



DEPARTMENT OF PUBLIC SERVICE

ONE CITY SQUARE, SUITE 320

WARREN, MI 48093-5284

(586) 574-4604

FAX (586) 574-4517

www.cityofwarren.org

June 13, 2024

Mindy Moore, Council Secretary

RE: Resolution for 21632 Conners (house and garage) Nuisance Abatement

Honorable Council Secretary:

The approval of a resolution is necessary for the demolition of a house and garage at **21632 Conners** which is under the nuisance abatement program.

Attached, please find the appropriate resolution and place on the **July 9, 2024 consent agenda** for a **August 13, 2024** City Council Meeting.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dave Muzzarelli".

Dave Muzzarelli, Director
Department of Public Service

Read and Concur,

Approved:

A handwritten signature in dark ink, appearing to read "Anna Silk".

City Attorneys Office

Read and Concur,

Approved:

A handwritten signature in dark ink, appearing to read "Lori M. Stone".

Lori M. Stone, Mayor

RDS/al
Cc: Mayor
Building



DEPARTMENT OF PUBLIC SERVICE
ONE CITY SQUARE, SUITE 320
WARREN, MI 48093-5284
(586) 574-4604
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June 13, 2024

City Attorney

RE: **Vacant, dilapidated one story house (696 sq. ft.) with crawl space, 280 sq. ft. detached garage and remove all debris at:**

**21632 Conners
13-33-402-003**

**LOT 2561 PIPER'S VAN DYKE NO. 9, according to the plat thereof as recorded in Liber 7
Page 93 of Plats, Macomb County Records.**

**Interested Parties: Wiley Lester Estate
Frank Allie
Michigan Department of Health & Human Services**

Submitted herewith is a copy of a report prepared by our Division of Buildings and Safety Engineering on the above-noted nuisance abatement proceeding.

A hearing was scheduled and held on **March 21, 2024**. After all evidence was heard, the hearing officer found that a dangerous condition does, in fact, exist on the subject property, and ordered the nuisance abated. A request is hereby made that a public appeal hearing be scheduled at the next available regularly-scheduled meeting and noticed before the City Council, to allow the owner opportunity to show cause why this order should not be enforced.

Please make the appropriate dispositions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Muzzarelli", written over a horizontal line.

Dave Muzzarelli
Public Service Director

cc: Mayor
Division of Building
Dept. of Property Maintenance
City Controller
City Clerk w/ attachment
City Assessor

**Nuisance Abatement
21632 Conners
13-33-402-003**

RESOLUTION APPROVING PUBLIC NUISANCE DETERMINATION

A regular meeting of the council of the City of Warren, County of Macomb, Michigan, held on _____ at 7 p.m. Eastern _____ Time, in the council chamber of the Warren Community Center, 5460 Arden, Warren, Michigan.

PRESENT: Council Members _____

ABSENT: Council Members _____

The following preamble and resolution were offered by Council Member

_____ and supported by Council Member _____:

On **March 21, 2024** a hearing was held before the Hearing Officer for the City of Warren to determine whether a nuisance exists in violation of Section 9-165 thru 9-175 of the Warren Code of Ordinances upon the following described property: **21632 Conners**

Parcel No. **13-33-402-003**

Known as : **LOT 2561 – PIPER’S VAN DYKE NO. 9, according to the plat thereof as recorded in Liber 7 Page 93 of Plats, Macomb County Records.**

The Hearing Officer determined that a public nuisance did in fact exist on the subject Property indicated in violation of the Code of Ordinances, Chapter 9, Article VI, Division 2 to wit:

Warren Code of Ordinances paragraph:

8. **A building or structure, including the adjoining grounds, used or intended to be used for dwelling purposes, because of dilapidation, decay, damage, faulty construction, arrangement, or is otherwise unsanitary or unfit for human habitation, is in a condition that the code official, health officer or designated representative determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.**

Determination: Unfit for human habitation and remains unoccupied.

The Hearing Officer has ordered the nuisance be abated by demolition. The City Clerk has notified the subject property's owner(s), occupant(s), or other interested parties, and all property owners or occupants located within three hundred (300) feet of the subject property, of the Hearing Officer's Order of determination of the existence of a public nuisance, and of the date, time and location of the Hearing Officer's Appeal Hearing.

On this date stated above, the council of the City of Warren held an Appeal Hearing of the Hearing Officer's determination that a nuisance exists upon the subject property.

NOW, THEREFORE, IT IS RESOLVED, that after due consideration, it is the opinion of the council of the City of Warren that the determination of the Hearing Officer shall be approved that the **vacant, dilapidated one story house (696 sq. ft.) with crawl space, 280 sq. ft. detached garage and remove all debris at: 21632 Connors** has created a dangerous condition as defined by Section 9-165 thru Section 9-175, which constitutes a public nuisance, and shall be abated in accordance with the Order of the Hearing Officer.

IT IS FURTHER RESOLVED, that the nuisance shall be abated within sixty (60) days of this Appeal Hearing date, and if the nuisance is not abated within the time limit, the Director of Public Service is hereby instructed to direct the removal of the nuisance by the proper department of the City.

IT IS FURTHER RESOLVED, that the demolition bid awarded to the lowest priced qualified contractor, who meets the bid specifications, is hereby approved.

IT IS FURTHER RESOLVED, that the owner(s) of the subject property is hereby notified that a charge for these nuisance proceedings, which includes all administrative costs and costs incurred by the City's personnel or private contractor(s), will be incurred and owed to the City.

IT IS FURTHER RESOLVED, that the Director of Public Service shall keep an accurate record of all expenses incurred in connection with the removal of the nuisance. Upon the completion of any work performed to remove the nuisance, the Director of Public Service shall bill the subject Property's owner(s) for the amount owed, which shall be paid to the City within thirty (30) days.

IT IS FURTHER RESOLVED, that if the expenses incurred by the City in connection with the removal of the nuisance are not paid within the time specified, the City Attorney's Office will be directed to institute collection proceedings, including but not limited to, any civil action that may be available. Accordingly, the Director of Public Service shall charge a special assessment, (SAR) against the subject property for any unpaid nuisance removal expenses.

IT IS FURTHER RESOLVED, that the City Clerk shall record a certified copy of this Resolution Approving Public Nuisance Determination with the Macomb County Register of Deeds.

IT IS FURTHER RESOLVED, that after the removal of the nuisance, the Director of Public Service shall record a Certificate of Removal of Notice of Nuisance Abatement Proceedings with the Macomb County Register of Deeds.

AYES: Council Members

NAYS: Council Members

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2024.

Mindy Moore, Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, SONJA BUFFA, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution adopted by the council of the City of Warren at its meeting held on _____, 2024.

SONJA BUFFA
City Clerk

When recorded return to:
One City Square
City Clerk, Suite 205
Warren, Michigan 48093-2393

Reviewed by:
City Attorney's Office
One City Square
Legal Department, Suite 400
Warren, Michigan 48093-5285

NUISANCE ABATEMENT - Dangerous Buildings
Warren Code of Ordinances Chapter 9, Article VI, Division 1 and 2

SPECIFICS FOR CITY COUNCIL

Date 6/12/2024

Property Address 21632 Conners Owners Name Lester Willey
Sidwell 12-13-33-402-003 Owners Address 21632 Conners
Subdivision Pipers VanDyke No.9 lot 2561 L.7 P.93 Owners City Warren, MI Zip 48091
Date of Complaint/Discovery 7/20/2023 Agent _____
Ord. Sec. 9-165, Par, Violation #8 Agent Address _____

Specifics:

- 1 Vacant dilapidated house and garage/ home is not maintained, home and garage in very poor
- 2 condition. / Owner is believed deceased (see att. death certificate)/ \$1,475.00 blight bill
- 3 8/24/2023- Nuisance hearing, no one appeared, however a 2nd hearing scheduled (3/21/24) due to
- 4 newly found open probate. Frank Allie/personal rep. appeared, stating he had no interest in the
- 5 property. He stated he just wanted authority to properly prepare funeral arrangements for the
- 6 deceased owner.

Building Size 696 sq. ft. Type Exterior vinyl siding Story 1

Has: foundation, piers, crawl space, basement crawl

Accessory Building Size(s)

- 1 Garages 280 sq. ft. detached garage
- 2 Sheds
- 3 Other

Lot Size 38 ft. x 103 ft.

Utilities Connected possible utilities/ unable to determine

Date of Nuisance Abatement Hearing 8/24/2023 and 3/21/2024

Owner or representative appearing at hearing Frank Allie (personal rep per probate)

Date/Postings

- 1 Unsafe structure 7/20/2023 posted Unsafe Structure
- 2 No Occupancy - C/O required 7/20/2023
- 3 Stop work
- 4 Re-postings

City Certification inspections obtained none

Permits obtained, Inspections performed

- 1 Building
- 2 Electrical
- 3 Mechanical
- 4 Plumbing

Assessed Value \$33,690 SEV Length of Vacancy approx. 1 yr. Year Home Built 1955

Taxes paid/pending 2023 taxes due

Comments & Other Removal: _____

21632



PRIVATE
PROPERTY
NO TRESPASSING



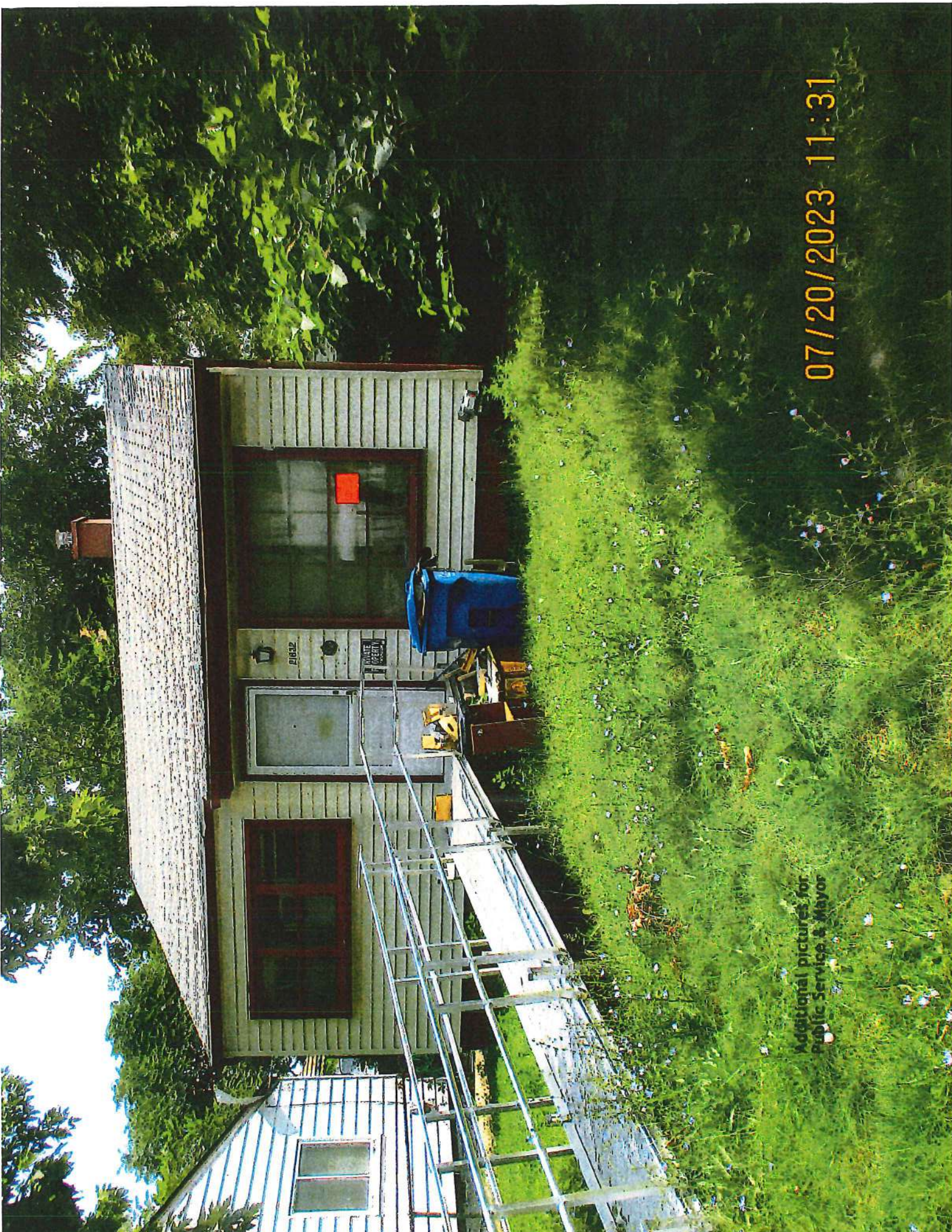
03/12/2024 11:03

Additional pictures for
Public Service & Mayor

Additional pictures for
Public Service & Mayor

03/12/2024 11:04





Additional pictures for
Public Service & Mayor

07/20/2023 11:31

21632



PRIVATE
PROPERTY
NO TRESPASSING

Additional pictures for
Public Service & Mayor

UNSAFE
STRUCTURE
THIS STRUCTURE MAY BE
DANGEROUS TO ENTER
THE CITY OF BANGOR
7/16/23
Pine

07/20/2023 11:32



Additional pictures for
Public Service & Mayor

07/20/2023 11:32



Additional pictures for
Public Service & Mayor

07/20/2023 11:34

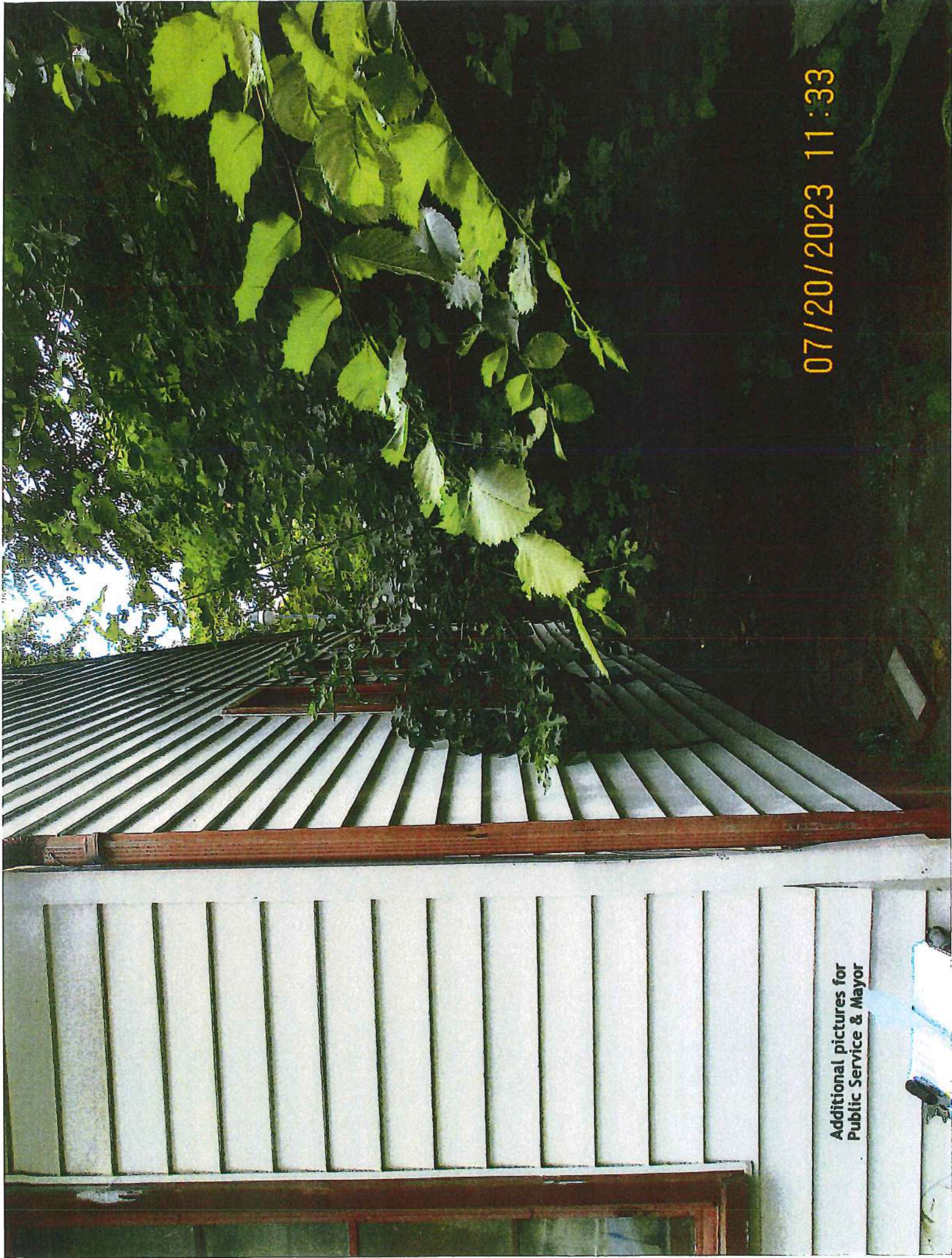
NO
TRESPASSING

Additional pictures for
Public Service & Mayor

07/20/2023 11:33

07/20/2023 11:33

Additional pictures for
Public Service & Mayor





07/20/2023 11:35

Additional pictures for
Public Service & Mayor



07/20/2023 11:34

Additional pictures for
Public Service & Mayor



07/20/2023 11:34

Additional pictures for
Public Service & Mayon





07/20/2023 11:34



Additional pictures
Public Service & Map

07/20/2023 11:34

CITY OF WARREN
ORDER
ABATEMENT BY DEMOLITION

To: Hearing Attendees

Re: Administrative Hearing - Property Maintenance Ordinance

Division of Buildings and Safety Engineering

Officer: Michael Swafford

Date: March 21, 2024

Title: Hearing Officer

Property Description:

Name: Wiley Lester (Wiley Lester Estate)

Address: 21632 Conners Warren ,MI 48091 **House & Garage**

Legal Description: PIPER'S VAN DYKE NO. 9 LOT 2561

Tax I.D. Number: 12-13-33-402-003

Recorded in Liber: 7 Page: 93 of Macomb County Records

Owner:

Mailing Name: Wiley Lester

Address Address: 21632 Conners

City: Warren State: MI Zip: 48091

Attorney/Agent:

An administrative hearing was held regarding the described property of the above date. The following conditions exist on this property, which make abatement by demolition necessary.

- 1.) 8: A building or structure, including the adjoining grounds, used or intended to be used for dwelling purposes, because of dilapidation, decay, damage, faulty construction, arrangement, or is otherwise unsanitary or unfit for human habitation, is in a condition that the code official, health officer or designated representative determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.

DETERMINATION: unfit for human habitation & remains unoccupied. It has been determined that this property cannot be restored to a condition necessary to meet the Ordinance requirements of the City of Warren in an economical manner. Based on the findings of this hearing, it is ordered that the nuisance as determined be abated by demolition no later than April 21, 2024.

Date

The owner is hereby notified that he/she is responsible to comply with this Order and is responsible for any and all administrative, boarding, demolition, clean up, or other costs incurred by the City to eliminate the dangerous condition of this property due to the owner's failure to comply with this Order.

Pursuant to Ordinance, Section 9-172, you may appeal the determination and order of the Hearing Officer to the City Council by filing a written notice of appeal with the Division of Buildings and Safety Engineering before the date specified for compliance.



