND ADVERTISING.** Except as provided in Section 8.D above, Tenant shall not erect or install any exterior or interior roof, wall, window or door signs, advertising media, lettering or placards without the prior written consent of Landlord and in compliance with all applicable laws and ordinances. Landlord reserves the exclusive right to the use of the exterior walls and roof of the Leased Premises and the right to designate and re-designate the location of all exterior and monument signs, if any. Tenant shall not use any advertising media that shall not be permitted by applicable laws and ordinances, or otherwise deemed objectionable by or to Landlord or other tenants of the Building, such as search lights, flashing lights, loudspeakers and other amplified broadcasts in a manner to be seen or heard outside the Leased Premises. Tenant shall not install any exterior lighting or plumbing fixtures, shades or awnings, any exterior decorations or painting, or build any fences or make any changes to the Building without the prior written consent of Landlord.


29. **NAME.** Landlord reserves the right to change the name and/or street address of the Building or the suite number or other designation of the Leased Premises, or the name of the Project.

30. **BROKERS.** Each party hereto represents that the Brokers identified in Section 1.15 above, if any, are the only real estate brokers involved in procurement of this Lease. Each party hereto shall indemnify, defend and hold the other party harmless from all damages resulting from any claim which may be asserted against the other party by any broker other than Broker with whom the indemnifying party has or purportedly has dealt. All brokerage commissions will be paid by Landlord.

31. **VEHICLE PARKING.** Tenant shall have use of up to all car parking spaces and 30 trailer staging positions. Overnight parking of non-functional or unlicensed vehicles is prohibited. Automobile parking spaces shall be used only for parking by vehicles no larger than full size passenger automobiles or pick-up trucks and vans. Tenant shall not permit or allow any vehicles that belong to or are controlled by Tenant or Tenant's employees, suppliers, shippers, customers or invitees to be loaded, unloaded or parked in areas other than those designated by Landlord for such activities.

32. **NO RECORDING.** Tenant shall not record this Lease or any memorandum hereof with any recorder or register of deeds or other governmental office or organization, or create, cause or allow to be created against the Leased Premises any lien, claim, charge or assessment of any nature whatsoever. Any such recordation by Tenant shall be deemed a default by Tenant of this Lease.

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33. **EXCULPATION OF LANDLORD.** Neither Landlord nor its members, managers or officers shall have any duty or liability to Tenant except as expressly provided in this Lease, and, in the event of any liability to Tenant hereunder, or under any law, statutory, common, regulatory or otherwise, Landlord's liability to Tenant shall, in the event of a judgment against Landlord, be satisfied only out of the proceeds of insurance to the extent that insurance proceeds are available on account of such judgment the right, title and interest of Landlord in the Building and out of the rents or other income to be derived therefrom after the date of such judgment, or out of the net proceeds received by Landlord from the sale or other disposition of all or any part of Landlord's right, title and interest in the Building. The term "Landlord" as used in this Lease, shall mean only the owner of the fee title to the Building at the time in question, and in the event of any transfer of such title, Landlord herein named (and in case of any subsequent transfers the then transferor) shall be relieved from and after the date of such transfer of all liability in connection with Landlord's obligations thereafter to be performed. The obligations contained in this Lease to be performed by Landlord shall be binding on Landlord and on Landlord's successors and assigns, only during their respective periods of ownership. This Paragraph shall survive the Expiration Date.

34. **MISCELLANEOUS.** This Lease shall be governed by Michigan law, and exclusive jurisdiction for resolution of any disputes shall lie exclusively in the Courts of Michigan having jurisdiction over the subject matter and parties. This Lease shall inure to the benefit of the successors and assigns of Landlord and be binding upon the permitted successors and assigns of Tenant. The terms and provisions of this Lease have been determined by arms-length negotiation by the parties hereto, who have been represented by separate and independent legal counsel; therefore, no term or provision of this Lease is to be construed adversely against one party due to or as a result of any alleged drafting ambiguity, notwithstanding the fact that one party or the other may have caused this Lease to be prepared or processed. In the event Landlord shall convey the Leased Premises to any other person, Landlord may assign this Lease and pay any Security Deposit or other security held by Landlord to such transferee, and thereupon Landlord shall be relieved from all obligations under this Lease other than those not previously satisfied or otherwise assumed by such transferee. One or more waivers of any covenant, term, condition or provision of this Lease or of any breach thereof by either party shall not be construed as a waiver of a subsequent breach of the same covenant, term, condition or provision, and the consent or approval by Landlord to or of any act by Tenant shall not be deemed a waiver of Landlord's consent or approval to or of any subsequent similar act by Tenant. Notwithstanding anything to the contrary, Tenant acknowledges and agrees that its obligation to pay Rent under this Lease is an independent covenant, and that such obligation to pay Rent is not subject to setoff or recoupment in connection with any action for summary proceedings to recover possession of the Leased Premises. The invalidity or unenforceability of any provision of this Lease shall not affect the validity and enforceability of any other provision or of the same provision in any other respect. This Lease, together with any Exhibits attached hereto, represents the entire and integrated agreement between Landlord and Tenant, and supersedes and cancels any prior arrangements, understandings or agreements, including letters of intent, whether written or oral, by and between the Parties relative to the subject matter hereof. This Lease may only be amended by written amendment signed by both Landlord and Tenant. The mere submission by Landlord of an unexecuted copy of this Lease to Tenant shall not be deemed an offer to Lease, and shall have no binding effect against Landlord unless or until signed by Landlord.

35. **LANDLORD'S WORK.** Landlord shall cause to be constructed at the Leased Premises, on a "turn-key" basis, the Building as more particularly described in the plans, specifications and working drawings approved by Landlord and Tenant pursuant to Exhibit E attached hereto ("**Plans and Specifications**"), together with any changes thereto made in accordance with the provisions of Exhibit E; the Plans and Specifications are incorporated herein and made a material part hereof by reference to Exhibit E ("**Landlord's Work**"). The Plans and Specifications call for construction of a Building having approximately 3,500 square feet of office area, and the balance to be warehouse area, and further, Landlord shall cause the Outside Storage Area to be completely fenced, with two (2) manual gates, and have six (6) inches of crushed stone base and two (2) inches of asphalt millings top-layer, or in the alternative six (6) inches of asphalt millings as a single layer with no crushed stone. Tenant warrants to Landlord that it has fully examined the Plans and Specifications for their adequacy, including that the specified capacity of all utilities that Tenant may require in connection with its use of the Leased Premises is adequate in all respects, and

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that Landlord makes NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, in connection with whether the Building, when constructed in accordance with the Plans and Specifications will be satisfactory or otherwise suitable for Tenant's purposes. Subject to permitting and weather Landlord shall commence construction of Landlord's Work promptly after entering into this Lease and shall proceed with all due diligence to endeavor to Substantially Complete (defined below) construction on or before the Estimated Possession Date. Landlord's work shall be deemed Substantially Completed notwithstanding that certain minor or non-material details of construction, mechanical adjustment or decoration ("**Punchlist Items**") are incomplete. Landlord's Work shall be completed (a) at Landlord's sole cost, except as provided in subsection A below, (b) in a good and workmanlike manner, (c) in compliance with applicable laws and building codes, and (d) in accordance with the terms and conditions of this Lease. Landlord's work shall be deemed to be "**Substantially Complete**" (including similar phrases such as "**Substantial Completion**") upon the earlier to occur of (a) (i) the Building has been constructed in substantial conformity with the Plans and Specifications so that Tenant can use the Premises for the Permitted Use and the only incomplete items are the Punchlist Items, and (ii) a certificate of occupancy or temporary certificate of occupancy is issued by the governing municipal authority, or (b) the date on which the Building would have been Substantially Completed under subclause (a), but for delays caused by an act or omission of Tenant, or its directors, officers, employees, agents, contractors and subcontractors. The Parties agree that each will cooperate and assist by all reasonable means to obtain the requisite certificate of occupancy.