Michael Swafford , Hearing Officer

In concurrence:

Paul Lize,
Chief Building Inspector

Dave Muzzarelli
Department of Public Service

cc: Attendees
Director of Public Service
File

CITY OF WARREN

NOTICE OF NUISANCE ABATEMENT PROCEEDINGS

An Administrative Hearing was held on March 21, 2024 at One City Square, Warren, Michigan, between the Hearing Officer for the City of Warren, County of Macomb, State of Michigan, and the last-recorded owner of the property described as:

Owners Name: Wiley Lester (wiley lester estate)
Property address: 21632 Conners **House & Garage**
Property description: PIPER'S VAN DYKE NO. 9 LOT 2561
Tax I.D. Number: 12-13-33-402-003
Recorded in Liber: 7, Page: 93 of Macomb County Records

WHEREAS, it has been brought to the attention of the City of Warren that the owner of the above-described property has permitted a dangerous condition to exist, to wit:

- 1.) 8: A building or structure, including the adjoining grounds, used or intended to be used for dwelling purposes, because of dilapidation, decay, damage, faulty construction, arrangement, or is otherwise unsanitary or unfit for human habitation, is in a condition that the code official, health officer or designated representative determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.

and such conditions may endanger the health and welfare of the citizens in the immediate area; **and** specific conditions being: **unfit for human habitation and remains unoccupied.**

WHEREAS, after investigation by the Division of Buildings and Safety Engineering of the City of Warren, after testimony was received and after due consideration, the Hearing Officer for the City of Warren has determined that a dangerous condition exists in violation of Sec. 9-165 or 9-166 of the Code of Ordinances and has ordered abatement pursuant to Chapter 9, Article VI, Division 2, Sec. 9-165 thru 9-175, of the City of Warren Code of Ordinances.

NOW, THEREFORE, BE IT KNOWN that any prospective buyer or assignee be on notice that the City of Warren has declared a nuisance to exist and ordered abatement pursuant to Article VI, Chapter 9 of the Code of Ordinances of the City of Warren.

BE IT FURTHER KNOWN that any prospective buyer or assignee of the above-described property may contact the Division of Buildings and Safety Engineering, located at One City Square, Warren, Michigan, and be informed of any pending action on said property.

BE IT FURTHER KNOWN that the City Clerk shall record a certified copy of this notice with the Macomb County Register of Deeds.

Michael Swafford

Michael Swafford, Hearing Officer

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly-elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is a true and correct copy of the Lis Pendens: Notice of Nuisance Abatement Proceedings.

Sonja Buffa
City Clerk

Drafted and Returned to:
City Clerk
City of Warren
One City Square, #205
Warren, MI 48093-2393

023-245883-DE IN RE: WILEY, LESTER ALLIE, FRANK SAH

Case Type: DE-UNSUPERVISED DECEDENT ESTATE
Case Status: Open
File Date: 06/26/2023
DCM Track:

Action: DE-FORMAL TESTATE
Status Date: 06/28/2023
Case Judge: HARRISON, SANDRAA
Next Event:

All Information

Docket Party Event Financial Receipt Disposition

Docket Information

± Date	± Description	Docket Text
06/26/2023	PROBATE CASE FILING FEE	PROBATE CASE FILING FEE Receipt: 215573 Date: 06/26/2023
06/26/2023	ELECTRONIC FILING SYSTEM FEE - PROBATE	ELECTRONIC FILING SYSTEM FEE - PROBATE Receipt: 215573 Date: 06/26/2023
06/26/2023	LAST WILL & TESTAMENT AND/ OR CODICIL TO LAST WILL & TESTAMENT	LAST WILL & TESTAMENT AND/ OR CODICIL TO LAST WILL & TESTAMENT
06/26/2023	PETN FOR PROBATE AND/OR APPT OF PERS REP	PETN FOR PROBATE AND/OR APPT OF PERS REP
06/28/2023	DEATH CERTIFICATE	DEATH CERTIFICATE (NOT FILED)
06/28/2023	TESTIMONY OF INTERESTED PARTY AND / OR SUPPLEMENTAL	TESTIMONY OF INTERESTED PARTY AND / OR SUPPLEMENTAL
06/28/2023	NOTICE OF HEARING	NOTICE OF HEARING
06/28/2023	NOTICE TO CREDITORS	NOTICE TO CREDITORS
06/28/2023	CERTIFICATION FEE	CERTIFICATION FEE Receipt: 215573 Date: 06/28/2023
06/26/2023	VERIFICATION OF DEATH	VERIFICATION OF DEATH
06/26/2023	HEARING SCHEDULED	HEARING SCHEDULED Event: PETN FOR PROBATE TESTATE / INTESTATE Date: 08/07/2023 Time: 9:30 am Judge: HARRISON, SANDRAA Location: PROBATE COURT - 5TH FLOOR - COURTROOM 5NE
08/07/2023	ORDER OF FORMAL PROCEEDINGS/APPTG PERS REP	ORDER OF FORMAL PROCEEDINGS/APPTG PERS REP
08/07/2023	ACCEPT OF APPOINT/ LTRS OF PERS REP	ACCEPT OF APPOINT/BOND / LTRS OF PERS REP FRANKALLIE (PERSONAL REPRESENTATIVE);
09/19/2023	STATEMENT AND PROOF OF CLAIM	STATEMENT AND PROOF OF CLAIM
10/19/2023	INVENTORY FILED	INVENTORY FILED FRANKALLIE (PERSONAL REPRESENTATIVE);
10/24/2023	INVENTORY FEE STATEMENT	INVENTORY FEE STATEMENT INVENTORY FEE STATEMENT (N) Sent on: 10/24/2023 11:39:55.23

Party Information**WILEY, LESTER - DECEDENT**

DOD	05/23/2023	Address		Alias		Party Attorney	
Disposition		Phone					
Disp Date							

More Party Information**ALLIE, FRANK - PETITIONER**

DOD		Address	7436 HARTWELL DEARBORN, MI 48126	Alias		Party Attorney	
Disposition		Phone	(313)310-7768				
Disp Date							

More Party Information**ALLIE, FRANK - INTERESTED PARTY**

DOD		Address	7436 HARTWELL DEARBORN, MI 48126	Alias		Party Attorney	
Disposition		Phone	(313)310-7768				
Disp Date							

More Party Information**MICHIGAN DEPARTMENT OF HEALTH AND HUMAN SERVICES - INTERESTED PARTY**

DOD		Address	PO BOX 30435 LANSING, MI 48909	Alias		Party Attorney	
Disposition		Phone	(517)335-8760				
Disp Date							

More Party Information**⚠ Pending Cases****ALLIE, FRANK - PERSONAL REPRESENTATIVE**

DOD		Address	7436 HARTWELL DEARBORN, MI 48126	Alias		Party Attorney	
Disposition		Phone	(313)310-7768				
Disp Date							

More Party Information

LF 0872

CF

STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATHSTATE FILE NUMBER
052715

DECEDENT	1. DECEDENT'S NAME (First, Middle, Last) Lester R. Wiley		2. DATE OF BIRTH July 12, 1956		3. SEX Male		4. DATE OF DEATH On or Before May 23, 2023	
	5. NAME AT BIRTH OR OTHER NAME USED FOR PERSONAL BUSINESS Lester Ralph Wiley		6a. AGE - Last Birthday (Years) 66		6b. UNDER 1 YEAR MONTHS DAYS		6c. UNDER 1 DAY HOURS MINUTES	
	7a. LOCATION OF DEATH 21632 Connors Avenue 48091		7b. CITY, VILLAGE OR TOWNSHIP OF DEATH Warren		7c. COUNTY OF DEATH Macomb			
	8a. CURRENT RESIDENCE - STATE Michigan		8b. COUNTY Macomb		8c. LOCALITY Warren		8d. STREET AND NUMBER 21632 Connors Avenue	
INFORMANT	8e. ZIP CODE 48091		9. BIRTH PLACE Detroit, Michigan		10. SOCIAL SECURITY NUMBER [REDACTED]		11. DECEDENT'S EDUCATION Unknown	
	12. RACE White		13a. ANCESTRY Unknown		13b. HISPANIC ORIGIN Unknown		14. EVER IN THE U.S. ARMED FORCES? No	
	15. USUAL OCCUPATION Unknown		16. KIND OF BUSINESS OR INDUSTRY Unknown		17. MARITAL STATUS Unknown		18. NAME OF SURVIVING SPOUSE (If wife, give name before first married)	
	19. FATHER'S NAME (First, Middle, Last) Unknown Unknown		20. MOTHER'S NAME BEFORE FIRST MARRIED (First, Middle, Last) Unknown Unknown					
DISPOSITION	21a. INFORMANT'S NAME Macomb County Medical Examiner's Office		21b. RELATIONSHIP TO DECEDENT Medical Examiner		21c. MAILING ADDRESS 43585 Elizabeth Road, Mount Clemens, Michigan 48043			
	22. METHOD OF DISPOSITION Cremation		23a. PLACE OF DISPOSITION Detroit Wilbert Cremation Services LLC		23b. LOCATION - City or Village, State Clinton Twp, Michigan			
	24. SIGNATURE OF MORTUARY SCIENCE LICENSEE Michael S. Kolb		25. LICENSE NUMBER 4501007103		26. NAME AND ADDRESS OF FUNERAL FACILITY Harold W. Vick Funeral Home, 140 South Main Street, Mount Clemens, Michigan 48043			
	27a. CERTIFIER <input type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred due to the (cause) and manner stated. <input checked="" type="checkbox"/> Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated. Cynthia Beisser, MD Signature and Title		28a. ACTUAL OR PRESUMED TIME OF DEATH Unknown		28b. PRONOUNCED DEAD ON May 23, 2023		28c. TIME PRONOUNCED DEAD 11:06 AM	
CERTIFICATION	27b. DATE SIGNED May 25, 2023		27c. LICENSE NUMBER 4301070892		29. MEDICAL EXAMINER CONTACTED Yes		30. PLACE OF DEATH Home	
	31. IF HOSPITAL		32. MEDICAL EXAMINER'S CASE NUMBER 2072/2023		33. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER			
	34. NAME AND ADDRESS OF CERTIFYING PHYSICIAN Cynthia Beisser, MD, Macomb County Medical Examiner, 43585 Elizabeth Road, Mount Clemens, Michigan 48043							
	35a. REGISTRAR'S SIGNATURE [Signature]				35b. DATE FILED July 13, 2023			
CAUSE OF DEATH	36. PART I. ENTER the chain of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. Enter only one cause on line. If diabetes was an underlying or contributing cause of death be sure to record diabetes in either Part I or Part II of the cause of death section, as IMMEDIATE CAUSE (Final disease or condition resulting in death) Specially list IF ANY, leading to the listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting LAST a. <u>Arteriosclerotic Cardiovascular Disease</u> b. _____ DUE TO (OR AS A CONSEQUENCE OF) c. _____ DUE TO (OR AS A CONSEQUENCE OF) d. _____ DUE TO (OR AS A CONSEQUENCE OF) PART II. OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause given in Part I						Approximate Interval Between Onset and Death Years	
	37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown						38. IF FEMALE <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Unknown if pregnant within the past year <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death	
	39. MANNER OF DEATH Natural		40a. WAS AN AUTOPSY PERFORMED? No		40b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? Not Applicable			
	41a. DATE OF INJURY		41b. TIME OF INJURY		41c. DESCRIBE HOW INJURY OCCURRED			
MEDICAL EXAMINER	41d. INJURY AT WORK		41e. PLACE OF INJURY		41f. IF TRANSPORTATION INJURY		41g. LOCATION	

BUILDING DIVISION
NUISANCE ABATEMENT MINUTES
March 21, 2024

In attendance:

Paul Lize, Building Inspector
Laura Sullivan, Assistant City Attorney

The meeting was called to order by Michael Swafford, Acting Hearing Officer.

21632 Conners (12-13-33-402-003) House & Garage All parties have been duly notified and letters were posted on the building in question. Frank Allie appeared.

Mr. Swafford stated the exterior and interior of the property needs to be attended to immediately very unsafe vacant and dilapidated, exterior needs extensive clean up.

DETERMINATION:

Mr. Swafford declared public nuisance hold 30 days and send to public Service for removal.

Audience Participation

None

30238 Freda (12-13-10-178-007) House & Garage All parties have been duly notified and letters were posted on the building in question. Owner Janice Wilson appeared.

Mr. Swafford stated the structure is unsafe has structural damage the back side of the house all bricks removed.

DETERMINATION:

Mr. Swafford gave owner 90 day for a follow up will bring back into meeting and see if able to sell..

Audience Participation

None

22870 Globe (12-13-35-102-005) Garage All parties have been duly notified and letters were posted on the building in question. Francis Laballarte owner appeared.

Mr. Swafford stated the garage is dilapidated and unsafe

DETERMINATION:

Mr. Swafford declared Garage a public Nuisance send to Public Service for removal.

Audience Participation

None

14331 Marshall (12-13-36-133-035) House All parties have been duly notified and letters were posted on the building in question. Owner Dale Toney appeared.

Mr. Swafford stated the property is vacant and dilapidated, exterior needs extensive clean up.

DETERMINATION:

Mr. Swafford Gave owner 30 days to decide if they want to sell or get city certs done on property, will bring back in next meeting to see progress.

Audience Participation

None

25488 Schoenherr (12-13-24-304-001) Commercial All parties have been duly notified and letters were posted on the building in question. No one appeared.

Mr. Swafford stated that property was dilapidated and vacant.

DETERMINATION:

Mr. Swafford declared property, send to Public Service for removal.

Audience Participation

None

23814 Willard (12-13-25-305-014) House All parties have been duly notified and letters were posted on the building in question. Owner of Nour Fa Realty(Hussan El-Housseini) who is brother of owner appeared.

Mr. Swafford stated property exterior and interior of the property needs to be attended to vacant and dilapidated, exterior needs extensive clean up.

DETERMINATION:

Mr. Swafford declared property, send to Pubic Service for removal.

Audience Participation

None

Crystal Pierson
Recording Secretary

APPROVED:

Michael Swafford, 3-21-24

cc: Hearing Officer
 Public Service
 City Attorney
 Building Director
 Chief Building Inspector

COLONIAL TITLE COMPANY

27500 Harper Ave.
St. Clair Shores, MI 48081
Phone: (586)774-5950
Fax: (586)774-7040

FAX COVER LETTER

To: Mandy Wells
Company Name: City of Warren - Building Division
Fax No.: (586)574-4577
Email: mwells@cityofwarren.org
Customer No.: 2424774
Date: July 24, 2023
From: Shannon

Property Address: 21632 Conners, Warren, MI 48091

File No.: 24157

Message: Attached is your requested search and invoice. Please call Colonial Title Company with any questions or problems you may have. Thank you for your business.

ADDITIONAL COMMENTS:

Invoice

Remit payment to:

Colonial Title Company
27500 Harper Ave.
St. Clair Shores, MI 48081

Billed to:

City of Warren - Building Division
One City Square, Suite 305
Warren, MI 48093

Invoice number: 24157

Invoice date: July 24, 2023

Please pay before: August 7, 2023

Our file number: 24157

Your reference number: 2424774

Property:

21632 Conners
Warren, MI 48091
Macomb County

DESCRIPTION	AMOUNT
Title Search Fee	85.00
Invoice total amount due:	<u>\$ 85.00</u>

COLONIAL TITLE COMPANY SEARCH REPORT

Record Search Furnished to: Mandy Wells
City of Warren - Building Division
One City Square, Suite 305
Warren, MI 48093

Customer Reference Number: 2424774

This search consists of entries recorded with the Office of the Register of Deeds, based upon legal description herein.

This is not a Title Insurance Policy, and should not be relied upon as such. THIS IS NOT AN "ENVIRONMENTAL SEARCH".

In consideration of the issuance of this search, it is agreed that Colonial Title Company, shall not be liable for any loss of damage arising from incorrectness or incompleteness of this search unless such incorrectness or incompleteness is the result of the intentional omission or misdescription by the Company, with the formed intent of harming the applicant of the search. In no event, as evidenced by the charge for this search, does Colonial Title Company undertake any liability arising from:

1. Consequential or punitive damages, loss of anticipated profits, costs of toxic waste cleanup or other loss so related;
 2. Any type of loss which would result from the accuracy of a determination that any street address given and legal description searched constitute the same premises;
 3. Any instrument (however designated) filed in the Office of the Register of Deeds pursuant to the Uniform Commercial Code P.A. 1962, No. 174, effective January 1, 1964; and/or
 4. Any records of the Circuit, Probate or other Courts nor any records other than the records in the Office of the Register of Deeds.
-

Covering property described as: 21632 Connors, Warren, MI 48091

We have searched the records in the Office of the Register of Deeds for Macomb County and find no conveyances describing said property in said office up to July 6, 2023 at 8:00am.

See attached Rider "B"

Colonial Title Company
Stephen DeBates, President

RIDER "B"
SEARCH OF TITLE

From examination of the records in the Register of Deeds Office, Macomb County, Michigan, up to July 6, 2023 at 8:00am.

PROPERTY DESCRIPTION:

Land Situated in the City of Warren, County of Macomb and State of Michigan described as follows:

Lot 2561 - Piper's Van Dyke No. 9, according to the plat thereof as recorded in Liber 7, Page 93 of Plats, Macomb County Records.

Commonly Known As: 21632 Conners, Warren, MI 48091

Tax ID Number: 12-13-33-402-003

Apparent Owner: Lester Wiley

Title Deed dated 05/15/2006, recorded 05/15/2006, in Liber 17845, Page 673, Macomb County Records.

PAYMENT OF TAXES: Tax Parcel No.: 12-13-33-402-003
Address: 21632 Conners, Warren, MI 48091
2023 Summer Taxes in the amount of \$735.25 are DUE
2022 Winter Taxes in the amount of \$16.96 are PAID
Special Assessments Included in The Current Year Tax Bills: NONE
Special Assessments Separate From the Tax Bills: Must confirm with city
- 2023 State Equalized Value: \$25,120.00
- 2023 Taxable Value: \$11,679.00

The search did not disclose any open mortgages or deeds of trust of record.

Under this form of Search, this Company is not an insurer of the above Title, nor does it guarantee the Title or any evidence thereto and is not liable for any inaccuracies involving environmental searches or determinations.

The liability is limited to the amount paid for the Search. Rider attached to and forming a part of Search No. 24157

Colonial Title Company
Stephen DeBates, President

21632 CONNERS WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-33-402-003 Account Number: 202925966



Item 1 of 2 1 Image / 1 Sketch

Property Owner: WILEY LESTER**Summary Information**

- > Residential Building Summary
 - Year Built: 1955
 - Full Baths: 1
 - Sq. Feet: 696
 - Bedrooms: 0
 - Half Baths: 1
 - Acres: 0.090
- > Utility Billing information found

- > Assessed Value: \$25,120 | Taxable Value: \$11,679
- > Property Tax information found
- > 3 Building Department records found

Owner and Taxpayer Information

Owner

WILEY LESTER
21632 CONNERS
WARREN, MI 48091

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	CENTER LINE PUBLIC SCHOOLS	Assessed Value	\$25,120
Notes	NEZ - Patriot Place	Taxable Value	\$11,679
PP CLASS / YEAR	0	State Equalized Value	\$25,120
NOTES	Not Available	Date of Last Name Change	01/21/2003
BUSINESS TYPE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
NOTES	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/09/2005

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$21,410	\$21,410	\$11,123
2021	\$19,280	\$19,280	\$10,768
2020	\$17,040	\$17,040	\$10,620

Land Information

Zoning Code	R-1-C	Total Acres	0.090
Land Value	\$6,760	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration	No Data to Display
ECF Neighborhood	CENTERLINE 33, 28-400	Date	No Data to Display
Lot Dimensions/Comments	Not Available	Mortgage Code	No Data to Display
		Neighborhood Enterprise	No
		Zone	

Lot(s)	Frontage	Depth
Lot 1	38.00 ft	103.00 ft
Total Frontage: 38.00 ft		Average Depth: 103.00 ft

Legal Description

PIPER'S VAN DYKE NO. 9 LOT 2561 L7 P93

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Divs of Parent	0
Date Created	01/01/0001	Unallocated Divs Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/15/2006	\$27,500.00	WD	FAIRCLOTH PATRICK	Wiley Lester	33-TO BE DETERMINED	17845/673
01/23/1990	\$28,500.00	WD			03-ARM'S LENGTH	

Building Information - 696 sq ft 1 Story (Residential)

General

Floor Area	696 sq ft	Estimated TCV	Not Available
Garage Area	280 sq ft	Basement Area	0 sq ft
Foundation Size	696 sq ft		
Year Built	1955	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	CD
Effective Age	61 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/ Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 Story
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	696 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
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Garage Information

Area	280 sq ft	Exterior	Siding
Foundation	42 inch	Common Wall	Detached
Year Built	1960	Finished	No
Auto Doors	0	Mech Doors	0

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

21632 CONNERS WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-33-402-003 Account Number: 202925966



Item 1 of 2 1 Image / 1 Sketch

Property Owner: WILEY LESTER**Summary Information**

> Residential Building Summary

- Year Built: 1955
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 1
- Sq. Feet: 696
- Acres: 0.090

> Utility Billing Information found

- > Assessed Value: \$25,120 | Taxable Value: \$11,679
- > Property Tax Information found
- > 3 Building Department records found

Owner and Taxpayer Information

Owner WILEY LESTER Taxpayer SEE OWNER
21632 CONNERS INFORMATION
WARREN, MI 48091

Amount Due

Current Taxes: **\$735.25**
[Pay Now](#)

Legal Description

PIPER'S VAN DYKE NO. 9 LOT 2561 L7 P93

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

7/24/2023

[Recalculate](#)**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Summer	\$735.25	\$0.00		\$735.25	Pay Now

General Information for 2023 Summer Taxes

School District	50010	PRE/MBT	100.0000%
Taxable Value	\$11,679	S.E.V.	\$25,120
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$25,120

Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Due Date	08/31/2023		

Base Tax	\$731.11	Base Paid	\$0.00
Admin Fees	\$4.14	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$735.25	Total Paid	\$0.00

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
WARREN OPERATING	8.326300	\$97.24	\$0.00
	79.248900	\$735.25	\$0.00

Taxing Authority	Millage Rate	Amount	Amount Paid
CITY ROAD IMPROV	2.002900	\$23.39	\$0.00
EMS	0.277000	\$3.23	\$0.00
LIBRARY	1.268700	\$14.81	\$0.00
SANITATION	2.775000	\$32.40	\$0.00
ACT 345 POL/FIRE	4.984800	\$58.21	\$0.00
POLICE OPERATING	0.928900	\$10.84	\$0.00
FIRE OPERATING	0.928900	\$10.84	\$0.00
POL & FIRE OPER	4.674100	\$54.58	\$0.00
RECREATION	0.924700	\$10.79	\$0.00
MACOMB CNTY OPER	4.320000	\$50.45	\$0.00
MCC OPERATING	1.407700	\$16.44	\$0.00
MAC INT SCH DIST	4.630000	\$54.07	\$0.00
STATE ED TAX	6.000000	\$70.07	\$0.00
CENT SCH OPER	16.641000	\$0.00	\$0.00
CENT SUPPLOP	11.758900	\$137.33	\$0.00
CENT DEBT/SF	7.400000	\$86.42	\$0.00
Admin Fees		\$4.14	\$0.00
Interest Fees		\$0.00	\$0.00
	79.248900	\$735.25	\$0.00

[Click here for your Summer 2023 Tax Bill](#)

[Click here for a printer friendly version of Summer 2023 Tax Information](#)

2022	Winter	\$16.96	\$16.96	01/31/2023	\$0.00
------	--------	---------	---------	------------	--------

General Information for 2022 Winter Taxes

School District	50010	PRE/MBT	100.0000%
Taxable Value	\$11,123		
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$21,410
Tax Bill Number	No Data to Display	Last Receipt Number	00043021
Last Payment Date	01/31/2023	Number of Payments	1
Base Tax	\$16.80	Base Paid	\$16.80
Admin Fees	\$0.16	Admin Fees Paid	\$0.16
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$16.96	Total Paid	\$16.96

Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
MACOMB VETERANS	0.065200	\$0.72	\$0.72
HURON-CLINT PARK	0.207000	\$2.30	\$2.30
SMART	0.950000	\$10.56	\$10.56
ZOO AUTHORITY	0.094500	\$1.05	\$1.05
ART INSTITUTE	0.195600	\$2.17	\$2.17
Admin Fees		\$0.16	\$0.16
Interest Fees		\$0.00	\$0.00
	1.512300	\$16.96	\$16.96

[Click here for a printer friendly version of Winter 2022 Tax Information](#)

2022	Summer	\$706.28	\$706.28	01/31/2023	\$0.00
2021	Winter	\$38.57	\$38.57	01/31/2022	\$0.00
2021	Summer	\$672.67	\$672.67	01/31/2022	\$0.00
2020	Winter	\$17.64	\$17.64	01/04/2021	\$0.00
2020	Summer	\$704.75	\$704.75	01/04/2021	\$0.00
2019	Winter	\$16.45	\$16.45	02/03/2020	\$0.00
2019	Summer	\$702.12	\$702.12	02/03/2020	\$0.00
2018	Winter	\$16.24	\$16.24	02/05/2019	\$0.00
2018	Summer	\$687.51	\$687.51	02/05/2019	\$0.00
Load More Years					

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21632 CONNERS MI 48091 (Property Address)

Parcel Number: 12-13-33-402-003 Account Number: 202925966



Item 1 of 2

1 Image / 1 Sketch

Property Owner: WILEY LESTER**Summary Information**

> Residential Building Summary

- Year Built: 1955
- Full Baths: 1
- Sq. Feet: 696
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.090

> Utility Billing Information found

- > Assessed Value: \$25,120 | Taxable Value: \$11,679
- > Property Tax Information found
- > 3 Building Department records found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date issued	Last Inspection	Amount Due	
Electrical	PE20-000254		FINALED	2/27/2020	8/3/2020	\$0.00	View
Mechanical	PM20-000301		FINALED	2/27/2020	9/10/2020	\$0.00	View

Displaying Items 1 - 2 of 2

1

[Apply for a Permit](#)**Attachments**

Date Created	Title	Record
No records to display.		

Displaying Items 0 - 0 of 0

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21632 CONNERS Warren, MI 48091 (Property Address)

Parcel Number: 12-13-33-402-003 Account Number: 202925966



Item 1 of 2 1 Image / 1 Sketch

Property Owner: WILEY LESTER UB Customer Name: 202925966 OCCUPANT

Summary Information

Residential Building Summary

- Year Built: 1955
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 1
- Sq. Feet: 695
- Acres: 0.080

Utility Billing Information found

- Assessed Value: \$25,120 | Taxable Value: \$11,879
- Property Tax Information found
- 3 Building Department records found

Customer Information

Name: 202925966 OCCUPANT
 Address: 21632 CONNERS Warren, MI 48091
 Account Number: 202925966

Amount Due

Total Amount Due \$62.99

[Pay Now](#)

Current Bill

[Click here for a printer friendly version](#)

Amount Due Due Date	\$62.99 07/31/2023	Bill From Bill To	06/01/2023 06/30/2023			
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance		
NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00		
SEWER	\$13.76	\$8.88	\$0.64	\$21.28		
SEWER SERVICE CHARGE	\$4.06	\$2.03	\$0.18	\$6.27		
STATE MANDATED FEE	\$3.84	\$1.92	\$0.18	\$5.94		
WATER	\$17.40	\$8.70	\$0.73	\$26.89		
WATER SERVICE CHARGE	\$1.68	\$0.84	\$0.09	\$2.61		
	\$40.74	\$20.37	\$1.88	\$62.99		

History (594 Items Found)

Starting Date

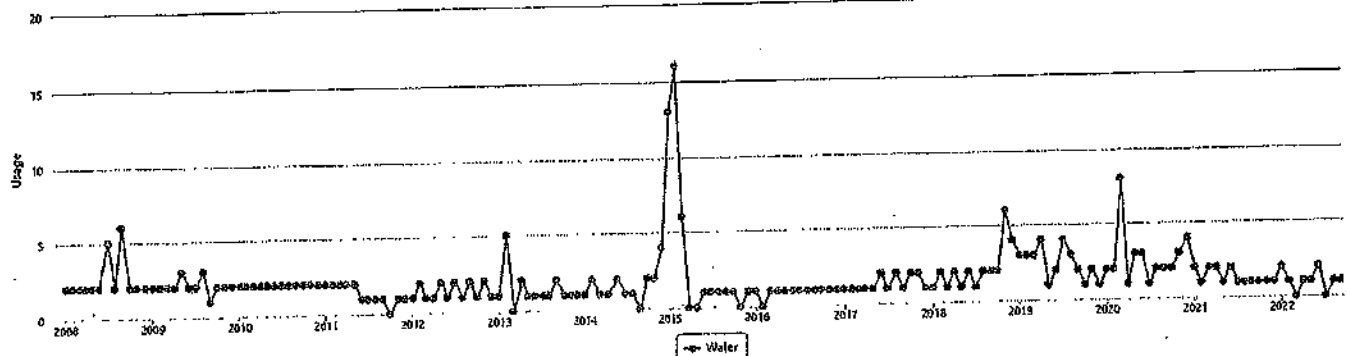
Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
7/12/2023	Bill Calculated	06/01/23-06/30/23		0.00	0.00	\$20.37	\$62.99
7/10/2023	Penalty			0.00	0.00	\$1.25	\$43.62
6/30/2023	Water Read	Water	Auto Read	239.00	0.00	\$0.00	\$41.36
6/13/2023	Bill Calculated	04/30/23-06/01/23		0.00	0.00	\$0.62	\$20.99
6/8/2023	Penalty			0.00	0.00	\$0.00	\$20.37
6/1/2023	Water Read	Water	Auto Read	239.00	0.00	\$0.00	\$20.37
5/12/2023	Bill Calculated	03/31/23-04/30/23		0.00	0.00	\$20.37	\$20.37
5/1/2023	Payment Posted	R23-616410		0.00	0.00	(\$20.37)	\$0.00
4/30/2023	Water Read	Water	Auto Read	239.00	1.00	\$0.00	\$20.37
4/1/2023	Bill Calculated	03/01/23-03/31/23		0.00	0.00	(\$20.37)	\$0.00
3/31/2023	Payment Posted	R23-574825		0.00	0.00	(\$20.37)	\$0.00
3/31/2023	Water Read	Water	Auto Read	239.00	0.00	\$0.00	\$20.37
3/14/2023	Bill Calculated	01/31/23-03/01/23		0.00	0.00	\$20.37	\$20.37

Usage History Chart

Usage History



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21632 CONNERS WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-33-402-003

Property Taxpayer: WILEY LESTER

Summary Information

\$3.00 was charged to your Business Account for this record lookup. See Account for current balance.

Important Message

If you have questions about this payment or need assistance, please call the Macomb County Treasurer's office at (586) 469-5190. Our hours are 8 AM - 4:15 PM Monday to Friday. (These hours exclude holidays)

Owner and Taxpayer Information

Owner	WILEY LESTER 21632 CONNERS WARREN, MI 48091	Taxpayer	WILEY LESTER 21632 CONNERS WARREN, MI 48091
-------	---	----------	---

Amount DueDelinquent Taxes: **\$0.00****Legal Description**

Legal Description not on file.

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

7/24/2023

Recalculate

Tax History**Important Message**Taxpayers **MUST** pay the oldest tax year first

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2016	Diq. Taxes	\$750.76	\$750.76	12/14/2017	\$0.00
2015	Diq. Taxes	\$1,178.86	\$1,178.86	12/14/2017	\$0.00
2014	Diq. Taxes	\$745.77	\$745.77	01/04/2016	\$0.00
2013	Diq. Taxes	\$735.00	\$735.00	01/05/2015	\$0.00
2012	Diq. Taxes	\$825.98	\$825.98	02/13/2014	\$0.00
Load More Years					

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July 3-1927
L. H. H. H.

L. 7
P. 93



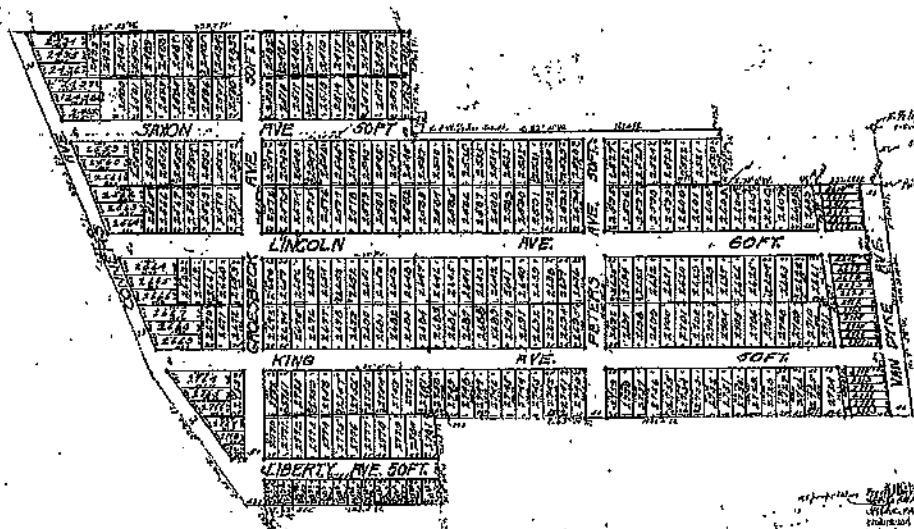
"PIPER'S VAN DYKE NO. 3"

A SUBDIVISION OF
A PART OF THE E 1/4 OF SEC. 33 T-1-N, R-12-E,
WARREN TWP., MACOMB COUNTY,
MICHIGAN.

Scale, One Inch Equals Two Hundred Feet.

Colman and Harding Inc.
Consulting and Construction Engrs.
502 Garden Building,
Detroit

Blanche J. Colman
4/24/1924



DESCRIPTION.

The land embraced in the annexed plat of "Piper's Van Dyke No. 3" a subdivision of a part of the E. 1/4 of Sec. 33 T. 1 N., R. 12 E., Warren Twp., Macomb Co., Mich. is described as follows: beginning at a point 3.75' S. 156.3 ft. along the corner line to Sect. 33 and 34, then N. 60° E. 1/4 of Sec. 33, thence S. 80° 0' W. 321.24 ft., thence N. 0° 35' W. 120.7 ft. to the E. and W. 1/4 line of Sec. 33, thence S. 80° 31' W. 761.0 ft. along the said E. and W. 1/4 line, thence N. 1° 18' W. 152.7 ft., thence S. 80° 33' W. 358.1 ft., thence S. 28° 06' E. 655.3 ft., thence S. 35° 46' E. 333.3 ft., thence S. 80° 31' W. 465.4 ft., thence N. 4° 24' W. 574.9 ft., thence S. 80° 30' E. 1164.0 ft. to the said common line of Sects. 33 and 34, thence N. 7° 58' W. 574.5 ft. along said common line to the point of beginning.

I hereby certify that the plat herein placed in a correct and true and perfect manner, according to the plans and books to which it is a reference and that the same have been placed in the proper place of record in the office of the Register of Deeds of Macomb County, Michigan, and that the same are correct and true in all respects and that the same are a true and correct copy of the original.

This plat was prepared by the Commission on the part of the Township of Warren, Macomb County, Michigan, and is a true and correct copy of the original.

Blanche J. Colman
4/24/1924

Blanche J. Colman
4/24/1924

Blanche J. Colman
4/24/1924

See Platbook of the 103rd Street 17 2 2 2
See Platbook of the 103rd Street 17 2 2 2

RECEIVED
COUNTY OF MACOMB
JULY 3 1927



July 3, 1927
Blanche J. Colman
4/24/1924

RECEIVED MAY 15 2006 4:50 PM

RETD FOR CORR. MAY 15 2006

RECEIVED MAY 15 2006 10:20 AM

This is to certify that according to the County Treasurer's records there are no tax liens on this property and that the taxes are paid for five years prior to the date on this instrument except 2005 No. 4351 MCL
 Macomb County Treasurer BY
 This certification does not include current taxes now being collected. Date 5-15-2006

4080038

LIBER 17845 PAGE 673



05/15/2006 10:27:35 A.M.
 MACOMB COUNTY, MI
 CARMELLA SABAUGH, REGISTER OF DEEDS

WARRANTY DEED STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That Patrick K. Faircloth (a married man)

whose address is 22926 Raymond, St. Clair Shores, MI 48082

Convey and Warranty to Lester Wiley

whose address is 21632 Connors, Warren, MI, 48091

the following described premises situated in the City of Warren of Macomb County of
 and State of Michigan, to-wit: described as Lot 2561, Piper's Van Dyke
No. 9, As recorded in Liber 7, Page 93 of Plats, Macomb
County Records. More commonly known as 21632 Connors,
Warren, MI, 48091. Parcel ID # 12-13-33-402-003

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or
 in anywise appertaining, for the sum of Twenty Seven Thousand Five Hundred
and 00/100, EXEMPT UNDER MCL 207.526(r)

subject to

Dated this Fifteen day of MAY 2006

Signed in the presence of:

Signed by:

Patrick K. Faircloth
PATRICK K. FAIRCLOTH
(AKA PATRICK KEITH FAIRCLOTH)
Lester Wiley Grantor
Lester Wiley Grantor

STATE OF MICHIGAN }
 COUNTY OF Macomb } SS.

AMIR S. Bhatti, Notary Public in Michigan, by Patrick Keith Faircloth + Lester Ralph Wiley
 Macomb County, Michigan, My Commission Expires 8-23-2012 (AKA PATRICK K. FAIRCLOTH)
Macomb Acting in Macomb County My Commission expires 8-23-2012
 Notary Public,
 County, Michigan

County Treasurer's Certificate



DOCUMENT ONLY AS GOOD AS ORIGINAL

When Recorded Return To: <u>Grantee</u>	Send Subsequent Tax Bills To:	Drafted by: <u>Patrick K. Faircloth</u>
		Business Address <u>22926 Raymond</u> <u>St. Clair Shores, MI, 48082</u>
Tax Parcel #	Recording Fee	Revenue Stamp



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

(586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JUNE 24, 2024

TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL

SUBJECT: AWARD OF BID ITB-W-1135 FOR THE PUBLICATION OF LEGAL NOTICES

The Purchasing Division, in conjunction with the City Clerk, City Treasurer, and the Parks & Recreation Department, recommends, on behalf of the City, that bid ITB-W-1135, for the Publication of Legal Notices, be awarded to the sole bidder, C&G Newspapers, 13650 Eleven Mile, Warren, MI, 48089, for a two (2) year period, with the option to renew for three (3) additional one (1) year periods at the prices indicated in the table below, in an annual amount not to exceed \$45,500.00.

PRIMARY PUBLICATIONS (CITY OF WARREN)			
Company	Price Per Column Inch	Price Per Half Page	Price Per Full Page
C & G Newspapers	\$26.00	\$520.00	\$1,040.00

SECONDARY PUBLICATIONS (MACOMB COUNTY)			
Company	Price Per Column Inch	Price Per Half Page	Price Per Full Page
C & G Newspapers	\$117.00	\$2,340.00	\$4,680.00

On Wednesday, June 5, 2024, at 1:00 PM, electronic bids were publicly opened for ITB-W-1135 for the publication of legal notices. Bids were solicited through the BidNet® (MITN) procurement system. One (1) vendor responded with a bid, which is summarized on the attached bid tabulation form submitted for your review.