A. Tenant may request, in writing, changes in Landlord's Work. Each request for a change is subject to Landlord's prior written approval, which approval shall not be unreasonably withheld or delayed; provided, however, that Landlord shall have no obligation to make such changes if: (a) a requested change would adversely affect (in the reasonable discretion of Landlord) either the Building's structure or any of the Building's mechanical systems (including the restrooms or mechanical rooms), or the exterior appearance of the Building, or (b) such change would, in Landlord's sole and exclusive judgment reduce the value of the Building, or (c) a requested change is not approved by or is otherwise prohibited by any actual or prospective mortgagee of the Building whose approval is required, or (d) a requested change might delay the anticipated date of commencement or completion of Landlord's Work (items (a) – (d) are each a "**Change Order Denial Justification**"). Furthermore, if a requested change or changes would increase the cost of Landlord's Work, or make it likely that Landlord would be unable to complete Landlord's Work by the Estimated Possession Date, then Landlord shall have no obligation to make such changes unless Tenant agrees, in a written change order to be prepared by Landlord, (i) to pay the added cost(s) of such changes prior to commencement of construction of such change(s) and prior to ordering any additional materials necessary to construct such change(s), and (ii) to extend the Estimated Possession Date as reasonably necessary to accommodate completion of such changes without Extraordinary Efforts. As used in the preceding sentence and in this Lease, "**Extraordinary Efforts**" means implementing overtime work, adding shifts, or hiring additional employees or contractors.

B. If at any time any of Landlord's Work takes place simultaneously with Tenant's presence on or occupancy of the Premises, then Tenant shall cooperate in good faith and use commercially reasonable efforts to avoid any interference with Landlord's Work. Subject to the foregoing, the parties shall work mutually to establish instructions and directives regarding jobsite safety, work staging, tools, supplies and materials storage and staging, Covid-19 Pandemic safety, and the like; provided, however, that Tenant and its agents and employees shall follow Landlord's and/or Landlord agents' and employees' instructions and directives regarding matters of jobsite safety, work staging, tools, supplies and materials storage and staging, Covid-19 Pandemic safety, and the like. Provided further, that the parties shall avoid creating situations or circumstances requiring Landlord to employ Extraordinary Efforts in order to timely and properly complete Landlord's Work, or, to the extent caused by Tenant, Tenant shall pay to Landlord directly, and not as a rental adjustment, the necessary additional costs incurred to employ such Extraordinary Efforts. The parties shall cooperate in good faith and use all commercially reasonable efforts to perform Landlord's Work, without employing Extraordinary Efforts. In no event shall Tenant be entitled to

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any abatement of rent or to claim total or partial constructive eviction on account of Landlord's prosecution of Landlord's Work and exercise of the rights afforded to Landlord and its agents and employees herein.

C. Landlord warrants, for a period of one (1) year after the Possession Date ("**Warranty Period**"), that Landlord's Work shall be constructed substantially free from material defects in materials and workmanship ("**Defects**"). If one or more Defects are discovered in Landlord's Work, Tenant must notify Landlord, in writing, of the particular Defect(s) claimed before expiration of the Warranty Period. After timely receipt by Landlord of written notice of a claimed Defect, Landlord will inspect the claimed Defect(s). If a Defect is confirmed by Landlord, Landlord will repair or replace such Defect, at its sole option, within one hundred twenty (120) days after Landlord's inspection (longer if weather conditions, Acts of God, acts of Tenant, labor problems, materials shortages, or other *force majeure* or *force majeure* (see Section 41) events cause delays). Tenant shall grant Landlord access to the Leased Premises at all reasonable times to inspect any claimed Defect(s) and to remedy any confirmed Defect(s), and Tenant shall not interfere with Landlord and its agents in any such inspections or repairs. Landlord must receive written notification from Tenant of any claimed Defect not later than (1) year after the Possession Date, or Landlord shall have no obligation to remedy such defect. The preceding warranty provision specifically EXCLUDES coverage of all of the following: (A) damage or Defect caused by abuse or abnormal usage, modification by Tenant, improper or insufficient maintenance, improper operation, acts of third parties, normal wear and tear under usage, Acts of God or the elements; (B) Defects which are the result of characteristics common to the materials used, including, by way of illustration only and not in limitation, warping and deflection of wood, cracking, fading, chalking, peeling and checking of paint, cracks due to drying and curing of concrete, cement, masonry, plaster and bricks; nail pops in drywall; rusting of steel; drying, shrinking and cracking of caulking and weather-stripping; cracks in or heaving of tile or cement; (C) damage or Defects resulting from condensation on, or expansion or contraction of, materials, or settlement; (D) broken windows; and (E) CONSEQUENTIAL OR INCIDENTAL DAMAGES OF EVERY NATURE AND FROM WHATEVER CAUSE. LANDLORD EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, AND WARRANTIES OF HABITABILITY.

D. Landlord shall have no liability to Tenant whatsoever, for any delay in the progress or completion of Landlord's Work, including repair or replacement of Defects, caused or occasioned by any act or omission of Tenant or its agents or employees, or by any separate contractor employed or hired by Tenant, or on account of labor disputes, strikes, boycotts and shortages, material shortages or unavailability, fire, abnormally adverse weather conditions, governmental actions, orders or restrictions for any reason including, but limited to, pandemic, or by Acts of God, acts of theft or vandalism, war, riot or civil commotion, occurrence of any event of default of the Lease by Tenant including, but not limited to, failure of Tenant to make payment of Rent or any other sums due under the Lease when due, or other events or occurrences outside the reasonable control of Landlord.

E. At all times during construction of Landlord's Work Landlord shall maintain builder's risk, "all risk" or equivalent policy of insurance in amount equivalent to Landlord's estimate of its cost to construct Landlord's Work, and such other customary coverages applicable to construction projects of this sort. Notwithstanding the forgoing, Tenant shall bear all risk of loss and be solely responsible for any damage or injury to its own goods, inventory, work-in-process, finished goods, furniture, fixtures and equipment during the entire period of construction of Landlord's Work.

F. Landlord's Work for improvements to the Leased Premises shall be initially constructed in accordance with all applicable laws. From and after the Possession Date, Tenant, at Tenant's cost, shall be responsible for complying with all laws applicable to the operation of Tenant's business and all laws applicable to the Leased Premises by virtue of any alterations by Tenant or Tenant's

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use or manner of use of the Leased Premises. Landlord shall be responsible for complying with all other laws, but may include the cost of such compliance in Operating Expenses.

36. **COMMUNICATIONS ALLOWANCE.** Landlord shall use reasonable efforts to coordinate Tenant's installation of telephone and high speed internet connections throughout the warehouse portion of the Building (the "**Tenant's Warehouse Communications Work**") within sixty (60) days before the Commencement Date. Landlord shall provide Tenant with an allowance of Twenty Five Thousand Dollars (\$25,000.00) (the "**Allowance Amount**"). The Allowance Amount may be used by Tenant only to cover the cost of Tenant's Warehouse Communications Work. Tenant shall be responsible for the cost of Tenant's Warehouse Communications Work to the extent that it exceeds the Allowance Amount. Landlord shall disburse the Allowance Amount to Tenant or to any person designated by Tenant in a single disbursement ("**Disbursement**"). Landlord shall make the Disbursement only after all of the following conditions have been satisfied: (i) Tenant is not in material default of this Lease, (ii) Tenant has delivered to Landlord a request for payment using the AIA document G702 or similar (the "**Request for Payment**"), together with (a) construction lien waivers for all work done by or for Tenant in the Leased Premises to the extent of the requested Disbursement, and (b) documentation evidencing that the work for which Disbursement is requested is only for work related to Tenant's Warehouse Communications Work and has an actual cost or value equal to or greater than the Allowance Amount, and (iii) Landlord is reasonably satisfied that the Tenant's Warehouse Communications Work has been properly performed and does not interfere with Landlord's completion of Landlord's Work or completion of Punchlist Items. If Landlord disapproves a Request for Payment, Landlord shall provide notice to Tenant with reason(s) for its disapproval and Tenant may resubmit the Request for Payment accordingly, after correction of any objectionable condition, or evidence that Landlord's reasons for disapproval do not, or no longer apply, or otherwise were improper.