C & G Newspapers has an extensive weekly circulation both throughout the City of Warren (52,536) and Macomb County (271,730). The wide readership makes it very beneficial for the City to use C&G to publish its legal notices, as they will reach a great number of people.

C & G Newspapers is easy to work with and have performed to the standards and expectations of the City.

Please note that the estimated annual expenditure listed above, \$45,500.00, reflects total estimated publishing costs for official notices for primary publications in Warren and for secondary publications throughout Macomb County.

PRIMARY PUBLICATIONS	
DESCRIPTION	C&G
AVERAGE # OF HOUSEHOLDS REACHED PER LEGAL PUBLICATION	52,536
TOTAL ESTIMATED ANNUAL COST FOR PRIMARY LEGAL NOTICES	\$29,120.00
ANNUAL AVERAGE COST PER HOUSEHOLD REACHED	\$0.55

SECONDARY PUBLICATIONS	
DESCRIPTION	C&G
AVERAGE # OF HOUSEHOLDS REACHED PER LEGAL PUBLICATION	271,730
TOTAL ESTIMATED ANNUAL COST FOR SECONDARY LEGAL NOTICES	\$16,380.00
ANNUAL AVERAGE COST PER HOUSEHOLD REACHED	\$0.06




If approved by your honorable body, this award shall commence on September 13, 2024, or upon City Council approval, whichever occurs later, for a two (2) year period, with the option to renew for three (3) additional one (1) year periods, in an annual amount not to exceed \$45,500.00.

Funds are available in the various department accounts.

Respectfully Submitted,



Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/24
MAYOR:		7/2/2024

AS-READ BID SUMMARY

City of Warren One City Square Warren MI 48093		BID: ITB-W-1135 Bid Opening Date: 6/5/2024 Department: Various	
Product or Service: PUBLICATION OF LEGAL NOTICES			
BIDDER	ADDENDUM 1	ITEM 1 PRIMARY SOURCE WARREN	ITEM 2 SECONDARY SOURCE MACOMB COUNTY
C&G PUBLISHING, INC.	X	\$ 29,120.00	\$ 16,380.00

ITEM ONE: PUBLISH AS THE PRIMARY SOURCE FOR NEWSPAPER PUBLICATION OF LEGAL NOTICES AND OTHER OFFICIAL DOCUMENTS FOR THE CITY OF WARREN AT THE FOLLOWING RATES:					
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1A	1,040	INCH	COLUMN INCH	\$26.00 per inch	\$ 27,040.00
1B	2	EACH	HALF PAGE (Tabloid - 4 Column x 5")	\$520.00 per 1/2 page	\$ 1,040.00
1C	1	EACH	FULL PAGE (Tabloid - 4 Column x 10")	\$1,040.00 per full page	\$ 1,040.00
TOTAL ITEM 1 - PRIMARY PUBLISHER CITY OF WARREN:					\$ 29,120.00

C&G Publishing indicated that they publish **WEEKLY** for Item 1.

ITEM TWO: PUBLISH AS THE SECONDARY SOURCE FOR NEWSPAPER PUBLICATION OF LEGAL NOTICES AND OTHER OFFICIAL DOCUMENTS FOR THE CITY OF WARREN AT THE FOLLOWING RATES:					
ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2A	80	INCH	COLUMN INCH	\$117.00 per inch	\$ 9,360.00
2B	1	EACH	HALF PAGE (Tabloid - 4 Column x 5")	\$2,340.00 per 1/2 page	\$ 2,340.00
2C	1	EACH	FULL PAGE (Tabloid - 4 Column x 10")	\$4,680.00 per full page	\$ 4,680.00
TOTAL ITEM 2 - SECONDARY PUBLISHER CITY OF WARREN:					\$ 16,380.00

C&G Publishing indicated that they publish **WEEKLY** for Item 2.



OFFICE OF THE CITY CLERK

1 CITY SQUARE, SUITE 205
WARREN, MI 48093-2393
(586) 574-4557
FAX (586) 574-4556
www.cityofwarren.org

DATE: June 18, 2024

TO: Craig Treppa, Purchasing Agent

FROM: Sonja Buffa, City Clerk *SB*

RE: Request to continue services with C & G Newspaper for publishing legal notices

City Clerks office requests to continue publication services with C & G Newspaper for publishing legal notices (ITB-W-1135-Legal Publications). This approved bid is for a two-year period in accordance with their provided specification.

Account Number# 101-1215-90000

Thank you for your consideration.

June 18, 2024

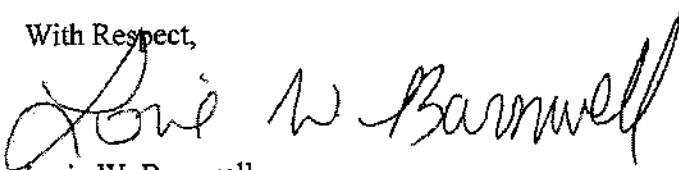
TO: Craig Treppa, Purchasing Agent
FROM: Lorie W. Barnwell, Treasurer
SUBJECT: Letter of Recommendation, C&G Newspaper publishing (bid #ITB-W-1135)

Per the results of bid ITB-W-1135-Legal Publications from 6/5/2024, the Treasurer's Office recommends the continuing publication services with C&G Newspaper.

The Treasurer's Office utilizes these services in order to notify residents of the billing of summer and winter taxes as well as special assessments as is required per City Charter. Funds for our department's notices are available under the contractual services line item in our budget under G/L 101-1253-80100.

I request that we accept their offered services in order to fulfill our publication requirements under the City's charter. If you have any questions or comments, please feel free to contact me at ext. 4539.

With Respect,

A handwritten signature in black ink, appearing to read "Lorie W. Barnwell", written in a cursive style.

Lorie W. Barnwell
Treasurer



PARKS AND RECREATION
5460 Arden.
Warren, MI 48092
(586) 268-8400
www.cityofwarren.org

June 20, 2024

Craig Treppa
City of Warren
One City Square
Suite 425
Warren, MI. 48093

Re: C&G Newspaper

Dear Mr. Treppa,

The Parks & Recreation Department is recommending C&G Newspaper for use of the Departments advertising. Parks & Recreation uses C&G newspaper for advertising the department's events and activities. C&G Newspaper was the only bidder. Attached is bid #ITB-W-1135 – Legal Publications. The money is available in our advertising account (9208-88011).

If you have any questions or require any additional information, please contact me.

Sincerely,

Anthony Casasanta,
Acting Director, Parks & Recreation

RESOLUTION

Document No: ITB-W-1135
Product or Service: Publication of Legal Notices
Requesting Department: Various

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2024 at 7 p.m. Local Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers: _____

ABSENT: Councilmembers: _____

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

Electronic bids were accepted, publicly opened and read on June 5, 2024.

The following bids have been received by City Council:

<u>BIDDER:</u>	<u>AMOUNT:</u>
----------------	----------------

Please see attached bid tabulation

The bid of C&G Newspapers, 13650 Eleven Mile Road, Warren, MI 48089 has been determined to be the sole bidder for award of Bid ITB-W-1135; Publication of Legal Notices. This contract is termed for a two (2) year period, with an option to renew for three (3) additional one (1) year periods, at the same terms and conditions, with mutual consent of both parties.

Funds are available in various departmental Accounts.

IT IS RESOLVED, that the bid of C&G Newspapers is hereby accepted by City Council in an annual amount not to exceed \$45,500.00, commencing on September 13, 2024, or upon City Council approval, whichever occurs later, with options to renew for three (3) additional one (1) year periods at the same terms and conditions, with mutual consent of both parties.

IT IS FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

X Bid document
☐ Contract
X Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2024.

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly appointed City Clerk for the City of Warren, Macomb County, Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on _____, 2024.

Sonja Buffa
City Clerk



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425
WARREN, MI 48093-5289
(586) 574-4600
FAX (586) 574-4614
www.cityofwarren.org

June 28, 2024

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Re: Request for Re-appropriation from Fiscal 2024 and an Increase in Budgeted Appropriations - Sanitation

Dear Council Secretary Moore:


The Sanitation Superintendent with the concurrence of the Public Service Director has indicated a need to this Council for an additional appropriation of funds in the amount of \$794,382.00 to cover the purchase of two (2) 2024 Labrie Right-hand Automizer Garbage Trucks and two (2) 2024 Mack Chassis'.

The purchase of two sanitation garbage trucks was approved in the Fiscal 2024 budget for \$722,000.00 that must be re-appropriated from Fiscal 2024 to Fiscal 2025. In addition, an increase in costs of \$72,382.00 is necessary to complete the purchase

A copy of the amending budget resolution is attached for Council action.

Respectfully,

Kristina K Battle
Budget Director

Approved: 

Lori M. Stone, Mayor

cc: Rick Fox
Dave Muzzarelli
Kevin Kitka
Wendy Sitek

RESOLUTION AMENDING GENERAL APPROPRIATIONS
FOR FISCAL 2025 BUDGET

A _____ Meeting of the City Council of the City of Warren,
County of Macomb, Michigan held _____, 2024, at 7:00 o'clock p.m.
Eastern Standard Time in the Council Chambers at the Warren Community Center.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the budget for fiscal year July 1, 2024 to June 30, 2025 was adopted by
Council on May 14, 2024, and

WHEREAS, the Sanitation Superintendent with the concurrence of the Public Service
Director has indicated a need to this Council for an additional appropriation of funds in the
amount of \$794,382.00 to cover the purchase of two (2) 2024 Labrie Right-hand Automizer
Garbage Trucks and two (2) 2024 Mack Chassis',

WHEREAS, the purchase of two sanitation garbage trucks was approved in the Fiscal
2024 budget for \$722,000.00 that must be re-appropriated from Fiscal 2024 to Fiscal 2025. In
addition, an increase in costs of \$72,382.00 is necessary to complete the purchase,

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the
original General Appropriation Resolution for the Fiscal 2025 Budget approves the additional
appropriation of funds to the following budget line items in the Sanitation Special Revenue Fund
Budget for fiscal 2025 in the amount of \$794,382.00.

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Transfer to:</u>		
226-9226-98100	Vehicles	\$ 794,382
<u>Transfer From:</u>		
226-0000-39001	Fund Balance Adjustment (re-appropriation)	\$ 722,000
226-0000-39001	Fund Balance Adjustment (increased cost)	<u>72,382</u>
		\$ 794,382

BE IT FURTHER RESOLVED, that the City Council hereby revises the appropriations for the Sanitation Special Revenue Fund Budget for fiscal 2025 in the amount of \$794,382.00.

AYES: Council Members _____

NAYS: Council Members _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2024.

MINDY MOORE
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)

) SS

COUNTY OF MACOMB)

I, SONJA BUFFA, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Council at its meeting held on_____.

SONJA BUFFA
City Clerk



**DEPARTMENT OF
HUMAN RESOURCES**

One City Square, Suite 410
WARREN, MI 48093
(586) 574-4670
FAX (586) 574-0770
www.cityofwarren.org

June 20, 2024

Ms. Mindy Moore, City Council Secretary
City of Warren
Warren Community Center
5460 Aden, Suite 505
Warren, Michigan 48092

RE: 2022-2023 IRS PCORI Fees Requirement/Federal Health Care Reform/IRS form 720

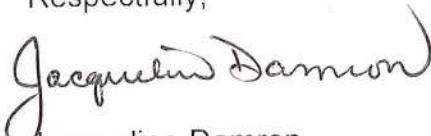
Ms. Moore:

As City Council may or may not be aware, the Affordable Health Care Act (ACA) created the "Patient Centered Outcomes Research Institute (PCORI)" to help patients, physicians, payers and the public make informed health care decisions by engaging in "comparative effectiveness research". Despite all of the discussions in Washington about repealing the ACA, to this point there has been no repeal of the PCORI fee provision. Employers and plan sponsors are required to submit certain information on IRS form 720, including the "average number of lives" covered under a "self-insured" health insurance plan. For plan years ending before October 1, 2023 the applicable tax rate is \$3.22 per covered life. The City's health plans for the requisite period cover a total of 4009 lives. The PCORI fee in the amount of \$12,908.71 and form 720 is due to the federal government.

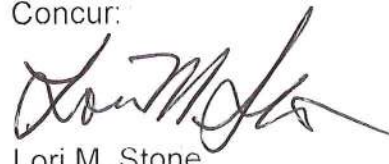
Accordingly, I request that a check payable to the Internal Revenue Service in the total amount of \$12,908.71 be approved, and that upon approval, a check be printed and delivered to my office ASAP for attachment to the Form 720 in connection with its due diligence in filing with IRS.

If you have any questions please do not hesitate to contact the insurance division.

Respectfully,


Jacqueline Damron
Acting HR Director

Concur:


Lori M. Stone
Mayor

CERTIFICATION

State of Michigan)
)ss
County of Macomb

I, SONJA BUFFA, Clerk of the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is true and correct copy of a resolution adopted by the Council of the City of Warren, at its regular meeting held on July 9, 2024.

SONJA BUFFA
Clerk of the City of Warren

RESOLUTION APPROVING PAYMENT OF 2023 PCORI FEES

A meeting of the City Council of the City of Warren, held on Tuesday, July 9, 2024, at 7:00 o'clock, p.m., Eastern Standard Time, in the Council Chamber at the Warren Community Center, 5460 Arden Road, Warren, Michigan.

PRESENT: Councilmember _____

ABSENT: Councilmember _____

The following resolution was offered by Councilmember _____ and supported by Council member _____.

1. Whereas, certain employers and plan sponsors are required to submit information on IRS form 720, including the "average number of lives" covered under a "self-insured" health insurance plan. For plan years ending before October 1, 2023 the applicable tax rate is \$3.22 per covered life. The City's health plans for the requisite period covered total of 4009 lives. Thus there is a PCORI fee in the amount of \$12,908.71 which is due to the federal government.
2. Whereas, the administration has requested and recommended that we process an EFTPS payable to the Internal Revenue Service in the total amount of \$12,908.71 be approved, and upon approval, a check be printed and delivered to the insurance division for attachment to the Form 720 in connection with its filing to the IRS.

THEREFORE IT IS RESOLVED, that City Council does hereby adopt and approve the administration's request to approve payment of the 2023 PCORI fee in the total amount of \$12,908.71 and directs that a city check be prepared and submitted to IRS as recommended.

AYES: _____

NAYS: _____

RESEOLUTION DECLARDED ADOPTED.

MINDY MOORE

Secretary of the Council

City of Warren

2023 PCORI Determination

Date	Total Number of Members for the period*	Number of Months	Calculation
1/1/2023	3,974	12	$\frac{48107}{12} = 4008.92$ $4008.92 \times \$3.22 = \underline{\$12,908.71}$
2/1/2023	3,998		
3/1/2023	4,000		
4/1/2023	4,007		
5/1/2023	4,027		
6/1/2023	4,010		
7/1/2023	4,010		
8/1/2023	4,011		
9/1/2023	3,997		
10/1/2023	4,017		
11/1/2023	4,028		
12/1/2023	4,028		
Total	48107		

PCORI FEE STRUCTURE

Plan Years ending on or after October 1, 2022 and before October 1, 2023	\$3.00
Plan Years ending on or after October 1, 2023 and before October 1, 2024	\$3.22

*This should be filed on IRS Form 720 by July 31, 2024

Prepared by:



Legal Update

Brought to you by: TMR & Associates, Inc.



PCORI Fee Amount Adjusted for 2024

The Internal Revenue Service (IRS) has issued [Notice 2023-70](#) to increase the Patient-Centered Outcomes Research Institute (PCORI) fee amount for plan years ending on or after Oct. 1, 2023, and before Oct. 1, 2024. The updated PCORI fee amount is **\$3.22** multiplied by the average number of lives covered under the plan.

For plan years that ended on or after Oct. 1, 2022, and before Oct. 1, 2023, the PCORI fee amount is **\$3.00** multiplied by the average number of lives covered under the plan.

Applicability of PCORI Fee

The PCORI fee was created by the Affordable Care Act (ACA) and first applied for plan or policy years ending on or after Oct. 1, 2012. The fee is imposed on health insurance issuers and self-insured plan sponsors to fund comparative effectiveness research. The PCORI fee was originally scheduled to expire in 2019. However, a [federal spending bill](#) extended the PCORI fee for an additional 10 years. As a result, the PCORI fee will apply through the plan or policy year ending before Oct. 1, 2029.

Payment Deadline

PCORI fees are reported and paid annually on IRS [Form 720](#) (Quarterly Federal Excise Tax Return). These fees are due each year by July 31 of the year following the last day of the plan year. For plan years ending in 2023, the PCORI fee is due by **July 31, 2024**. Employers with self-insured health plans should have reported and paid PCORI fees for 2022 by July 31, 2023.

Calculating the PCORI Fee

The PCORI fees are calculated based on the average number of covered lives under the plan or policy. This generally includes employees and their enrolled spouses and dependents, unless the plan is an HRA or FSA. [Final rules](#) outline a number of alternatives for issuers and plan sponsors to determine the average number of covered lives.

Key Facts

Covered Plans

The PCORI fees generally apply to insurance policies providing accident and health coverage and self-insured group health plans.

Applicability Dates

The PCORI fee applies to plan or policy years ending on or after Oct. 1, 2012, and before Oct. 1, 2029.

Payment Deadline

PCORI fees are due for plan or policy years ending in 2023 on July 31, 2024.

For plan years ending on or after Oct. 1, 2023, and before Oct. 1, 2024, the PCORI fee amount increases to \$3.22 per covered life.

This Legal Update is not intended to be exhaustive nor should any discussion or opinions be construed as legal advice. Readers should contact legal counsel for legal advice. ©2023 Zywave, Inc. All rights reserved.



ONE CITY SQUARE, SUITE 425
WARREN, MI 48093-5289
(586) 574-4600
FAX (586) 574-4614
www.cityofwarren.org

DATE: JUNE 21, 2024
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: RECOMMENDATION TO EXTEND AWARD OF RFP-W-0136; MOBILE WORKFORCE WORK ORDER SOFTWARE

The Purchasing Division concurs with the Water Division Superintendent and recommends that the agreement to provide Mobile Workforce Work Order Software be extended to Azteca Systems (Cityworks), LLC, 11075 South State Street, Suite 24, Sandy, UT 84070, for a one-year period in an annual amount not to exceed \$94,900.00.

ITEM	ANNUAL COST
AMS ELA Cityworks Online Premium	\$ 63,125.00
PLL Workgroup Cityworks Online Respond Starter 5-Pack	\$ 10,000.00
Public Access - PLL	\$ 21,775.00
GRAND TOTAL:	\$ 94,900.00

On July 13, 2021, Warren City Council approved an award to Azteca Systems (Cityworks), LLC., for an initial three (3) year period with options to renew for three (3) additional two (2) year periods, followed by a final one (1) year period.

The Water Division is recommending that City Council approve the first renewal option, but only for a one (1) year period.

The Water Division utilizes this mobile work order software as the City's work order system, which has improved response time and eliminated costs. Please see the attached recommendation letter for more detailed examples.

If approved by your honorable body, this award will commence on August 1, 2024 for a one-year period in an annual amount not to exceed \$94,900.00.

Funds are available in the Fiscal Year 2024 Water and Sewer System Budget: 592-1540-80100.

Respectfully Submitted,

Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/24
MAYOR:		7/2/24



Azteca Systems, LLC - Cityworks
11075 S State St, Suite 24 | Sandy, UT 84070
801-523-2751 | Fax # 801-523-3734

Quote Number Q-36025-2
Created Date 3/29/2024

Contact Information

Contact Name: Thomas Pawelkowski

Prepared By
Name:

Jenn Miya

Customer: Warren (MI), City of

Prepared By
Phone:

(801) 872-9528

Contact
Address: One City Square
Warren, MI
48093

Prepared By
Email:

jennifer_miya@trimble.com

Quote Lines

Product Name	Quantity	Net Unit Price
AMS ELA Cityworks Online Premium	1.00	USD 83,125.00
Cityworks Authorized Users	75.00	USD 0.00
Respond - AMS	1.00	USD 0.00
Mobile Native Apps (iOS/Android) - AMS	1.00	USD 0.00
Storeroom	1.00	USD 0.00
Equipment Checkout	1.00	USD 0.00
Contracts	1.00	USD 0.00
Cityworks for Excel	1.00	USD 0.00
eURL - AMS	1.00	USD 0.00
Operational Insights	1.00	USD 0.00
Workload - AMS	1.00	USD 0.00
Web Hooks - AMS	1.00	USD 0.00
Service Request API	1.00	USD 0.00
Citizen Engagement API	1.00	USD 0.00
Work Order API - Basic	1.00	USD 0.00
Work Order API - Extended	1.00	USD 0.00
Inspection API	1.00	USD 0.00
Metrics API	1.00	USD 0.00
Storeroom API	1.00	USD 0.00
PLL Workgroup Cityworks Online Respond Starter 5-Pack	1.00	USD 10,000.00
Respond - PLL	5.00	USD 0.00
Mobile Native Apps (iOS/Android) - PLL	5.00	USD 0.00
Public Access - PLL	1.00	USD 21,775.00
Web Hooks - PLL	1.00	USD 0.00
TOTAL:		USD 94,900.00

Maintenance Start Date: 8/1/2024 Maintenance End Date: 7/31/2025

Quote Notes:

Terms and Conditions

Payment Terms

Payment due within 30 days

IF YOUR ORGANIZATION REQUIRES A PURCHASE ORDER, PLEASE CONTACT YOUR FINANCE DEPARTMENT TO BEGIN THE APPROVAL PROCESS TO AVOID PAYMENT DELAYS.

All quotations are valid for ninety-days (90) from the date above, unless otherwise stated in this quotation form. All prices quoted are in USD, unless specifically provided otherwise, above. These prices and terms are valid only for items purchased for use and delivery for the Customers listed above.

Unless otherwise referenced, this quotation is for the Cityworks software products referenced above only. Pricing for implementation services (installation, configuration, training, etc.), or other software applications is provided separately and upon request.

The procurement, installation and administration of the Esri software or any other third-party software utilized in conjunction with Cityworks will be the responsibility of the Customer.

For "on-prem" installations, the procurement, installation and administration of the RDBMS utilized in conjunction with Cityworks will be the responsibility of the Customer. Currently, Cityworks supports Oracle and SQL Server. The procurement, installation and administration of the infrastructure (hardware and networking) utilized in conjunction with Cityworks will be the responsibility of the Customer.

This quotation and the pricing information herein is confidential and proprietary and may not be copied or released other than for the express purpose of the current system Software and Product selection and purchase. This information may not be given to outside parties or used for any other purpose without written consent from Azteca Systems, LLC or unless otherwise specifically permitted by law. If a "public access" or similar request is made, Customer, shall notify Azteca Systems, prior to any disclosure.

Software Licensing

All Azteca Systems software offered in this quotation are commercial off-the-shelf (COTS) software developed at private expense, and is subject to the terms and conditions of the signed "Cityworks Software License and Maintenance Agreement" ("Agreement") and any and all addendums or amendments thereto. A fully executed copy of the Agreement and any addendum(s) is required before delivery and installation and usage of the software is subject to the terms of the current license agreement.

The terms and conditions of the executed Cityworks Software License Agreement apply to this Quote unless otherwise specifically stated herein. Any additional or conflicting terms set forth in any purchase orders, invoices, or other standard form documents exchanged during the ordering process, other than product descriptions, quantities, pricing, and dates are void and of no effect.

Delivery method is by way of download through Azteca Systems, LLC. customer support web portal.

Taxes

Prices quoted do not include any applicable state, sales, local, or use taxes unless so stated. In preparing your budget and/or Purchase Order, please allow for any applicable taxes, including, sales, state, local or use taxes as necessary. Azteca Systems reserves the right to collect any applicable sales, use or other taxes assessed by or as required by law. Azteca Systems reserves the right to add any applicable tax to the invoice, unless proof with the order is shown that your organization or entity is tax exempt or if it pays any applicable tax directly.

International Customers

These items are controlled by the U.S. government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-user(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

Your signature indicates your acceptance of this Quote, and that you have read and accepted the Terms and Conditions set forth above.


Accepted by:

Superintendent Water
Title

6/13/2024
Date

Aztaca Systems, LLC - Cityworks | 11076 South State Street Suite 24, Sandy, UT 84070 | Corporate Main 801-523-2751 | Corporate Fax 801-523-3734



Water Division
12821 Stephens Road
Warren, MI 48089
(586) 759-9200

June 14, 2024

David Koss
Superintendent

To: Craig Treppa
Purchasing Agent
City of Warren

Re: **Renewal of Contract with Azteca Systems (Cityworks) for our Work Order Processing and Mobile Work Force System**

The Water Division is requesting approval to renew and continue our contract with Azteca Systems (Cityworks) based on their quote dated March 29, 2024. The quote is attached.

Since its full implementation in 2023, the Water Division has been using Cityworks AMS as our mobile work order system, which has improved response time and eliminated costs. Examples of this include:

- Processing time for Work Orders has been reduced from three weeks to one day.
- Customer service technicians in the office receive real-time updates from Water Utility Operators in the field and are able to better convey results to residents.
- As this is a paperless system, we have eliminated two hundred (200) or more paper work orders per week, which saves the department on paper costs.
- Staff no longer have to scan work orders to archive them, which reduces labor costs associated with work order processing.
- It is easier to keep track of accounting, labor costs, and reporting.
- The incidences of lost, misplaced, or incomplete work orders has been greatly reduced.
- Overtime needs for processing work orders prior to the monthly audit have been greatly reduced, saving the city up to \$1,750.00 per month in overtime costs.
- As the Engineering Department has staff on the system, we have eliminated the daily need to prepare and fax over Area Restoration work orders.

Cityworks has proven to be easy to use for all staff, and has been extremely reliable when it comes to organization and work deployment. The software is also extremely powerful and can be customized to suit our requirements whenever the need arises.

Therefore, the Water Division is recommending renewal of our contract with Azteca Systems (Cityworks) for another year. This contract would begin on August 1, 2024, and would end on July 31, 2025. The breakdown in costs are as follows:

- AMS ELA Cityworks Online Premium \$63,125.00
- PLL Workgroup Cityworks Online Respond Starter 5-Pack ...\$10,000.00
- Public Access - PLL\$21,775.00

TOTAL COST: \$94,900.00

This includes licensed access for seventy five (75) end users. Please see the quote for the full breakdown of all included software elements.

The Water Division recommends that Azteca Systems (Cityworks) continues to be the sole source for work order processing. The funds for the renewal of this contract are available under Fiscal Year 2024 Water and Sewer System Budget, account number 592-9047-80100.

Should there be any questions, I can be reached in my office at (586) 759-9224.

Respectfully Submitted,



Dave Koss
Superintendent
City of Warren Water Division

Craig Treppa
Purchasing Agent

Attached: Cityworks Quote Dated 3/29/24
Council Resolution for Cityworks AMS Renewal

Reviewed & Approved by: _____
David Muzzarelli
Director
Public Service

Approved by:

Budget Director: _____ Date: _____

Controller: _____ Date: _____

Mayor: _____ Date: _____

**RESOLUTION
WATER AND SEWER DIVISION
RENEWAL FOR CITYWORKS AMS ELA ONLINE**

A meeting of the City Council of the City of Warren, County of Macomb, Michigan,
held on _____, 2024 at 7:00 p.m. Local time, in the
Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren,
Michigan.

Present: Councilmember _____

Absent: Councilmember _____

The following resolution was offered by Councilmember _____

And supported by Councilmember _____

RESOLUTION

- The Water Division seeks City Council approval to renew our contract with Azteca Systems (Cityworks). Cityworks has been our Work Order processing program since August 2023. The fees for renewal are as follows:
 - AMS ELA Cityworks Online Premium with seventy-five (75) licenses:
 - **\$63,125.00**
 - PLL Workgroup Cityworks Online Respond Starter 5-Pack:
 - **\$10,000.00**
 - Public Access - PLL
 - **\$21,775.00**

GRAND TOTAL: \$94,900.00

- Azteca Systems (Cityworks) is to be awarded the sole contract for this system. The Water Division's experience with Cityworks over the last year has been excellent and serves as the basis for sole sourcing this contract with them.

- The number of licenses covers use of the system for up to seventy-five (75) end users, which includes supervisors, water utility operators, office staff, and engineers.
- Approved Funds are available under the Water & Sewer System Budget under Account Number 592-1540-80100 for \$94,900.00 which covers the total contract cost.

THEREFORE, IT IS RESOLVED that the City of Warren approves the project to renew our contract with Azteca Systems (Cityworks) dated March 29, 2024 for an annual cost not to exceed \$94,900.00, commencing on August 1, 2024 for a one-year period.

As proposed:

AYES: Councilmember _____

NAYS: Councilmember _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2024

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
)SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan, certify that the foregoing is a correct copy of the resolution adopted by the Warren City Council at its meeting held on _____, 2024.

Sonja Buffa
City Clerk



PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
FAX (586) 574-4645
www.cityofwarren.org

June 26, 2024

TO: Lori M. Stone, Mayor

FROM: Ronald F. Wuerth, Planning Director

RE: A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

At a public hearing on June 10, 2024, the Planning Commission adopted a resolution pertaining to the above-captioned matter. The resolution, as adopted, is a recommendation to the City Council to APPROVE the vacation of a part of Trembleton Subdivision including Ruehle Avenue public right-of-way and public alley.

You will find attached herewith a copy of the resolution, petitioner's letter, staff findings and recommendation, map, minutes, and plans in connection with this matter.

Should you and/or your staff wish to discuss the details of this project or to go over any of the items in this packet, myself and the Planning staff are available for assistance.

Sincerely,

A handwritten signature in blue ink that reads "Ronald F. Wuerth".

Ronald F. Wuerth, AICP
Planning Director

/mzm

Attachments



PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
FAX (586) 574-4645
www.cityofwarren.org

June 26, 2024

TO: Mindy Moore, Secretary
Warren City Council

FROM: Mayor, Planning Commission, and Planning Director

RE: A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

At a public hearing on June 10, 2024, the Planning Commission adopted a resolution pertaining to the above-captioned matter. The resolution, as adopted, is a recommendation to the City Council to APPROVE the vacation of a part of Trembleton Subdivision including Ruehle Avenue public right-of-way and public alley.

You will find attached herewith a copy of the resolution, petitioner's letter, staff findings and recommendation, map, minutes, and plans in connection with this matter.

Please schedule this matter for formal action by the City Council. If you have any questions or need additional information, please contact the Planning Director, Ronald Wuerth.

Thank you for your cooperation in this matter.

Respectfully submitted,

Read and Concur:

Mahmuda Mouri
Commission Secretary

Mayor

/mzm

Attachments

RESOLUTION TO VACATE A PART OF
TREMBLETON SUBDIVISION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY
32549 RUEHLE AVENUE

A regular meeting of the City Council of the City of Warren, Macomb County, Michigan held on _____, 2024, at 7 p.m. Eastern Daylight Savings Time in at the Warren Community Center, Warren, Michigan.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by Councilmember _____ and supported by Councilmember _____:

On June 10, 2024, the Planning Commission adopted the attached resolution, recommending to the Council of the City of Warren approval of the vacation of Lots 171-174, including Lots 263-266 and Lots 319-321 of Trembleton Subdivision, and the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way, in accordance with Article II, Chapter 34 of the Code of Ordinances of the City of Warren subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats, and the Petitioner is responsible for complying with any further procedures as may be necessary under the Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. The developer shall work with affected utility companies to create a relocation plan for the affected utilities within the easement areas. A copy of the plan shall be provided to the Planning Department.
3. Approval is obtained from City Council. The petitioner must complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.
4. The petitioner must provide the Planning Department with documentation indicating that all conditions as assigned are completed. The department then notifies the City Clerk that a certified copy of the City Council resolution shall be recorded with the Macomb County Register of Deeds.
5. A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.
6. The Planning Commission suggests that the petitioner have a meeting with the surrounding residents prior to the City Council meeting to discuss the project.

BE IT RESOLVED, the Council of the City of Warren hereby approves the vacation of a part of Trembleton Subdivision including Ruehle Avenue public right-of-way and public alley for the above-mentioned property of 32549 Ruehle Avenue.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2024.

MINDY MOORE
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on _____, 2024.

SONJA BUFFA
City Clerk

When recorded return to:

City Clerk
One City Square, Suite 205
Warren, Michigan 48093-5285

Drafted by:

Melissa Z. Maisano
Planning Department, City of Warren
One City Square, Suite 315
Warren, Michigan 48093-5285

RESOLUTION

The Planning Commission of the City of Warren having published Notice of Public Hearing in accordance with the statutes and ordinances governing the same and having held a public hearing thereon on Monday, the 10th day of June, 2024, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan, and having considered the objections raised thereto, resolves to recommend for approval, and does so recommend to the Council of the City of Warren, that Lots 171-174, including Lots 263-266 and Lots 319-321 of Trembleton Subdivision, and the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way be vacated in accordance with Article II, Chapter 34 of the Code of Ordinances of the City of Warren subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats, and the Petitioner is responsible for complying with any further procedures as may be necessary under the Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.
2. The developer shall work with affected utility companies to create a relocation plan for the affected utilities within the easement areas. A copy of the plan shall be provided to the Planning Department.
3. Approval is obtained from City Council. The petitioner must complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.
4. The petitioner must provide the Planning Department with documentation indicating that all conditions as assigned are completed. The department then notifies the City Clerk that a certified copy of the City Council resolution shall be recorded with the Macomb County Register of Deeds.

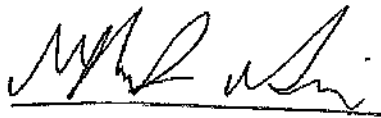
5. A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.
6. The Planning Commission suggests that the petitioner have a meeting with the surrounding residents prior to the City Council meeting to discuss the project.

RESOLUTION adopted at the meeting of June 10, 2024.

PLANNING COMMISSION OF THE CITY OF WARREN



Warren Smith, Chair



Mahmuda Mouri, Secretary



PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

June 13, 2024

Han Ha Thuc
Coast to Coast USA LLC
4302 Stonehenge Ct.
Troy, MI 48098

RE: A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

Dear Han Ha Thuc:

At its meeting of June 10, 2024, the City of Warren Planning Commission voted to recommend for **APPROVAL** the above-described vacation, subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats, and the Petitioner is responsible for complying with any further procedures as may be necessary under the Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.
2. The developer shall work with affected utility companies to create a relocation plan for the affected utilities within the easement areas. A copy of the plan shall be provided to the Planning Department.
3. Approval is obtained from City Council. The petitioner must complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.
4. The petitioner must provide the Planning Department with documentation indicating that all conditions as assigned are completed. The department then notifies the City Clerk that a certified copy of the City Council resolution shall be recorded with the Macomb County Register of Deeds.

5. A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.
6. The Planning Commission suggests that the petitioner have a meeting with the surrounding residents prior to the City Council meeting to discuss the project.

And furthermore recommendation were received from the following division and departments to notify the petitioner that these items will be addressed during the Building Division permit process:

TAXES: Current.

ASSESSING: The Assessing Department does not have any issues with the Trembleton Subdivision vacation which includes Ruehle Avenue also.

DPW: Based on our foreman's investigation this will not DPW operations.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division with regards to vacating Ruehle Avenue (50') and the 18' wide north/south public alley located 137.67' west of Liderman Avenue:

1. Indicate how you intend to abandon the 12" sanitary main on Ruehle Avenue.

FIRE: The Warren Fire Department approves this site plan. If you have any questions please contact me at 586-756-2800 ext. 3300.

AT&T: AT&T objects to vacation of Ruehle Ave. and the 18' alley to the east of Lots 5-8, unless a full-width easement is reserved. We have a major conduit run in the Ruehle Ave. ROW and aerial facilities installed in the alley. If the petitioner would like to discuss relocation options, please advise them to contact Courtney Dunford, cd0196@att.com, 586-842-7758.

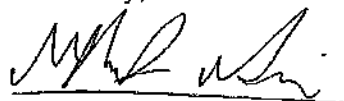
COMCAST: We have conflicts with the proposed vacation. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable.

DTE: Has to object to this vacation as there is equipment located in the requested vacation areas impacting 32549 Ruehle Avenue; Section 3; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. This office would have no objection to the vacation of the above request; there is not a county drain or easement on subject property. Prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office Design Standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact heather.morin@macombgov.org. Please contact this office, should you have any questions, 586-469-5910.

Should you have any questions, please do not hesitate to contact our office at 586-574-4687.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mahmuda Mouri', written over a horizontal line.

Mahmuda Mouri
Commission Secretary

/mzm

cc: Mayor
Ronald F. Wuerth, Planning Director
Mary Michaels, Chief Assistant City Attorney
Everett Murphy, Chief Zoning Inspector
James Kazanowski, Fire Department
Quyen Phan, Envision Realty LLC
Glenn Eckert, Select Business Agency LLC
Lisa Okasinski, Okasinski Law PLC

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY
32549 RUEHLE AVE.
Process # PEV240003
Section 3
City of Warren (Han Ha Thuc/Coast to Coast USA LLC)
June 10, 2024
Page 1

FINDINGS

1. The petitioner is requesting a part of Trembleton Subdivision be vacated, specifically Lots 171-174, Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way. The vacation also includes all easements within the portion of Trembleton Subdivision proposed to be vacated.
2. **CHARACTERISTICS OF THE SUBDIVISION VACATION FOR THE PUBLIC WAYS AND EASEMENTS (A PART OF TREMBLETON SUBDIVISION) CAN BE SUMMARIZED AS FOLLOWS:**

- a) Ruehle Ave. has a total width of 50 ft. and a length of 160 ft. The avenue is not developed; it is surfaced with grass. There is however an approach with curb and gutter where Ruehle Ave. would continue south, located on the south side of Trembleton Ave.

Ruehle Ave. is located abutting Lots 171 through 174 and Lots 263 through 266 Trembleton Subdivision.

All existing utilities located within this portion of Ruehle Ave. would also be vacated and if any exist be relocated with approval from utility companies. New utility easements may be required.

- b) The public alley has a total width of 18 ft. and a length of 120 ft. against to Lots 263 through 266 and a length of 120 ft. abutting Lots 319 through 321. The alley is not developed, it is surfaced with grass and trees.

The public alley is located abutting Lots 263 through 266 and Lots 319 through 321 Trembleton Subdivision.

The abutting property owners of Lots abutting Lots 171 through 174 and Lots 263 through 266 and Lots 319 through 321 of Trembleton Subdivision would receive full ownership of the vacated Ruehle Ave. and vacated north/south 18 ft. public alley.

All existing utilities located within this portion of the 18 ft. north/south public alley would also be vacated and if any exist be relocated with approval from utility companies. New utility easements may be required.

- c) Lots 171-174, Lots 263-266, Lots 319-321 of Trembleton Subdivision would be vacated. No new plat would be created.

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY

32549 RUEHLE AVE.

Process # PEV240003

Section 3

City of Warren (Han Ha Thuc/Coast to Coast USA LLC)

June 10, 2024

Page 2

- d) The City of Warren is initiating the vacation requests for the proposed development of eleven (11) tax reverted properties. On February 25, 2020, the City Council approved the sale for the development of nine (9) homes and for the reservation of green space. The City has entered into a purchase agreement with Han Ha Thuc/Coast to Coast USA LLC, represented by Mr. Glenn Eckert.