37. **A. FIRST OPTION TO RENEW.** Provided Tenant is not, and during the preceding twelve (12) months has not been, in material default of this Lease (a monetary default of any amount being conclusively deemed to be a material default), and no condition then exists that, with the passage of time or the giving of notice, or both, would constitute a default of this Lease, Tenant shall have the option to extend the Term (the "**First Renewal Option**") for one (1) additional five (5) year period (the "**First Renewal Term**"). The First Renewal Term shall be upon the same terms and conditions as are provided herein, except as to the amount of Base Rent. Tenant shall occupy the Leased Premises during First Renewal Term under the same terms and conditions as specified in the Lease, except Tenant shall lease the Leased Premises in their then "AS-IS" condition, with Tenant being entitled to no additional tenant improvement allowance or other right to require that improvements be made to the Leased Premises. Base Rent during the First Renewal Term shall be adjusted on the first day of the First Renewal Term and annually thereafter by an increase of three percent (3%) per year. To exercise the First Renewal Option, Tenant must notify Landlord in writing of its intention to do so not less than 180 days in advance of the Expiration Date, by delivering a written notice of exercise ("**Notice of Exercise**") of the First Renewal Term.

B. SECOND OPTION TO RENEW. Provided Tenant is not, and during the preceding twelve (12) months has not been, in material default of this Lease (a monetary default of any amount being conclusively deemed to be a material default), and no condition then exists that, with the passage of time or the giving of notice, or both, would constitute a default of this Lease, Tenant shall have the option, after the end of the First Renewal Term, to further extend the Term (the "**Second Renewal Option**") for one (1) additional five (5) year period (the "**Second Renewal Term**"). The Second Renewal Term shall be upon the same terms and conditions as are provided herein, except as to the amount of Base Rent. Tenant shall occupy the Leased Premises during Second Renewal Term under the same terms and conditions as specified in the Lease, except Tenant shall lease the Leased Premises in their then "AS-IS" condition, with Tenant being entitled to no additional tenant improvement allowance or other right to require that improvements be made to the Leased Premises. Base Rent during the Second Renewal Term shall be set at the then applicable market rental rate for competitive properties of similar character, located within a ten (10) mile radius of the Project (the "**Second Renewal Term Rental Rate**"). The Second Renewal Term Rental Rate shall be established by Landlord's Project leasing broker. To exercise the Second Renewal

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Landlord's Initials
Tenant's Initials

Option, Tenant must notify Landlord in writing of its intention to do so not less than 180 days in advance of the Expiration Date, by delivering a written notice of exercise of the Renewal Option ("**Notice of Exercise**") to Landlord. Within sixty (60) days after receipt of Tenant's Notice of Exercise, Landlord shall obtain and deliver to Tenant a written statement of the Second Renewal Term Rental Rate from Landlord's Project leasing broker. Upon receipt of notice of the Second Renewal Term Rental Rate, Landlord shall notify Tenant in writing of the Second Renewal Term Rental Rate that will apply during the Second Renewal Term (the "**Rental Rate Notice**"). Tenant shall have ten (10) days after receipt of the Rental Rate Notice to accept the Second Renewal Term Rental Rate or to rescind its Notice of Election, in either event by written notice to Landlord. Lack of notice to Landlord of acceptance or rejection by Tenant shall be deemed acceptance of the Second Renewal Term Rental Rate, and Tenant shall have no right to revoke, rescind or cancel exercise of the Second Renewal Option.

C. If Tenant fails to timely provide to Landlord a Notice of Exercise in the manner herein specified, Tenant shall conclusively be deemed to have permanently waived its right to exercise the applicable Renewal Option and enter into any Renewal Term. Notwithstanding anything herein to the contrary, the Renewal Options are subject to Tenant's financial condition at the time of giving the Notice of Exercise being comparable in all material respects to or better than that as exists on the day that Landlord executes this Lease, as reasonably determined by Landlord. In determining whether the requirements of this provision are satisfied, all aspects of Tenant's financial condition (including, without limitation, net worth, liquidity, and credit ratings by recognized rating agencies) may be examined by Landlord. The Renewal Options are personal to the named Tenant hereunder, and shall terminate if the right to occupy or use any portion of the Leased Premises is vested (whether pursuant to a sublease, assignment, by operation of law, or any other method which results in the right to occupy or use the Leased Premises by a third party) in a party other than the named Tenant hereunder, except as otherwise agreed in writing between Landlord and Tenant.

38. **RIGHT OF FIRST OFFER** Provided that Tenant is not and, during the preceding twelve (12) months, has not been in material default of this Lease (a monetary default of any amount being conclusively deemed to be a material default), and that no condition then exists that, with the passage of time or the giving of notice, or both, would constitute a default of this Lease, Tenant shall have a right of first offer to lease other space in the Project as it becomes available to lease, provided that the general (i.e., not economic) terms of such lease shall be the same as this Lease, and provided, further, that Tenant's shall have no less than five (5) years remaining in the Term, which may include the period of a Renewal Term added by Tenant's exercise of a Renewal Option. When Landlord learns that other space in the Project is or will become available, Landlord shall provide Tenant with written notice thereof, which notice shall specify the date that the such space will become available for Tenant's possession, the Base Rent that will be applicable for such space, and the condition in which Landlord would deliver such space to Tenant. Tenant shall have thirty (30) days from the date of receipt of such notice to give to Landlord written notice that Tenant elects to add all but not less than all of such space to the Leased Premises for the remainder of the Term; and Landlord and Tenant shall promptly proceed to negotiate in good faith and enter into an amendment of this Lease for such additional space. If Tenant does not timely notify Landlord of its election to add such space to the Leased Premises, it shall be presumed that Tenant waives its right to lease such space, and Landlord may proceed to lease such space upon such terms as it deems appropriate.

39. **EXPANSION OPTION.** Tenant shall have the option, exercisable at any time during the Term or any Renewal Term, upon written notice to Landlord, to cause Landlord, at Landlord's cost and expense, to construct not less than an additional 200,000 square feet of new building addition area (the "**Expansion**") on the terms and conditions contained in this Section.

A. The Expansion shall be built on the unused acreage of the Land, provided that sufficient contiguous, buildable (without employing extraordinary construction methods) vacant land area then exists. The exact dimensions and configuration of the Expansion shall be subject to (i) applicable building and zoning ordinances and regulations and permit availability, (ii) applicable easements and building and use restrictions then of record, and (iii) Landlord and Tenant coming to an agreement.

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Landlord's Initials
Tenant's Initials

to agreement, as reflected in a written amendment of this Lease concerning all aspects of design, layout and construction of the Expansion, as well as the base rent and additional rent to be paid, and the term of occupancy with respect to the Expansion as well as extension of the Term with respect to the existing Leased Premises.

B. Within ninety (90) days following the Tenant's exercise of the Expansion option, Tenant will deliver to Landlord its preliminary space plans and specifications for the Expansion, or Landlord will develop plans and specifications for the Expansion provided that the cost to develop such plans shall be borne exclusively by Tenant and paid in a reasonable advance amount as requested by Landlord. Thereafter, Landlord and Tenant will diligently and in good faith negotiate the final plans and specifications for the improvements to be constructed, and an amendment to this Lease. Upon entering into such amendment to this Lease, which shall incorporate or reference agreed upon final plans and specifications for the improvements, Landlord will construct the Expansion.