The purpose of the vacation is to remove the plat, lots, roads, alleys, and easements that currently exist in the area of the proposed development. The buyer's intention is to develop the land with residential dwellings in this location. New easements may need to be recorded once the current easements are vacated and then relocated per the developer working on the best location for said easements with all affected utility companies, and the City.

3. CURRENT STATUS OF APPLICATION

- a) The present hearing will be the initial formal review of this application by the Planning Commission.
- b) Chapter 34: Streets, sidewalks and other public places; Article II vacating public ways; Section 34-28, Consent by owners; hearing, notice not required; this petition was duly executed by all owners of record of the property contiguous and adjacent to the public street and public alley are owned by the City of Warren, and therefore, no publication of notice of public hearing is required.
- c) The Land Division Act provides that "permanent structures may not be erected within easement limits by the owner of the fee but the owner shall have the right to make any other use of the land not inconsistent with the rights of public utilities or the other uses as noted on the plat".
- d) On January 23, 2024, the City Council APPROVED by formal motion, an amended purchase agreement and resolution, which may resolve any outstanding reservations about the referenced development. The proposed changes outlined in the letter from Acting City Attorney to the Council are as follows:
- 1) The owner-occupied requirement will be changed to allow for leasing after a six-month marketing period, but for a lease period not shorter than 12 months instead of six months, and for clarity, short-term rentals will be expressly prohibited.
 - 2) The "green space" will be effectuated by access to pre-existing land reserved for public access to a park. For background purposes, the developer initially intended to purchase another City lot, which would have been dedicated to the public as access area to a public park. This lot, Parcel No. 13-03-107-028, was intended as the "green space" referenced in the initial agreement. Instead, the City will retain

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY

32549 RUEHLE AVE.

Process # PEV240003

Section 3

City of Warren (Han Ha Thuc/Coast to Coast USA LLC)

June 10, 2024

Page 3

ownership and use the lot for public access to the park. The developer will agree that the site plan include an area to access the ingress/egress area, so residents may enjoy the park.

Consistent with the prior submission, the purchaser's agent, Glenn Eckert, is requesting a minor amendment to the Resolution for the alley vacation and 51439 Ruehle Avenue dated February 22, 2022 (corrected address 32549 Ruehle) to allow an additional 18 month extension of the time to complete conditions to perfect the vacation and plat amendment. Also, unchanged, the due diligence period would be extended six months from the amended purchase agreement.

This proposal will help salvage the plan to develop 11 vacant tax-reverted lots, and provide housing opportunities within the City.

- e) On February 22, 2022, City Council by formal motion, APPROVED the street vacation with conditions, including completing the plat amendment within two years.

NOTE: After this approval, the buyer has been pursuing another developer who is willing to complete the project. The prospective developer would require certain changes to the terms approved by the City, in the agreement and resolution. Such changes area:

- 1) An 18-month extension of the time to complete conditions in the Resolution from February 22, 2024 to a completion date of July 22, 2025;
 - 2) Amend the purchase agreement to eliminate the open space requirement, as the land that would have served as the open space was remove from the final Property purchase, and such lot will be used by the City to provide ingress or egress to/from a public park;
 - 3) Amend the owner-occupancy requirement to a less restrictive standard. The homes which must now be owner-occupied for two years, would be marketed for owner-occupancy for six months after City certification, and should a property not be sold to an owner-occupant within such time, leasing will be permitted as long as the rental/lease period for any individual dwelling is for a minimum period of 12 months or longer. Short-term rentals are expressly prohibited;
 - 4) Extend the due diligence period for six months from the amended agreement.
- f) On March 9, 2021, the City Council (video conference) by formal motion approved the tentative preliminary plat (Beaver Creek Estates).

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY

32549 RUEHLE AVE.

Process # PEV240003

Section 3

City of Warren (Han Ha Thuc/Coast to Coast USA LLC)

June 10, 2024

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NOTE: The resolution indicates the following lots of Trembleton Subdivision: Lots 171, 172, 173 and 174, including ½ vacated alley and Lots 263, 264, 265, 266, and Lots 319, 320, and 321.

- g) On January 11, 2021 the Planning Commission (via Zoom) APPROVED plans for tentative preliminary re-plat (Beaver Creek Estates). There were a number of conditions required for the project such as the vacations and variances.

NOTE1: The final tentative plat has not been forwarded to City Council, as the vacation was deemed to be necessary before continuing with the initial project. Additionally, over the course of the process, the applicant has determined that proceeding as condominium project (single family condominiums) would be more advantageous than continuing as a re-plat. This change does not affect the proposed lot configurations.

NOTE 2: In the cover letter the Planning Department received from City Attorney Vinson, the letter states that there will be eight (8) homes created, but the ZBA approved 9 parcels per the plan they received ranging from widths of 45 ft. to 54 ft. The Planning Staff understands the new development to contain nine (9) single family development sites.

- h) On December 9, 2020 the Board of Appeals GRANTED the petitioner permission to:

- 1) Allow 5 parcels (proposed parcels 1-5 per plan) to have lot widths of 50 ft. each.
- 2) Allow one parcel (proposed parcel 6 per plan) to have a lot width of 54 ft.
- 3) Allow one parcel (proposed parcel 7 per plan) to have a lot width of 46 ft.
- 4) Allow one parcel (proposed parcel 7 per plan) to have total lot area of 4920 sf.
- 5) Allow two parcels (proposed parcels 8 & 9 per plan) to have a lot width of 45 ft. each.
- 6) Allow two parcels (proposed parcels 8 & 9 per plan) to have a total lot area of 5400 sf. each.

All variances are contingent upon the approval of the re-platting of the existing 11 lots into 9 new parcels and the vacation of the public alley and public right-of-way.

- i) On February 25, 2020, the City authorized the sale of the Property to David Dimeck, for the purpose of constructing eight residential dwellings. The sale included several conditions, including to sell the homes to an owner-occupant who will occupy the home for at least two years, and to complete roadway vacations. The development would be subject to the preservation of open space, utility and construction easements and restriction against marihuana growth or cultivation. Prior to the Council approval, the purchase excluded a lot that would be preserved as open space; the City will use the lot as part of the public access area to or from a public park.
- j) On July 8, 1925 the Macomb County Register of Deeds recorded the plat of Trembleton Subdivision in Liber 9 of Plats on Pages 51 and 52.

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY
32549 RUEHLE AVE.
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City of Warren (Han Ha Thuc/Coast to Coast USA LLC)
June 10, 2024
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4. GENERAL DESCRIPTION OF ABUTTING PROPERTIES IS AS FOLLOWS:

- a) The properties to the north across Trembleton Avenue are zoned R-1-C and contain single family dwellings.
 - b) The property to the east across Linderman Avenue is zoned R-1-C and contains a single family dwelling.
 - c) The property to the south is zoned R-1-C and contains City of Warren property and Beaver Creek.
 - d) The property to the west is zoned C-1 and contains commercial buildings.
5. Notice letters were sent to the local school district, all City of Warren departments and divisions and affected utilities. Letters have been received from City of Warren DPW, Fire, Assessing, and Macomb County Department of Public Works (MCPW), Comcast, and DTE.

The following objections were received:

- 1) From Comcast: We have conflicts with the proposed vacation. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable.
 - 2) From DTE: Has to object to this vacation as there is equipment located in the requested vacation areas impacting 32549 Ruehle Avenue; Section 3; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.
6. A review of the area by the Planning Staff indicates that the area in question consists of the mostly undeveloped land containing grass and some trees. The land was originally platted to be developed with single-family dwellings. The new project will bring new home development to this area of Warren, completing this residential neighborhood, which at present seems unfinished with partially created roadway approaches. Much of the green space in this area will remain. There are utility poles that are located along Trembleton Avenue; therefore, the relocation of the poles and new easements must be identified with the coordination of the affected utilities. The cost of the relocation of any utilities would be at the developer's expense.

Additionally, to the FIRM Rate Map Panel 0317G, dated September 29, 2006, this area is located within Zone AE and the southeast corner is located within a Floodway. If vacation is approved, the development shall follow all applicable laws and obtain all necessary permits for construction within a flood zone.

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY

32549 RUEHLE AVE.

Process # PEV240003

Section 3

City of Warren (Han Ha Thuc/Coast to Coast USA LLC)

June 10, 2024

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RECOMMENDATION

It is recommended that Lots 171-174, Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue and abutting Lots abutting Lots 263 through 266 and Lots 319 through 321, and north/south 50 ft. wide Ruehle Avenue abutting Lots 171 through 174 and Lots 263 through 266; including all associated easements of Trembleton Subdivision be VACATED subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats, and Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.
2. The developer shall work with affected utility companies to create a relocation plan for the affected utilities within the easement areas. A copy of the plan shall be provided to the Planning Department.
3. Approval is obtained from City Council. The petitioner must complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.
4. The petitioner must provide the Planning Department with documentation indicating that all conditions as assigned are completed. The department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.
5. A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As part of the proceedings in Circuit Court, a new revised subdivision plat must be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

6.c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE
PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY

32549 RUEHLE AVE.

Process # PEV240003

Section 3

City of Warren (Han Ha Thuc/Coast to Coast USA LLC)

June 10, 2024

Page 7

And furthermore recommendation were received from the following division and departments to notify the petitioner that these items will be addressed during the Building Division permit process:

TAXES: Current.

ASSESSING: The Assessing Department does not have any issues with the Trembleton Subdivision vacation which includes Ruehle Avenue also.

DPW: Based on our foreman's investigation this will not DPW operations.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division with regards to vacating Ruehle Avenue (50') and the 18' wide north/south public alley located 137.67' west of Liderman Avenue:

Indicate how you intend to abandon the 12" sanitary main on Ruehle Avenue.

FIRE: The Warren Fire Department approves this site plan.
If you have any questions please contact me at 586-756-2800 ext. 3300.

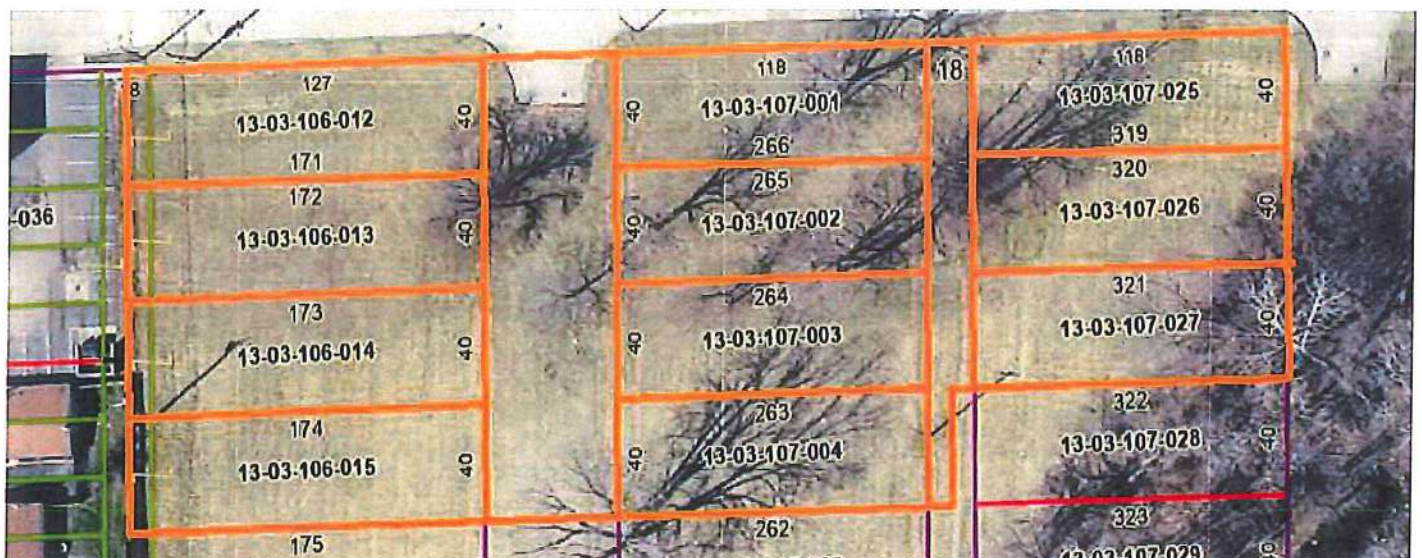
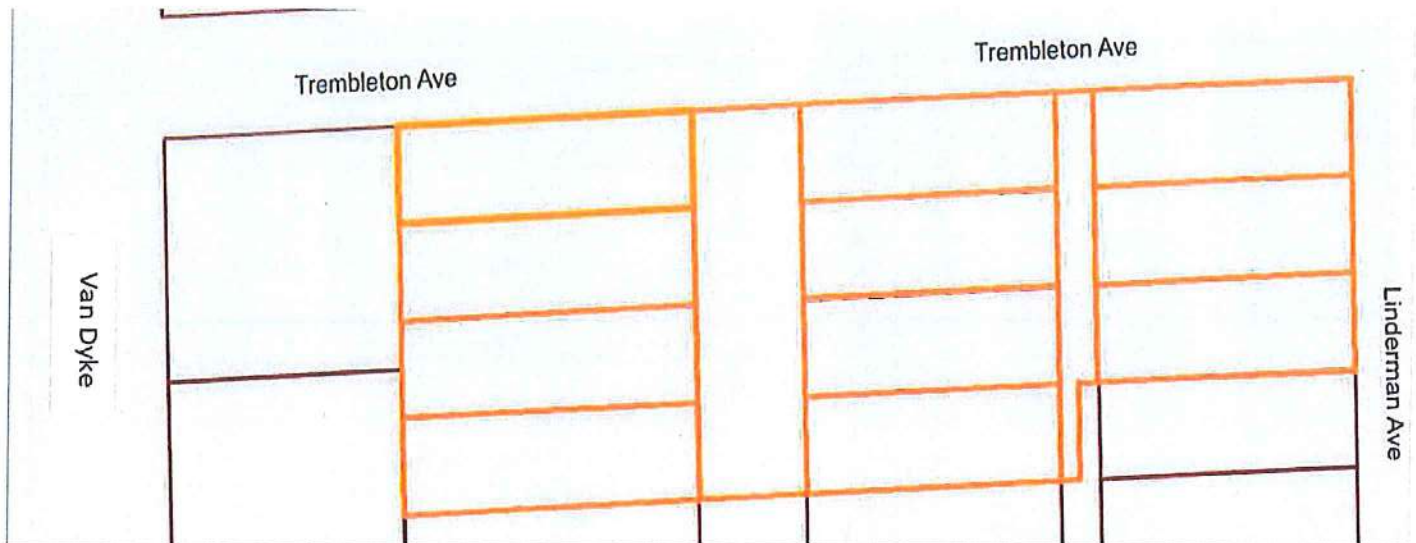
AT&T: At&t objects to vacation of Ruehle Ave. and the 18' alley to the east of lots 5-8, unless a full-width easement is reserved. We have a major conduit run in the Ruehle Ave. ROW and aerial facilities installed in the alley. If the petitioner would like to discuss relocation options, please advise them to contact Courtney Dunford, cd0196@att.com, 586 842 7758.

COMCAST: We have conflicts with the proposed vacation. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable.

DTE: Has to object to this vacation as there is equipment located in the requested vacation areas impacting 32549 Ruehle Avenue; Section 3; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. This office would have no objection to the vacation of the above request; there is not a county drain or easement on subject property. Prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County public works office design standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact heather.morin@macombgov.org. Please contact this office, should you have any questions, 586-469-5910.

A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT OF WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue Public Right of Way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.



survey plan not being correctly submitted. We did have a conversation with Caren Burdi about it and we are going to remove that item. What I looked at, she just has to put a notation on the survey plan to bring it into conformance. That's the only thing that has changed with the letter, the rest of it are reasons why it should be postponed.

MOTION:

A motion was made by Commissioner Robinson to postpone until July 8, 2024, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Commissioner Tutt.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

- C. A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

PETITIONERS PORTION:

Mr. Glenn Eckert – Tomorrow will be the four year anniversary of when I started this project, it's been fun. What I'd like to say is that this property was a four-time tax reverted property over a 20 year period. Everyone that purchased this property from the city had no idea what to do with it so they let it go back for taxes. I came up with a program that I thought would work and I presented it to the Planning Department, Mr. Wuerth, and he thought it was a good idea too. It was a good idea then and it's a good idea today.

The concept is to revert the lots from going east to west, to north to south. If you look at that closely you'll see green lines that will actually show where the new lots would be. Originally when I agreed to purchase the land the purchase was for all the property from Trembleton all the way down to Beaver Creek, which was about

a 500-foot depth property. Working with the city, Mr. Wuerth and our previous Mayor thought it might be a good idea to maintain the property in the back for a future water park. If you look at this drawing that's up there right now that's the GIS drawing and it shows in blue at the top corner where the project is, all the rest of the property that's marked out in yellow is all city owned property and it goes all the way down to the water treatment plant.

If you could pull up the photos, please. These pictures were taken in September of 2022 along Beaver Creek. I know that none of you have been down there to look at this water feature, but the city was thinking they should have a water feature park, now that might happen someday, of course the money has to be supplied, but at least you have the property if you ever want to do it. The next picture is basically the same area and if you look really closely at that picture, you'll see a racoon in there.

The reason I'm here tonight is because I'm here to ask for a signature. I've been working on this for four years and I came to the realization after talking with the gentleman from the State of Michigan, that would be Nicholas Clever, and you should have a copy of this in your file, I don't think it's necessary to go over the complete details of it, but I'd like to go over a quick review. Nicholas Clever is in charge of subdivisions for the State of Michigan and there's a quirk in the law and the State of Michigan Subdivision Act. That quirk requires a subdivision, if it's in a floodplain area, that you have to raise the grade of the land area up above the floodplain area and that's okay if the site is big enough and there's enough dirt to borrow from someplace else, but in this case there isn't. So the only way to get around that, based on what I learned from Mario, and he is the gentleman that is in charge of this area for EGLE, you can do it by using a crawl space to bring up the first floor grade above a floodplain area and then putting flood gates in the crawl space in case there is a flood someday.

This property just so you know when we had the last 500-year flood when Van Dyke was waist deep in water at Thirteen Mile this property did not flood. Regardless of that we still have to follow the rules and those rules require that we put in the crawl spaces. In order to do that I have to remove the subdivision or part of the subdivision that we are talking about here and transform that into a single family site condo development and then it's allowed. The petitioner is more than willing to take this to Circuit Court, this has to be taken to Circuit Court, you have to hire an attorney take it to Circuit Court, and a judge has to approve the removal of a

subdivision. After that Circuit Court procedure is done then you can take it to the County Recorder of Deeds and have it recorded as a site condo as opposed to being a subdivision and that's the only way we can get this done.

When I went to the city and asked for a signature to allow the attorney to start the procedure and of course pay for it they said we had to go back through Planning and back through City Council so that starts another four month process. I would like very much for you to approve this; I'd also like to introduce the petitioner Quyen Phan and she would like to explain exactly what they would like to do with this property after we get this situation cleared up.

Ms. Quyen Phan – I'm here representing Coast to Coast USA, the petitioner for this project. We are honored here today to address the officers, members, and the obligations of the City of Warren and the community members. Our company has submitted a petition for the vacations of a part of the Trembleton Subdivision which include the Ruehle Avenue public right-of-way and the public alley. We are proposing to develop nine residential detached single-family homes on the site. We will provide the overview of the concept plan that we are looking into.

We are committed to join the City of Warren initiative to go green. Our commitment to the environmental (inaudible) means that we will integrate the greens and energy efficient practice into our development. The proximity of Beaver Creek behind the subdivision will provide an excellent opportunity to enhance and preserve the natural environment. Therefore, this is the layout plan of the nine parcel detached, nine single residential homes, that Glenn has explained is going to be a site condo, but is actually a nine detached single-family home.

We will implement energy efficiency because we believe preserving the green and natural environment from the Beaver Creek is very important. So, we will build smart homes with LED lights, energy certifications, we will implement renewable energy, we are planning to do roof top solar energy and sustainable (inaudible) that we will apply such as water conservations, waste reductions, energy efficiency appliance and preserve the green landscaping in the perimeter. We have envisioned different architectural view for the development at the Trembleton Subdivision site condo. I just want to emphasize that these are nine detached single-family homes that we vision to put into this development.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ASSESSING: The Assessing Department does not have any issues with the Trembleton Subdivision vacation which includes Ruehle Avenue also.

DPW: Based on our foreman's investigation this will not affect DPW operations.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division with regards to vacating Ruehle Avenue (50') and the 18' wide north/south public alley located 137.67' west of Liderman Avenue:

1. Indicate how you intend to abandon the 12" sanitary main on Ruehle Avenue.

FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

AT&T: AT&T objects to vacation of Ruehle Avenue and the 18' alley to the east of Lots 5-8, unless a full-width easement is reserved. We have a major conduit run in the Ruehle Avenue right of way and aerial facilities installed in the alley. If the petitioner would like to discuss relocation options, please advise then to contact Courtney Dunford, cd0196@att.com, 586-842-7758

COMCAST: We have conflicts with the proposed vacation. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable.

DTE: DTE has to object to this vacation as there is equipment located in the requested vacation areas impacting 32549 Ruehle Avenue; Section 3; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: Please be advised that this letter is for comment in relation to right-of-way and county drain easements only. This office would have no objection to the vacation of the above request; there is not a county drain or easement on subject property. Prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office Design Standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact

heather.morin@macombgov.org. Please contact this office should you have any questions, 586-469-5910.

Mr. Ron Wuerth reads the recommendation of the Staff:

Number 5 should read – A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain

affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

PUBLIC HEARING:

Ms. Joelle Cutino – A year ago in March I purchased 32600 Ruehle, right on the corner of Trembleton, my bedroom window and driveway would be right across from buildings 5 and 6. This was my dream home, I purchased this home because of the empty lot. This was made aware to me about two weeks ago when I got the letter in the mail. I wanted to go on record to say I disapprove, I'm worried about the increased traffic on the other side, on my side, from the Mexican Restaurant traffic which already fills the whole street. I'm worried about the wildlife. I currently have about 14 deer that visited my front yard and turtle the other day in my garage.

Even though they've chosen some smart houses, which I commend them on, I moved to this place after being in a condo for 15 years and running an association for 15 years I thought I was getting away from the houses right next to each other for my little piece of heaven right here on this corner. I'm a little disappointed and feel a bit gutted that all these mature trees are going to be ripped out and that I'm going to have to look at a row of homes out my window.

I don't have anything other than a personal reason to disapprove of it, I almost didn't buy that home because I had heard that 10 years ago my home was under 5 feet of water along with other neighbors, so I don't know about their information about the not flooding. I personally was told my home had five feet of water in it.

In spite of the flood insurance I had to purchase and the higher taxes, which just went up again another \$1,300.00 dollars, I chose this piece of property because it feels like my serenity and my piece of heaven. I have a very high stressed job. I go outside and I sit on my bench, and I look at those trees and walk my dog in there, my favorite place is that area across the street. It's just a personal thing, I wanted to go on record that I'm not looking forward to the increased traffic, we already have people racing down that road as fast as they can go. That's it.

Mr. Tom Behl – I live at the corner of Linderman and Trembleton. I have a few questions, one will my address change? They are eliminating the street that has my address in front of my house. Will I have to pay for the sidewalks continuing on because I'm next door?

The parking for the restaurant, which I don't see anybody from the restaurant here, goes all the way to my house. So it goes to that street that you're eliminating the dead end, which people use for parking. The people from across the street use it for parking, I park there, so you're eliminating parking spots but you're not adding any. Mexico City doesn't have any parking they have a little tiny parking lot if you drive by there at lunch or dinner the street is full. Does anyone have any solutions to that?

Chair Smith – We are just taking your comments right now sir and then we'll go from there.

Mr. Tom Behl – The information that I saw on the screen I'd like to get that. The information about will I have to pay for sidewalks, will it impact my taxes, will I have to pay any more, because I'm trying to retire. On raising the property, if they raise the level of property, I guess that was ruled out, but if they do that affects me too, I'm on the floodplain. I pay taxes on parcels that you can't build on. I'm right next to it, I don't want that property going up and flooding onto my property.

MOTION:

A motion was made by Commissioner Robinson to approve, supported by Assistant Secretary Chowdhury.

COMMISSIONERS PORTION:

Secretary Mouri – I know you had something that you also wanted to bring up when Ron was speaking so if you want to complete your thought really quick?

Mr. Glenn Eckert – I've been doing this for a long time on this project and I have already talked to Comcast, AT&T and DTE and made adjustments in the plat to allow for their facilities to be within an easement that they've agreed is wide enough and acceptable. In the alleyway scenario, that alleyway, even though it's going to be vacated, it's going to turn into an easement. What I did there is I moved the alleyway into an easement and put the poles of that DTE system in the middle of that easement as opposed to where it was originally, which is 4 to 5 inches from the very west edge of the alleyway. I have those agreements in writing from them already. I'm going to have to go back to them because it's been two years since they agreed, I'll have to get them renewed I'm sure, but I'll be happy to do that for you.

Commissioner Robinson – How are you going to address Engineering concerns regarding the 12' sanitary main on Ruehle?

Mr. Glenn Eckert – Yes there's an existing sanitary that was placed in there when it was originally developed, and the road was never put in of course. I approached that issue with Tina from Engineering and I do have a letter from her explaining to me exactly what they want to be done with it and that may or may not be in your file.

Commissioner Robinson – So they are in agreement with the changes?

Mr. Glenn Eckert – Yes, that sanitary is of no use whatsoever to anyone unless you were to build houses and put Ruehle Street in as far as you could before it got to the creek.

Commissioner Robinson – So that's not a concern?

Mr. Glenn Eckert – No I've already talked to Tina and we are in agreement with what can be done.

Commissioner Robinson – Thank you.

Assistant Secretary Chowdhury – I know there's residents and they were probably notified within a certain radius, right? So has there been any talks about a meeting with the residents to address any concerns?

Mr. Glenn Eckert – They'll be addressed not only by us but when this goes to Circuit Court everyone within 300 feet has to be notified of the court hearing.

Assistant Secretary Chowdhury – There are residents here tonight and they are concerned, can you try to address those issues before you guys go to Circuit Court?

Mr. Glenn Eckert – That can be accomplished, I can arrange it.

Assistant Secretary Chowdhury – I think that would be more feasible for the residents, they've been living in that area for so long and I think their input is logical as well.

Mr. Glenn Eckert – I've been through this once before and the first time I went through it there was no one that showed up at the

meeting to complain about it. So maybe things have changed, it's been four years.

Assistant Secretary Chowdhury – It looks like there are some residents here and I feel like they have some concerns that need to be addressed. Perhaps a small meeting to address it and make sure you guys are all on the same page.

Mr. Glenn Eckert – Do you have their names I'd love to have them.

Assistant Secretary Chowdhury – Thank you.

Commissioner Tutt – I think it's important the one neighbor that brought up with the rise in the 9 homes would the water runoff into his yard, that's something that should be addressed. Additionally, with eliminating the street, that's a good question what happens to his address does that change. I agree with the Commissioner these kinds of things need to be talked over with the neighbors, so I encourage that as well, so I support her comment.

Mr. Glenn Eckert – Any existing house that is in that neighborhood would not be affected at all because the only lots that are going to be affected are the vacant ones. So I have a little problem understanding exactly what he was saying because his house address will not change. In addition to that the property outside of this particular property would not be affected at all requiring sidewalks, if it doesn't have a sidewalk now that's grandfathered in. I live in Warren in an area that some houses have sidewalks, and some houses don't, and the city can't force someone to put a sidewalk in even if the property is sold to a new buyer if it's grandfathered in with no sidewalk.

By putting this together on a site condo development the grade of the land would not change. By doing this we are alleviating the problem of bringing truck loads of fill in. If it were to be developed as a subdivision they would require those truck loads of fill to come in to raise the grades so the first floor level would be above 906.1. By putting these houses on a crawl space we are raising the floor up but not raising the ground up. So the existing area of the land would remain pretty much the same.

Commissioner Tutt – Thanks for explaining it, but I think that's why these conversations need to be had with the residents.

Mr. Glenn Eckert – I understand that, I wouldn't want my neighbor to raise the grade of their property so my backyard was full of water, it wouldn't be good.

Chair Smith – You've heard the owners of the adjacent properties concerns and you raised how you can probably solve some of those issues. I agree with the other Commissioners you should maybe have a meeting with them to maybe better explain to them what you're doing as far as a crawl space and things like that. If it does flood and water gets under the crawl space do you have any type of draining system that will take that water away from that area?

Mr. Glenn Eckert – It's all natural flow and it would go to the street and the storm sewage would pick it up. Plus, the fact that property on Trembleton is higher and it drops down on a gradual slope all the way to Beaver Creek, which makes a lot of sense because that's the way nature created it. So the majority of the water is going to flow not towards the existing houses but to the south where Beaver Creek would pick up that drain. Beaver Creek is actually Big Beaver Creek and that creek goes all the way up to north Troy is where it originates. Most of that Beaver Creek is in the communities being utilized for parks, so it's very clean water.

Chair Smith – The site condos have sewers that are going to be tied into each one of those so is the sewer system going to be large enough to handle all the site condos that you're putting in?

Mr. Glenn Eckert – According to my Engineers yes it would have to be attached we'd have to connect to the sewers. There are three existing manholes that can be tapped plus they can tap the sewer that's existing on Trembleton on the other lots and the water has to be brought across the street from the other side of Trembleton that's where the water line is. There's some significant cost in making this happen.

Chair Smith – Because it is kind of in the flood zone and with all the rain we've been getting and the problems with drainage you get a little concerned and I understand people don't want a problem with drainage in their lots.

Mr. Glenn Eckert – The natural flow of the land should alleviate that unless we get another 500-year flood. My son was stranded on Thirteen Mile and Van Dyke the water was waist deep he had to walk across Van Dyke to get home. I live in Warren and that area did have flooded basements, but it didn't have 5' of water above

grade it just didn't happen. There are stories out there that sometimes you can believe and sometimes you can't.

Chair Smith – Do you understand the recommendations?

Mr. Glenn Eckert – I would prefer to not have it postponed for a meeting I'd be happy to do it, but I still have to take it to Council so these concerns would have to be addressed at that time anyway.

Chair Smith – Alright thank you sir.

ROLL CALL:

The motion carried as follows:

Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Commissioner Tutt.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

SITE PLAN FOR OUTDOOR DINING AREA FOR EXISTING RESTAURANT: located on the west side of Ryan Road; approximately 248 ft. south of Eleven Mile Road; 26837 Ryan Road; Section 19; Steven Savich (Sima Birach); PSP240011.

PETITIONERS PORTION:

Mr. Steve Dumont – I'm from Designstruct, we provided the site plans. It's an existing restaurant with an existing hardscape next to the building that they want to use as an outdoor dining area. It's about 11,025 square feet, there's some existing vegetation along the north side that we are going to leave. We have looked at the recommendations from Planning and are in agreement with all of the recommendations and we can resubmit those plans to meet those recommendations. If the Commissioners have any questions for me. It's a pretty simple project.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of the site indicated the following comments from the Engineering Division.

1. Outdoor seating shall require a variance.
2. Provide adequate maneuvering spaces for the parking spaces south of the building.

Mary Clark CER-6819

June 10th, 2024



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

(586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JUNE 25, 2024

TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL

SUBJECT: SOL-W-1225; RECOMMENDATION TO AWARD CALIBRATION, PREVENTATIVE MAINTENANCE SERVICES, AND REPAIR SERVICES FOR WASTE WATER TREATMENT PLANT'S (WWTP) LASER FLOW METERS

The Purchasing Division concurs with the Waste Water Treatment Plant (WWTP) and recommends that City Council award Calibration, Preventative Maintenance Services, and Repairs, if needed, of the City's five (5) WWTP Laser Flow Meters, to the sole source provider, Hamlett Engineering Sales Company (HESCO), 29770 Hudson Drive, Novi, MI 48377, for a one (1) year period in an amount not to exceed \$50,000.00.

Hamlett Engineering Sales Company (HESCO) is the authorized exclusive Teledyne ISCO Sales Representative and Distributor for the lower peninsula of the State of Michigan, and authorized and factory trained to service Accusonic equipment. See the attached Sole Source letters from Teledyne ISCO and ADS, LLC.

If approved by your honorable body, the award shall commence on August 18, 2024, or upon the official date of City Council approval, whichever occurs later, for a one (1) year period in an amount not to exceed \$50,000.00.

Funds for this purchase are available in the WWTP Capital Account: 592-9047-98080.

Respectfully submitted:

Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/24
MAYOR:		7/2/24

QUOTE



Knowledgeable • Professional • Attentive • Likeable

29770 Hudson Drive Novi, MI 48377

Phone: (586) 978-7200

hesco-mi.com

TO: Anthony Conigliaro
City of Warren

Saturday, June 8, 2024

QUOTE #: QUOTE 1452-2
SALESPERSON: Kevin Livingston

aconigliaro@cityofwarren.org

Laser Flow Meter Prev Maint

LINE ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	LINE TOTAL
1.00	HESCO Field Service - Collection System Meters Preventive Maintenance Service - Quarterly Services of a confined space entry and maintenance crew to perform quarterly preventive maintenance service on 5 laser flow meters per quarter	20	EA	1,000.00	\$20,000.00
2.00	HESCO Field Service - WWTP Meters Calibration of Influent #1 FUS 1010 meter, Influent #2 FUS 1010 meter, Accusonic 5010+IS meter, signature Laser meter, Primary LP Panel Mag meter, UV system Mag meter, Ferric to Wet Well Mag meter, and Ferric to Aeration Mag meter. - Inspect the meter installation/wiring - Check and document the set-up and programming - Perform Verification and signal checks - Confirm proper operation and flow readings - Provide a calibration sticker and document *If issues are discovered at the time of the service, that cannot be resolved during this visit, HESCO will identify the problems and provide a quote for the necessary parts and labor to correct them.	1	LS	5,000.00	\$5,000.00

QUOTE



29770 Hudson Drive Novi, MI 48377
Phone: (586) 978-7200
hesco-mi.com

3.00	<p>HESCO Field Service - As Needed</p> <p>As needed preventive maintenance service in the event of equipment malfunction or need of emergency service. Service will be performed within 5 days of request and will be billed hourly.</p> <p>Overtime Hours will be billed at 1.5 x the hourly unit rate</p> <p>Holiday and weekend hours will be billed at 2.0 X the hourly unit rate</p> <p>Overtime, Weekend and Holiday Hours will only be worked upon the Owner's approval</p> <p>Confined Space Entry will be paid a minimum of 4 hours and included all Confined Space Entry Safety Equipment.</p> <p>THE QUANTITY AND TOTAL PRICE REPRESENT A COST NOT TO EXCEED FOR AN ANNUAL BUDGET AMOUNT</p>	100	hr	200.00	\$20,000.00
4.00	<p>HESCO Field Service - Parts Allowance</p> <p>Parts Allowance</p> <p>As needed parts to service collection system flow meters. As-needed approval required, must submit invoice for parts procured</p>	1	LS	5,000.00	\$5,000.00
SUBTOTAL:					50,000.00
MI SALES TAX:					0.00
TOTAL:					50,000.00

Ship Via:	Best Way FOB Factory	Shipping Terms:	Pre-Paid & Added to Invoice
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Payment Terms:	Net 45	Quote Valid Through:	08/31/2023
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Lead Time:	Shop Drawing Submittals: Weeks ARO Shipment: Weeks ARA
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QUOTE



If favored with a Purchase Order, please issue it to:

HESCO
29770 Hudson Drive
Novi, MI 48377

and email it to the Salesperson listed above in the quote header.

HESCO's Terms and Conditions of Sale, which are attached hereto or are available at [<https://hesco-mi.com/wp-content/uploads/2021/10/Terms-and-Conditions-of-Sale.pdf>] and which are incorporated by reference in this Quotation as if set forth fully herein, ARE EXCLUSIVE and apply to all purchase orders accepted by HESCO for the products and/or services set forth herein and represent the sole and exclusive terms upon which HESCO will sell products and provide services to Buyer. This Quotation does not incorporate or assent to any terms and conditions proposed by Buyer in any request for proposal or other communication. Any additional or different terms and conditions proposed by Buyer are unacceptable to HESCO, are expressly rejected by HESCO, and shall not be binding upon HESCO unless accepted in writing on behalf of HESCO by the President of HESCO. HESCO's failure to object to provisions contained in any communication from Buyer shall not be deemed an acceptance thereof nor shall they supersede these terms and conditions.

END QUOTE



June 7, 2024

Attention: To Whom It May Concern

Subject: Sole Source Letter

This is to certify that Teledyne ISCO, a business unit of Teledyne Instruments, Inc. is the sole manufacturer of Teledyne ISCO and QCEC automatic water/wastewater sampling and flow monitoring equipment. These items include but are not limited to flowmeters, samplers, rain gauges, connecting cables, and associated hardware, as well as operational and flow management software. Equipment, Parts, and Factory Authorized Service can be obtained either directly from Teledyne ISCO or through our local representative, Hamlett Engineering Sales Company (HESCO).

Hamlett Engineering Sales Company (HESCO), with offices located at 29770 Hudson Drive, Novi, Michigan 48377, is the authorized exclusive Teledyne ISCO Sales Representative and Distributor for the following territory:

- The lower peninsula of the State of Michigan

This letter is valid until August 31, 2025.

Best Regards,

Patricia Bishop

Patricia Bishop.
Contracts Specialist
Teledyne ISCO
A business unit of Teledyne Instruments, Inc.



340 The Bridge Street, Suite 204
Huntsville, AL 35806
256-430-3366 (phone)
256-430-6633 (fax)
www.adsenv.com/accusonic

June 6, 2024

Mr. Anthony Conigliaro, PE
Facilities Engineer
City of Warren Waste Water Treatment Plant
Warren, MI 48093

Subject: Accusonic Representation in Michigan

Dear Mr. Conigliaro,

This letter is to inform you that HESCO is authorized and factory trained to service Accusonic equipment. Only ADS LLC's direct employees or authorized factory trained service providers may service Accusonic equipment.

Accusonic is a brand of ADS LLC, a Business Segment of IDEX Corporation.

Please feel free to contact me or Kevin Young, Accusonic Business Development Manager if you have any further questions or require additional information concerning the subject of this letter.

Thank you,

Guy Miller
Accusonic Engineering Manager
Accusonic, a brand of ADS LLC



PUBLIC SERVICE DIVISION
WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530
www.cityofwarren.org

MEMO TO: Mr. Craig Treppa, Purchasing Agent
Office of the Controller

FROM: Donna Dordeski, P.E., Division Head
Waste Water Treatment Plant

SUBJECT: Request to Award Calibration, Preventative Maintenance Services, and
Repair Services for Waste Water Treatment Plant's (WWTP) Laser
Flow Meter's to Hamlett Engineering Sales Company (HESCO),
SOL-W-1225

DATE: 6/21/2024

Hamlett Engineering Sales Company (HESCO) has been providing calibration, preventative maintenance services, and repairs for the various laser flow meters located at the Waste Water Treatment Plant and at five (5) locations throughout the City's Sanitary Sewer Collection System.