C. The Expansion shall be delivered to Tenant upon Substantial Completion of same. The commencement date of the term and the commencement date for the payment of base rent and additional rent for the Expansion shall begin upon the day that Landlord tenders possession of the Expansion to Tenant with construction Substantially Complete, and there shall be no period of free rent or rental abatement.

D. Any Expansion shall require a minimum remaining Term of seven (7) years, whether through years remaining in the Term at the time of construction of the Expansion, or extension of the Term at the time of such Expansion.

40. **QUIET ENJOYMENT.** Landlord covenants and agrees that from and after the Possession Date, so long as Tenant shall timely pay all rents due to Landlord from Tenant hereunder and keep, observe and perform all covenants, promises and agreements on Tenant's part to be kept, observed and performed hereunder, Tenant shall and may peacefully and quietly have, hold and occupy the Premises free of any interference from Landlord.

41. **FORCE MAJEURE.** Landlord and the Tenant shall be excused from performing an obligation or undertaking provided for in this Lease so long as such performance is prevented, delayed, postponed or hindered by an act of God, fire, earthquake, flood, explosion, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, failure or unavailability of transportation, strike, lockout, action of labor unions, pandemic (including, without limitation, COVID-19), or other disease causing local, regional, or national emergency as declared by a governmental authority having jurisdiction over the Premises and parties, a taking by eminent domain, requisition, laws, orders of government or of civil or military authorities, or any other cause, whether similar or dissimilar to the foregoing not within the reasonable control of Landlord or the Tenant, as the case may be, specifically excluding, however, delays for adjustments of insurance and delays due to shortage or unavailability of funds (collectively, "Force Majeure"). For avoidance of doubt, Force Majeure shall not forgive or excuse prompt payment of Rent.

42. **CONSENT.** Wherever in this Lease consent of a party is required for an act by or for the other party, such consent shall not be unreasonably withheld, delayed or conditioned.

43. **LEASE CONTINGENCY.** Landlord acknowledges that Tenant is negotiating with DTE Energy ("DTE") for Tenant to provide DTE with integrated supply services. Landlord further acknowledges that Tenant's need for the Leased Premises is entirely predicated on Tenant entering into a valid contract with DTE to provide said services. Accordingly, this Lease is expressly contingent upon Tenant executing a Definitive Agreement (as defined by DTE's Letter of Intent dated December 15, 2022). In the event Tenant shall not have an executed Definitive Agreement with DTE on or before April 17, 2023, Tenant shall have the one-time right to terminate this Lease upon written notice to Landlord. This Lease shall be void and shall be deemed to have terminated as of the date on which Tenant gives Landlord written notice that it has not been able to execute a Definitive Agreement with DTE, and all money paid to Landlord at Lease signing (i.e., \$279,065.00) shall be retained by Landlord as liquidated damages. In the event such written notice is not delivered to Landlord

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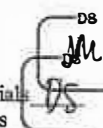
Landlord's Initials
Tenant's Initials

Handwritten initials and signature of the Tenant, including a large "M" and a signature.

before 5:00 PM eastern time, April 17, 2023, Tenant hereby waives its rights pursuant to this Section 43.

**SIGNATURES ON NEXT PAGE
BALANCE OF THIS PAGE IS BLANK**

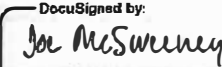
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Landlord's Initials 
Tenant's Initials

IN WITNESS WHEREOF, the parties have executed this Lease effective as of the day and year first above written.

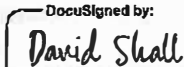
Landlord:

BCP Plymouth, LLC

DocuSigned by:

By: ~~Joe McSwiney~~
Print name: _____
Manager
Its: _____
Date: 1/4/2023, 2022

Tenant:

**Kaul Glove and MFG Co. (d/b/a Choctaw Kaul
Distribution Company)**

DocuSigned by:

By: ~~David Shall~~
Print name: _____
Executive Vice President
Its: _____
Date: 1/11/2023, 2022

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DS

Landlord's Initials
Tenant's Initials

EXHIBIT A
SITE PLAN - BUILDING

{03682402 v10}

Landlord's Initials DS
Tenant's Initials DS

EXHIBIT A-1
SITE PLAN - OUTDOOR STORAGE AREA

{03682402 v10}

Landlord's Initials DS
Tenant's Initials DS

EXHIBIT B
BUILDING FLOOR PLAN

{03682402 v10}

Landlord's Initials 
Tenant's Initials 

EXHIBIT C

DECLARATION OF LEASE COMMENCEMENT DATE

This is to confirm certain dates as are defined in Section 1.4 of that certain Lease, dated _____, 2022, for the property commonly known as _____, Plymouth, Michigan and initially containing approximately 286,347 square feet of building floor area, and 10 acres of outside storage area, by and between **BCP Plymouth, LLC** as Landlord, and **DTE Electric Company**, as Tenant. For all purposes, the parties to said Lease acknowledge and agree that:

1. Landlord's Work as defined in Section 35 of the Lease is Substantially Complete.
2. The Possession Date is _____.
3. The Commencement Date is _____.
4. The Expiration Date is _____.

Furthermore, Landlord and Tenant acknowledge and agree that Tenant is in undisputed physical possession and control of the Leased Premises, and that neither Landlord nor Tenant is known to be in default of any term or provision of the Lease.

BCP Plymouth, LLC

By:

Name: _____
Title: _____

Dated: _____

Tenant:

DTE Electric Company

By:

Name: _____
Title: _____

Dated: _____

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Landlord's Initials DS
 Tenant's Initials DS

EXHIBIT D
REGULATIONS

Tenant shall comply with, and shall not permit any violation of the following Regulations as the same may be amended by Landlord from time to time. To the extent that any discrepancy may exist between the terms of the Lease and these Regulations, the terms of the Lease shall prevail.

1. No overnight parking of vehicles is permitted.
2. The common or public areas of the Building and grounds shall not be obstructed or used for any purpose other than ingress and egress to and from the Leased Premises. Parking areas shall be used only for transient parking by tenants, their employees and invitees, and shall not be used to store vehicles or for parking large commercial or recreational vehicles.
3. Nothing shall be attached to the Interior or exterior of the Building outside the Leased Premises without the prior written consent of Landlord. Standard building drapes shall be used in such windows as shall be designated by Landlord. No other drapes, curtains, blinds, shades, or screens or other object shall be attached to or hung in, or used in connection with, any window or door of the Leased Premises without the prior written consent of Landlord.
4. No sign or other representation shall be placed outside any part of the Leased Premises, or inside the Leased Premises if the same will be visible from outside the Leased Premises, without the prior written consent of Landlord; provided, however, Landlord will not withhold consent for any sign that complies with applicable governmental ordinances.
5. Tenant shall be responsible for all damage or injury resulting from the delivery or removal of all articles into or out of the Leased Premises.
6. No load shall be placed on the floor of the Leased Premises in excess of the limits which may be established by Landlord or in any place not approved by Landlord. Tenant's heavy equipment shall be placed and operated only in such locations as shall be approved by Landlord.
7. No article deemed hazardous on account of fire or having other dangerous properties or any explosive shall be brought into the Building or Premises. No animals of any kind (including guard dogs) shall be brought into or kept in or about the Building or the Leased Premises.
8. No marking, painting, drilling, boring, cutting, or defacing of the Leased Premises or the Building will be permitted without the prior written consent of Landlord and as it may direct. Nothing shall be attached to the floor, walls, or ceiling by adhesive without the written permission of Landlord. Notwithstanding the foregoing, Landlord acknowledges that Tenant intends to affix some storage racking to the floor which will require some floor penetrations, and, that Landlord will not withhold consent of said alterations so long as they are installed in a professional manner which will allow for their repair at the time of their removal.
9. No electrical or other wires shall be brought into the Leased Premises and the electrical system and light fixtures in the Building and the Premises shall not be disturbed without Landlord's prior written permission specifying the manner in which the same may be done. Only such electrical fixtures and equipment may be used as shall be approved by Landlord.
10. The toilets and other plumbing fixtures shall not be used for any purpose other than those for which they are designed, and no sweepings, rubbish or other similar substance shall be deposited therein.

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DS
Landlord's Initials DS
Tenant's Initials DS

11. No noise, vibration or odor shall be produced upon or from the Leased Premises which is observable outside the Leased Premises. No cooking shall be done or permitted on the Leased Premises.

12. The Premises shall not be used or permitted to be used for lodging or sleeping or for the possession, sale or furnishing of liquor or narcotics. No tenant shall engage or pay any employees on the Leased Premises except those actually working for such tenant on such Premises, nor advertise for laborers giving an address at the Leased Premises.

13. Canvassing, soliciting, and peddling in the Building is prohibited, and Tenant shall cooperate to prevent the same.

14. Landlord is not responsible for mail chutes or for any damage or delay which may arise from the use thereof. Landlord will not be responsible for lost or stolen property.

15. Upon closing the Leased Premises at any time all doors shall be locked and all windows shall be closed. No additional locks or bolts of any kind shall be placed upon any of the doors or windows nor shall any changes be made in existing locks or the mechanism thereof without Landlord's prior approval, which shall not be unreasonably withheld. Upon the termination of occupancy, all keys of offices and restrooms shall be returned to Landlord and, in the event of the loss of any keys furnished by Landlord or the changing of any locks, Tenant shall pay to Landlord the cost of rekeying the locks. Landlord may retain a pass key to the Leased Premises and shall be allowed admittance thereto at all reasonable times.

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Landlord's Initials
Tenant's Initials

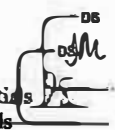
Handwritten initials for Landlord and Tenant. The Landlord's initials are "DS" and the Tenant's initials are "DS".

EXHIBIT E
LANDLORD'S WORK - BUILDING

{03682402 v10}

Landlord's Initials DS
Tenant's Initials DS

EXHIBIT E-1
LANDLORDS WORK – OUTDOOR STORAGE AREA

{03682402 v10}

Landlord's Initials DS
Tenant's Initials MS



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Public Hearing for an IFT Application for Choctaw-Kaul for the Halyard Ridge Business Park

PRESENTER: Clerk Vorva

BACKGROUND: On April 11, 2023, the Charter Township of Plymouth Board of Trustees approved the establishment of an Industrial Development District for the Halyard Ridge Business Park. Pursuant to P.A. 198 of 1974 MCL 207.551. et seq., public notice was given to hold a Public Hearing for an IFT for the Halyard Ridge Business Park and was published in a newspaper of general circulation on March 26, 2023. The notice was published in accordance with the law, which requires notice to be published at least seven days prior to the public meeting.

ACTION REQUESTED: Hold Public Hearing

PROPOSED MOTION : Move to open Public Hearing at _____ by _____
Second by _____.

Move to close Public Hearing at _____ by _____ Second by _____.

Roll Call Vote: OPEN

___ Vorva ___ Curmi ___ Stewart ___ Buckley ___ Heise ___ Monaghan ___ Doroshewitz

Roll Call Vote: CLOSE

___ Curmi ___ Stewart ___ Buckley ___ Heise ___ Monaghan ___ Doroshewitz ___ Vorva



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Application by Choctaw-Kaul for Industrial Facilities Tax Abatement (IFT) for Halyard Ridge Industrial Development District

PRESENTERS: Supervisor Heise

BACKGROUND: The Township has received an application for a 12-year tax abatement from Choctaw-Kaul Distribution Company. Choctaw-Kaul is a Native-American owned manufacturer and distributor of gloves, personal protective equipment (PPE), safety products, general industrial supplies, electrical & gas distribution equipment, maintenance, repair, and operation supplies (MRO) including hand tools, power tools, hygiene and janitorial supplies, and integrated supply solutions. Headquartered in Detroit since 1912, Choctaw-Kaul has over a century of manufacturing and distribution expertise. Today they provide business to business (B2B) supply chain solutions across many industries throughout North America and manufacture in four countries across the globe.

Choctaw-Kaul's proposed 286,000 square foot facility and 10-acre storage yard represents a \$21,125,000 investment in the Township's MITC Development Zone. The initial tenant is slated to be DTE, which will house equipment, supplies and related services to provide better response times and improved service reliability to customers in Western Wayne County and beyond. A representative from Choctaw-Kaul will be present at our April 11 Board Meeting to answer any questions you may have.

PROPOSED MOTION: I move the Board of Trustees approve Resolution 2023-04-11-24, the application by Choctaw-Kaul Distribution Company for an Industrial Facilities Tax Abatement their proposed facility at the Halyard Ridge Industrial Development District, pending final review by the Township Attorney.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Buckley, ___Stewart, ___Doroshewitz, ___Monaghan, ___Heise

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES**

RESOLUTION # 2023-04-11-24

**RESOLUTION TO APPROVE THE APPLICATION OF CHOCTAW-KAUL DISTRIBUTION
COMPANY FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW
FACILITY**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on April 11, 2023, the following resolution was offered:

WHEREAS, pursuant to P.A. 198 of 1974, MCL 207.551 et seq., after a duly noticed public hearing held on April 11, 2023, the Charter Township of Plymouth Board of Trustees by resolution established Halyard Ridge Industrial District; and,

WHEREAS, Choctaw-Kaul Distribution Company has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the Metro Plymouth Business Park Industrial District; and,

WHEREAS, before acting on said application, the Charter Township of Plymouth Board of Trustees held a hearing on April 11, 2023 at Plymouth Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan, at 7:00 p.m., at which hearing the Choctaw-Kaul Distribution Company, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and,

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before April 11, 2023, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and,

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Charter Township of Plymouth; and,

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Charter Township of Plymouth, after granting this certificate, **will not** exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted;

NOW, THEREFORE, BE IT RESOLVED BY the Board of Trustees of the Charter Township of Plymouth that:

1. The Charter Township of Plymouth finds and determines that the granting of Choctaw-Kaul Distribution Company's application for an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the

Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Charter Township of Plymouth, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Plymouth.

2. The application from Choctaw-Kaul Distribution Company for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the Metro Plymouth Business Park Industrial District, to wit:

**HALYARD RIDGE BUSINESS PARK
LEGAL DESCRIPTION**

Tax Identification Number: 78-006-99-0001-002

Township of Plymouth, County of Wayne, State of Michigan: Part of the North 1/2 of Section 20, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan. The parcel is more particularly described as follows: Beginning at a point, said point being a monument at the West 1/4 corner of section 20 and said point also being on the centerline of Ridge Road; thence North 0 degrees 05 minutes 01 seconds East 2095.90 feet along the West line of Section 20 to a point, said point being the intersection of the West line of Section 20 with the South right of way line of the C&O Railroad; thence South 65 degrees 21 minutes 16 seconds East 2568.96 feet along the South right of way line of the C&O Railroad to an iron; thence 655.17 feet along an arc of a 3790.50 foot radius curve, concave North with a long chord of 654.36 feet, bearing South 60 degrees 24 minutes 17 seconds East to an iron on the South right of way line of the C&O Railroad; thence South 55 degrees 27 minutes 04 seconds East 1052.19 feet along the South right of way line of the C&O Railroad to an iron; thence 179.88 feet along an arc of a 2695.26 foot radius curve, concave South with a chord of 179.84 feet, bearing South 57 degrees 21 minutes 47 seconds East to a monument; thence South 89 degrees 53 minutes 35 seconds West 1334.30 feet along the East-West 1/4 line to an iron; thence South 89 degrees 53 minutes 00 seconds West 2590.78 feet along the East-West 1/4 line to the point of beginning.

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years.

Present: [Buckley, Curmi, Doroshewitz, Heise, Monaghan, Stewart, Vorva]

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on April 11, 2023.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2023-04-11-24



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: FY2023 Budget Amendments and FY2022 project carry-forwards

PRESENTER: Deputy Finance Director Carole Rochon
Clerk Jerry Vorva

BACKGROUND: The Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined. These budget adjustments typically occur on an as-needed basis or unless immediate action is needed.

The attached amendments are reflective of activity in the General Fund, Downtown Development Authority, and Water & Sewer Fund since January 1, 2023. Board approval is requested in the following line item activities:

- Amend FY2023 approving General Fund appropriations in the amount of \$162,600 and budget cancellation of \$67,000;
- Amend FY2023 approving Downtown Development Authority Fund Revenues in the amount of \$25,000;
- Amend FY2023 approving Federal Drug Forfeiture Fund appropriation in the amount of \$44,100;
- Amend FY2023 approving the American Rescue Act Plan Fund appropriations in the amount of \$867,600, canceling budget of \$67,000, and canceling revenues of \$67,000;
- Amend FY2023 Water & Sewer Fund appropriation in the amount of \$12,600.

PROPOSED MOTION: I move that the Plymouth Township Board of Trustees hereby adopt Resolution #2023-04-11-25 authorizing the Finance Director to amend budgets for:

General Fund appropriation in the amount of \$162,600 and a budget cancelation in the amount of \$67,000; Recognizing Downtown Development Authority Fund revenues in the amount of \$25,000, Appropriating ARPA fund balance in the amount of \$867,600 with budget and revenue cancelations of \$67,000 each. Appropriating \$44,100 to the Federal Drug Forfeiture Fund, and the appropriation of the Water & Sewer Fund net position in the amount of \$12,600 as proposed and to appropriate fund balance for All Funds requested to the accounts as outlined and attached.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Clinton, ___Monaghan, ___Doroshewitz, ___Stewart, ___Heise

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

RESOLUTION # 2023-04-11-25

FY2023 BUDGET AMENDMENT

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on April 11, 2023, the following resolution was offered:

WHEREAS, the Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined, and;

WHEREAS, the referenced amendments are reflective of activity incurred in the General Fund since the adoption of the FY2023 budget approved on November 15, 2022, and;

WHEREAS, The Board of Trustees of the Charter Township of Plymouth was presented with a proposed budget amendment for Fiscal/Calendar Year 2023, and;

WHEREAS, the Board of Trustees are satisfied with proposed budget amendment, and;

WHEREAS, the board authorizes the Finance Director or designee to appropriate fund balance amending the 2023 General Fund's fund balance in the amount of \$162,600, and;

WHEREAS, the board authorizes the Finance Director or designee to cancel transfers-out budget amending the 2023 General Fund's fund balance in the amount of \$67,700, and;

WHEREAS, the board authorizes the Finance Director or designee to recognize revenue amending the 2023 Downtown Development Authority Fund's budget in the amount of \$25,000, and;

WHEREAS, the board authorizes the Finance Director or designee to appropriate fund balance amending the 2023 Federal Drug Forfeiture Fund budget in the amount of \$44,100, and;

WHEREAS, the board authorizes the Finance Director or designee to cancel the revenue budget amending the 2023 American Rescue Act Plan Fund's budget in the amount of \$67,000, and;

WHEREAS, the board authorizes the Finance Director or designee to appropriate fund balance amending the 2023 American Rescue Act Plan (ARPA) Fund's budget in the amount of \$867,600, and;

WHEREAS, the board authorizes the Finance Director or designee to cancel budget amending the 2023 American Rescue Act Plan (ARPA) Fund's budget in the amount of \$67,000, and;

WHEREAS, the board authorizes the Finance Director or designee to appropriate fund balance amending the 2022 Water & Sewer Fund's fund balance in the amount of \$12,600, and;

NOW, THEREFORE BE IT RESOLVED that the Plymouth Township Board of Trustees hereby adopt this Resolution #2023-04-11-25 authorizing the Finance Director or designee to appropriate fund balance amending the 2023 General Fund, the 2023 Downtown Development Authority Fund, the 2023 Federal Drug Forfeiture Fund, the 2023 ARPA Fund, and the Water & Sewer Funds in the appropriate accounts in the total amount of \$1,018,200 for all funds, as outlined and attached.

Moved by: _____ Supported by: _____

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on April 11, 2023.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)

COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2023-04-11-25

**FY2023 Budget Appropriations
1st Quarter Amendments & FY2022 Carry Forwards**

GL Number	Account Description	Budget Amendment	FY2023 Budgeted	FY2023 Revised
101-171-970.000	Capital Outlay FY2022 Carry-forward Color Copier	\$ 20,000	\$ -	\$ 20,000
101-336-718.000	Medical & Other EE Insurances 3 Firefighter HC Election Changes - Single to Couple (1) \$8,800 & Couple to Family (2) \$8,600	\$ 17,400	\$ 325,400	\$ 342,800
101-673-757.000	Supplies - Operational Tools & Supplies FY2022 Carry-forward Closet Cabinet Shelving & Counter/Cabinet for Senior Services	\$ 5,500	\$ 3,800	\$ 9,300
101-751-757.000	Supplies - Operational Tools & Supplies FY2022 Carry-forward Picnic Tables	\$ 15,500	\$ 20,000	\$ 35,500
101-751-757.000	Supplies - Operational Tools & Supplies FY2022 Carry-forward Bike Racks	\$ 35,500	\$ 5,000	\$ 40,500
101-751-970.000	Capital Outlay Wayne County IGA Park Millage - Being Repurposed from Golfview to Baseball LED Lighting	\$ 68,700	\$ 134,400	\$ 203,100
Total 101 General Fund Appropriations		\$ 162,600		
101-966-995.285	Interfund Transfers Out - ARPA Fund Cancel: Wayne County IGA Park Millage - Being Repurposed from Golfview to Baseball LED Lighting	\$ (67,000)	\$ 267,000	\$ 200,000
Total 101 General Fund Budget Cancellations		\$ (67,000)		
248-000-594.000	Local Grant: Non-Profit Local Grant DTE Local Grant/Rebate Award - Two(2) EV Charge Stations (DDA Approved 2/13/2023)	\$ 25,000	\$ 110,000	\$ 135,000
Total 248 Downtown Development Authority Revenue Recognition		\$ 25,000		
262-310-970.000	Capital Outlay FY2022 Carry-Forward: 2022 Police Vehicle Upfitting - 2 Vehicles remaining at Winder	\$ 44,100	\$ 240,300	\$ 284,400
Total 262 Federal Infrastructure Funds		\$ 44,100		
285-931-699.101	Interfund Transfers In - General Fund Revenue Cancel: Wayne County IGA Park Millage repurposed to 101-751 for Rec LED Lighting Project	\$ (67,000)	\$ 267,000	\$ 200,000
Total 285 American Rescue Act Plan Budget Cancellation of Revenues		\$ (67,000)		
285-000-970.000-2022285L4502	Capital Outlay - Powell Road/Hilltop Golf Course Entrance FY2022 Carry-forward Project funding - Project on-going in 2023	\$ 84,000	\$ 112,500	\$ 196,500
285-000-970.000-2022285L4504	Capital Outlay - Sidewalk Gap Projects FY2022 Carry-forward Project funding - Project on-going in 2023	\$ 685,100	\$ 900,000	\$ 1,585,100
285-000-970.000-2023285L4505	Capital Outlay - Township Park Driveway Replacement FY2022 Carry-forward Project funding - Project on-going in 2023	\$ 98,500	\$ 262,500	\$ 361,000
285-000-970.000-2022285L4503	Capital Outlay - Golfview Park Walkway & Recreation Amenities Budget Cancel: Wayne County IGA Park Millage repurposed to 101-751 for Rec LED Lighting Project	\$ (67,000)	\$ 67,000	\$ -
Total 285 American Rescue Act Plan Appropriations		\$ 800,600		
592-536-970.000	Capital Outlay FY2022 Carry-forward additional accessories for New Konica Copier \$20,000 - \$7,328.80	\$ 12,600	\$ -	\$ 12,600
Total 592 Winder & Square Fund Appropriations		\$ 12,600		



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Rescission of Board Resolution #2019-06-25-63 and Reassignment of Funds

PRESENTERS: Treasurer Doroshewitz

BACKGROUND: On June 25, 2019, the Board of Trustees unanimously approved a Resolution drafted by Treasurer Clinton that set aside \$129,244 of unspent revenue from our 2018 Public Safety Millage. (See attached memo and Resolution). These funds were never reassigned and have been sequestered for nearly four years now. Tonight, I am recommending a new Resolution rescinding the old one, and reassigning the \$129,244 to the Township's OPEB fund, consistent with the intent of the 2018 Millage language and the 2019 Board Action.

PROPOSED MOTION: I move that the Board of Trustees adopt Resolution #2023-04-11-26 rescinding Board Resolution #2019-05-25-63 and allocating unspent funds the amount of \$129,244 to the Township's OPEB Account (GL #101-000-381.000)

Moved By _____ Seconded By _____

ROLL CALL:

__Vorva, __Buckley, __Curmi, __Monaghan, __Doroshewitz, __Heise, __Stewart

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

RESOLUTION # 2023-04-11-26

Rescission of Township Board Resolution #2019-06-25-63 and Reassignment of Funds

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on April 11, 2023, the following resolution was offered:

WHEREAS, on November 6, 2018, a special public safety millage was approved by the voters, and;

WHEREAS, of the approximately \$2.1 million of proceeds generated in the first year of the special public safety millage, a total of \$129,244 remained unexpended as of June 25, 2019, and;

WHEREAS, the Township Board on that date approved Resolution #2019-06-25-63 committing and sequestering this unspent amount of \$129,244 to the use of "future funding of police, fire, dispatch, and other public safety services and equipment," and;

WHEREAS, some four years later, the Township Board wishes to lift the sequester of these funds and reassign them to those purposes intended by the 2018 special public safety millage;

NOW, THEREFORE BE IT RESOLVED, that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2023-04-11-26, rescinding Board Resolution #2019-06-25-63 and removing from budget sequestration \$129,244 of fund balance from the proceeds of the November 6, 2018, special public safety millage, and further re-assigning these funds to the Township's 'Other Post-Employment Benefits' (OPEB) account, consistent with the legislative purpose and intent of the November 2018 public safety millage and Board Resolution #2019-06-25-63.

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on April 11, 2023.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)

)

COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2023-04-11-26



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: June 25, 2019

ITEM: Resolution Regarding 2019 Assignment of Funds from 2018 Public Safety Millage,
Resolution #2019-06-25-63

PRESENTERS: Treasurer Clinton

BACKGROUND:

Following approval by the voters of a public safety millage at the November 6, 2018 general election, the Board has in 2019 committed all but \$129,244 of the funds received from the millage for the purposes set forth in the ballot proposal. I am requesting the Board take formal action to "restrict" the use of this remaining \$129,244 to ensure it cannot be used for anything other than those purposes going forward.

Governmental Standards Accounting Board Statement No. 54 establishes a hierarchy clarifying the constraints that govern how a governmental entity can use amounts reported as fund balance. The committed fund balance classification reflects amounts subject to internal constraints self-imposed by the Board; once the committed fund balance constraints are imposed, the constraints can only be removed by the Board prior to redirecting the funds for other purposes.

Board action to commit \$129,244 of fund balance only for purposes of the special public safety millage will ensure these funds are held for future action by the Board in compliance with the millage. Also, requiring that a separate annual reporting be made to the public specifying the funds collected from the special millage and the use of those proceeds will provide transparency as to the use of all proceeds from the special public safety millage. The Treasurer will be responsible to prepare this annual report. The reporting requirement would exist until the year after the expiration of the special millage.

PROPOSED MOTION: I move to approve Resolution #2019-06-25-63 regarding the assignment of funds for 2019 from the November 2018 Public Safety Millage.

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

RESOLUTION #2019-06-25-63

RESOLUTION REGARDING NOVEMBER 2018 PUBLIC SAFETY MILLAGE

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth ("the Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan, on June 25, 2019, the following resolution was offered.

WHEREAS, on November 6, 2018, a special public safety millage was approved by the voters; and,

WHEREAS, of the approximately \$2.1 million of proceeds in 2019 from the special public safety millage, a total of \$129,244 remains unexpended as of the date of this Resolution; and,

WHEREAS, the Governmental Standards Accounting Board has issued Statement No. 64 establishing a hierarchy clarifying the constraints that govern how a governmental entity can use amounts reported as fund balance; and,

WHEREAS, the committed fund balance classification reflects amounts subject to internal constraints self-imposed by the Board; and,

WHEREAS, once the committed fund balance constraints are imposed, the constraints can only be removed by the Board prior to redirecting the funds for other purposes; and,

WHEREAS, to provide transparency as to the use of all proceeds from the special public safety millage, and to improve communications with the public and enhance understanding of the operations of Township government, a separate annual reporting should be made to the public specifying the funds collected from the special millage and the use of those proceeds, in a format that is straightforward and intelligible, until the year after the expiration of the special millage, and

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2019-06-25-63, committing \$129,244 of fund balance from the proceeds of the November 6, 2018, special public safety millage for future funding of police, fire, dispatch, and other public safety services and equipment, and requiring a separate annual reporting to the public of the funds collected and uses of all the proceeds.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: April 11, 2023

ITEM: Resolution to Encumber Fund Balance Amounts for Various Capital Improvement Projects

PRESENTERS: Supervisor Heise, Treasurer Doroshewitz, Clerk Vorva

BACKGROUND: We are requesting that the Board approve a Resolution to Encumber Fund Balance amounts for various Capital Improvement Projects.

From 2018 to 2022 the Township has spent \$5,896,600 in Capital Outlay expenditures from all Governmental Fund sources: General Fund, Drug Forfeiture funds, ARPA, and the Township Revolving Fund. As we have discussed in past budget meetings, it is not fiscally prudent to rely on sporadic or inconsistent forfeiture dollars or grant revenues to fund the needs of maintaining or replacing capital assets or equipment. We should work toward encumbering funds that match long-term capital improvement plans and anticipated needs.

Thanks to seven years of prudent fiscal management, the Township currently enjoys a healthy fund balance; as such we believe this is a good time to create and set aside (encumber) a portion of that fund balance towards a dedicated, rolling 5-year capital improvement outlay, setting aside money each year. Our recommendation still maintains our auditor-recommended 15-percent fund balance – the traditional ‘rainy day’ fund which we would not touch in the estimated amount of \$2.7 million.

By way of example, the estimated Police and Fire Capital Improvement Plan (CIP) over the next 5 years (see attached spreadsheets) is expected to be:

- \$3.4 million for Police vehicles and related equipment
- \$2.5 million for Fire Department vehicles and related equipment

This does not include interest and principal for a possible new Lakepointe Fire Station, which could be operational in 2027. We are not making any decisions on that potential project tonight.

With this in mind, we are estimating an unencumbered amount of \$1.8 million in this year's fund balance going forward, outside of the \$2.7 million in the Rainy-Day fund. The attached Resolution would encumber this \$1.8 million amount for fiscal year 2024 in the following five areas:

- \$500,000 for Police & Dispatch Capital Improvement Plan
- \$500,000 for Fire Department Capital Improvement Plan
- \$350,000 for Recreation Capital Improvements
- \$250,000 for Township Buildings Capital Improvement Plan
- \$200,000 for 2024 Election Compliance

As mentioned, further encumbrances would be approved by the Board for fiscal year 2025 and thereafter if funds are available.

PROPOSED MOTION: I move to approve the attached resolution # 2023-04-11-27 for the Charter Township of Plymouth, Michigan to maintain a General Fund unassigned fund balance of at least 15% of the annual expenditures and to appropriate \$1.8 million to an Assigned Capital Improvement fund balance from the General Funds unassigned fund balance, for use in repair/replacing building(s), Recreation and Election Services, Police and Fire vehicles and equipment needs for each fiscal year 2024; once the assignment of fund balance is imposed, the assignment can only be removed by the Board of Trustees to redirect the funds for other purposes, such as unassigned fund balance to maintain the minimum unassigned fund balance due to the economic climate or other needs as deemed necessary by the Board.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Buckley, ___ Monaghan, ___ Doroshewitz, ___ Stewart, ___ Heise

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
RESOLUTION # 2023-04-11-27
ASSIGNMENT OF FUND BALANCE – CAPITAL IMPROVEMENTS**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the “Board”), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on April 11, 2023, the following resolution was offered:

WHEREAS, as of December 31, 2021, the General Fund Unassigned Fund Balance was roughly \$4,340,200; and,

WHEREAS, the Governmental Standards Accounting Board (GASB) has issued Statement No. 54 establishing a hierarchy clarifying the constraints that govern how a governmental entity can use amounts reported as fund balance; and,

WHEREAS, the assigned fund balance classification reflects an amount subject to internal self-imposed earmarking of funds by the Board of Trustees; and,

WHEREAS, once the assignment of fund balance is imposed, the assignment can only be removed by the Board of Trustees to redirect the funds for other purposes, such as unassigned fund balance to maintain the minimum unassigned fund balance due to the economic climate or other needs as deemed necessary by the Board; and,

WHEREAS, to provide transparency as to the use of all General Fund revenues for the operation of all General Fund departments received from various sources, and to improve communications with the public by enhancing its understanding of the current state of the Township’s infrastructure and equipment needs;

NOW THEREFORE BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2023-04-11-27**, assigning roughly \$1.8 million of the General Fund’s unassigned fund balance to the Assigned Capital Improvements Fund Balance, for use in repair/replacing building(s), Recreation and Election Services, Police and Fire vehicles, and equipment needs for fiscal year 2024 as follows:

- \$500,000 for Police & Dispatch Capital Improvement Plan
- \$500,000 for Fire Department Capital Improvement Plan
- \$350,000 for Recreation Capital Improvements
- \$250,000 for Township Buildings Capital Improvement Plan
- \$200,000 for 2024 Election Compliance

FURTHERMORE, once the assignment of fund balance is imposed, the assignment can only be removed by the Board of Trustees to redirect the funds for other purposes, such as unassigned fund balance to maintain the minimum unassigned fund balance due to the economic climate or other needs as deemed necessary by the Board.

FURTHERMORE, that the Township will maintain at least 15% of the annual budgeted expenditures in the General Fund's unassigned fund balance, or roughly \$2.7 million.

Moved by: _____ Supported by: _____

ROLL CALL VOTE:

___ Heise, ___ Vorva, ___ Buckley, ___ Curmi, ___ Doroshewitz, ___ Stewart, ___ Monaghan

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the regular Board Meeting dated March 14, 2023.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution # 2023-04-11-27

Total Police Department Capital Expenses											
Expense Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Vehicle Purchases	\$274,332.00	\$190,000.00	\$163,000.00	\$349,600.00	\$294,400.00	\$335,100.00	\$421,500.00	\$237,000.00	\$337,160.00	\$578,200.00	\$477,000.00
Vehicle Equipment	\$70,425.00	\$86,850.00	\$284,515.00	\$152,800.00	\$123,000.00	\$163,700.00	\$166,900.00	\$340,750.00	\$116,750.00	\$227,600.00	\$120,000.00
Patrol Equipment	\$39,120.00	\$118,255.00	\$113,000.00	\$33,800.00	\$44,045.00	\$321,320.00	\$55,635.00	\$155,400.00	\$54,200.00	\$46,000.00	\$52,700.00
Dispatch	\$5,000.00	\$63,500.00	\$34,000.00	\$30,150.00	\$235,600.00	\$32,100.00	\$99,800.00	\$36,800.00	\$121,900.00	\$55,300.00	\$42,000.00
Building Improvement	\$53,000.00	\$30,800.00	\$210,500.00	\$15,900.00	\$12,300.00	\$13,300.00	\$108,200.00	\$20,600.00	\$16,800.00	\$18,100.00	\$19,600.00
Total Capital Expenses	\$441,877.00	\$489,405.00	\$805,015.00	\$582,250.00	\$709,345.00	\$865,520.00	\$852,035.00	\$790,550.00	\$646,810.00	\$925,200.00	\$711,300.00



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

10 Year Capital Improvement Plan 2023-2033

Expense Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Vehicle Purchases	\$262,000.00	\$265,000.00	\$277,000.00	\$850,000.00	\$285,500.00	\$75,000.00	\$293,000.00	\$902,000.00	\$302,000.00		\$250,000.00
	Ambulance	Utility Style Truck	Ambulance	Engine	Ambulance	Utility Pickup	Ambulance	Engine	Ambulance		Remount 2023
		Replace 2003		Replace 2000		Replace 2009		Replace 2010			Ambulance
				(Ordered in 2024)				(Ordered in 2028)	\$85,320.00		
		\$60,000.00							Inspector Explorer		
		Chief Explorer									
Equipment	\$63,000.00	\$10,000.00	\$58,700.00	\$50,000.00	\$60,461.00	\$10,300.00	\$62,300.00	\$75,000.00	\$64,200.00		
	Amb. Equip	Utility Truck Equip.	Amb. Equip	Eng. Equip	Amb. Equip	McGrath	Amb. Equip	Eng. Equip	Amb. Equip		
						Laryngoscopes					
	\$37,200.00		\$40,000.00		\$42,000.00		\$43,260.00		\$44,558.00		\$45,895.00
	LIFEPAK Monitor		LIFEPAK Monitor		LIFEPAK Monitor		LIFEPAK Monitor		LIFEPAK Monitor		LIFEPAK Monitor
	\$25,650.00		\$26,420.00		\$27,213.00		\$28,029.00		\$28,870.00		\$29,736.00
	LUCAS CPR Device		LUCAS CPR Device		LUCAS CPR Device		LUCAS CPR Device		LUCAS CPR Device		LUCAS CPR Device
	\$10,000.00										
	McGrath										
	Laryngoscopes										
Building Improvement	\$30,000.00	\$100,000.00	\$17,500.00								
	Sta 1 HVAC	Sta. Alerting	Sta 3 Windows								
		\$10,000.00	\$120,000.00								
		Sta 1 Floor Grates	Sta 3 Suppression								
			System								
		\$75,000	\$60,000.00								
		Sta 3 Kitchen	Sta 2 Garage								
		Remodel	Tube Heaters								
Total Capital Expenses	\$427,850.00	\$520,000.00	\$599,620.00	\$900,000.00	\$415,174.00	\$85,300.00	\$426,589.00	\$977,000.00	\$524,948.00	\$0.00	\$325,631.00

Notes: Ambulance, Engines and Equipment Purchases assume increase of 3% over previous purchase.