The existing agreement with HESCO for calibration, preventative maintenance and repairs of the WWTP's flow meters is expiring on August 17, 2024 and the WWTP is seeking approval for continuation of the aforementioned calibration, preventative maintenance and repairs of WWTP's laser flow meters, to ensure compliance with the WWTP's NPDES permit requirements.

Hamlett Engineering Sales Company (HESCO) of 29770 Hudson Drive, Novi, Michigan 48377, is the authorized exclusive Teledyne ISCO Sales Representative and Distributor for the lower peninsula of the State of Michigan, and authorized and factory trained to service Accusonic equipment. The applicable sole source letters from Teledyne ISCO and from ADS, LLC are attached for your use.

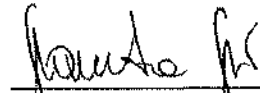
Included is the quote for the needed calibration and maintenance services for the various flow meters at the City's Waste Water Treatment Plant and for the five (5) flow meters on the sanitary Sewer Collection system, as provided by HESCO (Quote 1452-2, dated June 8, 2024).

Please take the steps necessary to authorize approval for this sole source service in the amount not to exceed \$50,000.00, for a one (1) year term, commencing on August 18, 2024, or the official date of the City Council approval, whichever occurs later.

Funds for this expenditure are available in the 2025 FY Budget, Capital Outlays, account number 592-9047-98080.

Should you have any questions regarding this request, please do not hesitate to contact me.

Respectfully,



Donna Dordeski, P.E.
Waste Water Treatment Division Head

DD

attachments: HESCO Quote 1452-2, Teledyne ISCO & ADS LLC Sole Source Letters, Resolution

cc: D. Muzzarelli
D. Smith
A. Conigliaro

RESOLUTION

Document No: SOL-W-1225
Product or Service: Calibration, Preventative Maintenance,
and Repair Services for Laser Flow Meters
Requesting Department: Public Service - WWTP

At a regular meeting of the City Council of the City of Warren, County of Macomb,
Michigan, held on _____, 2024, at 7 p.m. Eastern daylight savings Time, in the
Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

The following preamble and resolution were offered by Councilperson

_____ and supported by Councilperson _____.

To maintain compliance with regulatory NPDES requirements, the Waste Water Treatment Plant must provide for proper maintenance of operating equipment. The Waste Water Treatment Plant's and the Sanitary Collection System's Laser Flow Meters are required to be periodically calibrated and maintained and the WWTP desires to utilize Calibration Services, Preventative Maintenance, and Repair Services for those flow meters.

The Waste Water Division Head has recommended using the Sole Source Supplier, HESCO, 29770 Hudson Drive, Novi, MI 48377 for these services.

HESCO's price to provide Calibration Service, Quarterly Preventative Maintenance Services and Repairs Services, for a one-year period shall not exceed \$50,000.00.

Funding is available in the 2025 FY Water & Sewer System Budget, Capital Outlays, Account # 592-9047-98080.

THEREFORE, BE IT RESOLVED, pursuant to the recommendation of the WWTP Division Head, that the City Council by formal motion approves the award SOL-W-1225 to Sole Source Provider, HESCO of 29770 Hudson Drive, Novi, MI 48377, in the amount not to exceed \$50,000.00 for a one-year period, commencing on August 18, 2024, or the official date of the City Council approval, whichever occurs later.

BE IT FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

☒ Bid Document/Quote

☐ Contract

☒ Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilpersons: _____

NAYS: Councilpersons: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2024.

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan,
hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Council
of the City of Warren at its meeting held on
_____, 2024.

Sonja Buffa
City Clerk



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

(586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JUNE 25, 2024

TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL

SUBJECT: TRI-W-1002; AWARD RECOMMENDATION ELEVATOR MAINTENANCE AND REPAIR SERVICES UTILIZING THE SOURCEWELL COOPERATIVE CONTRACT #080420-TKE

The Purchasing Division, in conjunction with the Public Service Department, recommends that City Council award the purchase of Elevator Maintenance and Repair Services to TK Elevator Corporation (TK), 114 Townpark Drive, Kennesaw, Georgia 30144, utilizing Sourcewell Cooperative Contract #080420-TKE, for a five (5) year period in the total amount not to exceed \$487,517.88 per the attached pricing tables.

The City has been utilizing Otis Elevator for its elevator maintenance and repair services for the past ten (10) years. In recent years, it has been extremely difficult to get Otis to perform required inspections on the City's elevators. Due to the lack of service by Otis, the State inspector issued violations in December, 2024 on six (6) of the City's elevators. The inspection reports are for failing to conduct inspection services, load tests, and fire system tests within the State of Michigan Required timeframes. Due to the lack of response from Otis, the Public Service Director sought to bring in another company to perform the required maintenance and repairs in a timely fashion, and to the specifications of the State's requirements.

If approved by your honorable body, TK will be responsible for providing quarterly inspections on each of the City's nineteen (19) elevators, which is in compliance of the State's requirements. In addition, the City will have TK perform monthly maintenance inspections on the elevators located in City Hall (2), City Hall Parking Structure (2), Police HQ (2) and 37th District Court Building (2). This request is being made due to the fact that these are very high traffic elevators.

Some of TK's other responsibilities will include, but not be limited to, the following:

- Maintain original contract speed for each elevator car;
- Maintain machine room hoistway and pit equipment;
- Inspecting controllers, selectors, hoist machines, signal & dispatching, emergency operation, governors, ropes, pumping units, jack assemblies, hoistways, cars, and pits.

The maintenance and inspection services, along with the material markup rate shall be constant for the initial five (5) year period. The Labor rates will remain unchanged for the initial three (3) year period. The labor rate shall not to exceed 5% for years four (4) and five (5).

Funds for these purchases are available in various departmental Accounts.

The award shall commence on July 25, 2024, or upon the official date of City Council approval, whichever occurs later.

The Assistant City Attorney has reviewed the attached draft agreement and will make the necessary changes to meet the requirements of City, prior to executing the agreement.

Respectfully submitted,



Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/2024
MAYOR:		7/2/2024



CONTRACT EXTENSION

Contract Number: 080420-TKE

Sourcewell
202 12th Street Northeast
P.O. Box 219
Staples, MN 56479
(Sourcewell)

and

TK Elevator
114 Townpark Dr NW

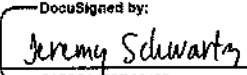
Kennesaw, Georgia 30144-3715
(Vendor)

have entered into Contract Number: 080420-TKE
for the procurement of: Elevators, Escalators, and Moving Walks with Related Equipment, Services, and
Supplies

The Contract has an expiration date of 2024-08-28 , but the parties may extend the Contract by mutual
consent.

Sourcewell and Vendor acknowledge that extending the Contract benefits the Vendor, Sourcewell and
Sourcewell's Members. Vendor and Sourcewell agree to extend the Contract listed above for an additional
period, with a new Contract expiration date of 2025-08-28 . All other terms and conditions of the Contract
remain in full force and effect.

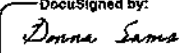
Sourcewell

DocuSigned by:

C0F02A138D06488
Authorized Signature

Jeremy Schwartz
Name

Chief Operating and Procurement Officer
Title

3/12/2024 | 8:41 AM CDT
Date

DocuSigned by:

DF81D22042884CF
Authorized Signature

Donna Sams
Name

Supervisor, S&R Contract Analysts
Title

3/13/2024 | 11:22 AM EDT
Date

**EXHIBIT A
CITY OF WARREN GOLD PLAN**

PAGE 1

ITEM	DESCRIPTION	5-YEAR ESTIMATED GRAND TOTAL
1	ELEVATOR MAINTENANCE SERVICES – 5 YEARS (Grand Total from Page 2, column E):	\$ 305,400.00
2	COST TO RESTORE TO NEW OPERATING CONDITION – ONE TIME (Grand Total from Page 2, column F):	\$ 41,400.00 (Subject to Otis making repairs)
3	EMERGENCY SERVICES LABOR COST – 5 YEARS (Grand Total from Page 3, Item 3):	\$ 93,517.88
4	EMERGENCY SERVICES MATERIAL COST – 5 YEARS (Grand Total from Page 3, Item 4):	\$ 47,200.00
5 YEAR GRAND TOTAL:		\$ 487,517.88

DETAIL COST FOR ITEM 3 – ESTIMATED ANNUAL LABOR COST FOR EMERGENCY SERVICES			
DESCRIPTION (HOURLY RATES FOR EMERGENCY SERVICE)	HOURLY RATE	ESTIMATED HOURS	TOTAL EST. LABOR COST RATE x HRS
Regular Business Hours (8:00 am – 5:00 pm Monday - Friday)	\$ 300.00	25	\$ 7,500.00
Evening Hours (after 5:00 pm Monday - Thursday)	\$ 510.00	5	\$ 2,550.00
Weekend Hours (after 5:00 pm Friday – 8:00 am Monday)	\$ 510.00	10	\$ 5,100.00
Holiday Hours	\$ 600.00	5	\$ 3,000.00
TOTAL ANNUAL COST FOR YEARS 1-3:			\$18,150.00
TOTAL 3-YEAR COST – Total annual cost x 3:			\$54,450.00
TOTAL ESTIMATED COST FOR YEAR 4 (5% Increase):			\$19,057.50
TOTAL ESTIMATED COST FOR YEAR 5 (5% Increase):			\$20,010.38
TOTAL 5-YEAR COST:			\$93,517.88

**EXHIBIT A
CITY OF WARREN GOLD PLAN**

PAGE 2

DETAIL COST FOR ITEM 4 - ESTIMATED ANNUAL MATERIAL COST FOR EMERGENCY SERVICES			
DESCRIPTION	ESTIMATED MATERIAL COST	MARKUP/ DISCOUNT	TOTAL ESTIMATED MATERIALS COST \$8,000 x %
Please enter the markup/discount percentage from the current manufacturer's list price for parts/supplies needed for emergency service work. Also, please include the catalog title, year, etc.	\$ 8,000.00	18 %	\$ 9,440.00
TOTAL ANNUAL COST:			\$ 9,440.00
TOTAL 5-YEAR COST – Total annual cost x 5 (Enter total on Page 1, Item 4 of bid form):			\$47,200.00

**EXHIBIT A
CITY OF WARREN GOLD PLAN
SCHEDULED MAINTENANCE PRICING**

PAGE 2

A.	B.	C.	D.	E.	F.	G.
ELEVATOR	LABOR CHARGE	MATERIAL CHARGE	TOTAL PER QUARTER	5-YEAR COST	INITIAL COST	TOTAL
BUILDING AND ELEVATOR NUMBER	LABOR COST PER QUARTER	MATERIAL COST PER QUARTER	TOTAL COST PER QUARTER	TOTAL PER QUARTER X 20	ONE-TIME COST TO RESTORE TO NEW OPERATING CONDITION	
CITY HALL PARKING STRUCTURE						
42941		Monthly Visit	\$ 825.00	\$ 16,500.00	\$ 1,200.00	\$ 17,700.00
42942		Monthly Visit	\$ 825.00	\$ 16,500.00	\$ 1,200.00	\$ 17,700.00
						\$ 35,400.00
CITY HALL						
44628		Monthly Visit	\$ 900.00	\$ 18,000.00		\$ 18,000.00
44629		Monthly Visit	\$ 900.00	\$ 18,000.00		\$ 18,000.00
TOTAL:						\$ 36,000.00
JOSEPH COACH MANOR						
27422		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
27423		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
27424		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
27425		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
27426		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
TOTAL:						\$ 78,000.00
STILWELL MANOR						
16144		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
16145		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
TOTAL:						\$ 31,200.00
37th DISTRICT COURT						
15814		Monthly Visit	\$ 825.00	\$ 16,500.00		\$ 16,500.00
15815		Monthly Visit	\$ 825.00	\$ 16,500.00		\$ 16,500.00
TOTAL:						\$ 33,000.00
POLICE						
17854		Monthly Visit	\$ 825.00	\$ 16,500.00	\$ 8,000.00	\$ 24,500.00
17855		Monthly Visit	\$ 825.00	\$ 16,500.00		\$ 16,500.00
TOTAL:						\$ 41,000.00
WWTP						
8838		Quarterly Visit	\$ 900.00	\$ 18,000.00	\$ 25,000.00	\$ 43,000.00
WATER						
26401		Quarterly Visit	\$ 780.00	\$ 15,600.00		\$ 15,600.00
COMMUNITY CENTER						
39703		Quarterly Visit	\$ 780.00	\$ 15,600.00	\$ 3,000.00	\$ 18,600.00
OWEN JAX RECREATION CENTER						
25878		Quarterly Visit	\$ 600.00	\$ 12,000.00	\$ 3,000.00	\$ 15,000.00
GRAND TOTALS:				\$ 305,400.00	\$ 41,400.00	\$ 346,800.00

LIST OF ELEVATOR LOCATIONS AND CONTACTS

LIST OF SERVICE LOCATIONS AND CONTACTS	
Joseph Coach & Stilwell Manor 26600 Burg Road Warren, MI 48089 Kavin Yaden 586-758-1310 ext. 1304	City Hall One City Square Warren, MI 48093 Jeff Reeves 586-574-4508
Waste Water Treatment Plant 32360 Warkop Warren, MI 48093 Joe Kovalcik 586-264-2530 ext. 8104	City Hall Parking Structure One City Square Warren, MI 48093 Jeff Reeves 586-574-4508
Water Division 12821 Stephens Warren, MI 48089 Polly Barbor 586-759-9227	Police Headquarters 29900 Civic Center Drive Warren, MI 48093 Jeff Reeves 586-574-4508
Community Center 5460 Arden Warren, MI 48092 Dave Klein 586-258-2003	37 th District Court 8300 Common Road Warren, MI 48093 Jeff Reeves 586-574-4508
Owen Jax Recreation Center 8207 East Nine Mile Road Warren, MI 48089 Dave Klein 586-258-2003	

ELEVATOR LOCATION LIST

ELEVATOR LOCATION LIST			
STATE SERIAL #	MAKE/MODEL	DEPARTMENT	LOCATION
42941	Schindler – E-2B-217P	City Hall Parking Structure	One City Square
42942	Schindler – E-2B-217P	City Hall Parking Structure	One City Square
44628	Schindler – 5400A	City Hall	One City Square
44629	Schindler – 5400A	City Hall	One City Square
27422	Schindler	Joseph Coach Manor	26560 Burg Road
27423	Schindler	Joseph Coach Manor	26560 Burg Road
27424	Schindler	Joseph Coach Manor	26560 Burg Road
27425	Schindler	Joseph Coach Manor	26560 Burg Road
27426	Schindler	Joseph Coach Manor	26560 Burg Road
16144	Dover	Stilwell Manor	26600 Burg Road
16145	Dover	Stilwell Manor	26600 Burg Road
15814	Deco	37th District Court	8300 Common
15815	Deco	37th District Court	8300 Common
17854	Thyssen Krupp – EP-12530	Police	29900 Civic Center
17855	Thyssen Krupp – EP-19030	Police	29900 Civic Center
8838	Otis	W.W.T.P.	32360 Warkop
26401	Otis	Water	12821 Stephens
39703	Schindler	Community Center	5460 Arden
25878	Unknown – Barrier Free Lifting Elevator	Owen Jax Rec Center	8207 Nine Mile Road

**EXHIBIT A
CITY OF WARREN GOLD PLAN**

PAGE 5

PERFORMANCE STANDARDS

BUILDING	ADDRESS	STATE SERIAL #	CAPACITY (LB.)	SPEED	FLOORS	OPENINGS	TRAVEL
City Hall Parking Structure	One City Square	42941	?	?	4	4	
		42942	?	?	4	4	
City Hall	One City Square	44628	3500	350 FPM	4	4	
		44629	3500	350 FPM	4	4	
Joseph Coach Manor	23560 Burg Rd.	27422	2500	100 FPM	3	3	18'10"
		27423	2500	100 FPM	3	3	18'10"
		27424	2500	100 FPM	3	3	18'10"
		27425	2500	100 FPM	3	3	18'10"
		27426	2500	100 FPM	3	3	18'10"
Stilwell Manor	26600 Burg Rd.	16144	1200	100 FPM	4	4	28'5"
		16145	1200	100 FPM	4	4	28'5"
Court	8300 Common	15814	2500	100 FPM	2	2	13'2"
		15815	2500	100 FPM	2	2	13'2"
Police	29900 Civic Center	17854	4000	100 FPM	4	5	40'2"
		17855	2500	100 FPM	4	5	40'2"
WWTP	32360 Warkop	8838	1200	100 FPM	2	2	53'10"
Water	12821 Stephens	26401	3000	150 FPM	3	3	12'0"
WCC	5460 Arden	39703	3500	100 FPM	2	2	12'0"
Owen Jax	8207 Nine Mile Road	25878	700	25 FPM	2	2	20'0"

**EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK**

PAGE 1

PERMITS:

Materials and installation shall conform to all state and local codes and regulations governing the trades included in this work including securing applicable permits. Bidders are instructed to **include the cost** of permit(s) in their bid. The successful **contractor will be required to obtain permits** as required by law, code, ordinance, etc.

**Authorized Signature for _____
Permits Clause**

USE TAX:

If vendor is **affixing materials to realty** the materials are subject to Michigan's sales and use tax and **these taxes should be included in your bid.**

**Authorized signature for _____
Use Tax Clause**

EMERGENCY SERVICE RESPONSE TIME CLAUSE:

On-site service response is desired within two business hours of service call. Please indicate the following.

**Authorized signature for _____
Service Response Time Clause**

HOLIDAY LIST:

Please list your company's observed Holidays.

**Authorized signature for _____
Holiday List Clause**

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 2

CITY OF WARREN
MINIMUM SPECIFICATION FOR ELEVATOR MAINTENANCE AND REPAIR

1. GENERAL INFORMATION

- A. The elevator(s) covered by this contract, shall be maintained in a satisfactory and safe operating condition, in accordance with the requirements of these specification, and be capable of providing their contract speed, capacity, and performance at all times. The Owner reserves the right to request or make such tests as and when advisable to ascertain that the requirements of these conditions are being fulfilled.
- B. The Elevator Service Company shall maintain elevators, equipment, appurtenances accessories so as to comply with the requirements of the applicable **ASME A17.1-2013 Safety Code for Elevators and Escalators, or most recent ASME A17.1 Safety Code for Elevators and Escalators** or elevators and any other rules, ordinances, or building codes that may apply. The original specification and/or NEI Standards of Performance shall be the guide for performance criteria as modified herein.
 - 1. All periodic tests are included in the contract for full load, no load, static, hydraulic, fireman's service, and stand by power. All tests shall be done in the presence of a Certified ASME QEI Inspector.
- C. The Elevator Service Company shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The contractor shall perform the necessary adjustments and required to maintain the original door opening and closing time, within limits of applicable codes.
- D. TK shall not be required to make renewals or repairs made necessary by reason of negligence or misuse of the equipment by persons other than the Elevator Service Company, except ordinary wear and tear.
 - 1. The Elevator Service Company is to assume no Responsibility for the following items which are not included under this agreement: Hoistway door hinges, panels, frames, gates and sills, cabs, sump pumps, removable cab panels, cab mirrors and handrails, power switches, fuses and feeders to controller, light fixtures and lamps, cover plates for signal fixtures and operating stations, plungers, casings and cylinders, all hydraulic piping and connections except that portion which is exposed in the machine room and hoistway, emergency power generators, telephones, intercom or music systems and air conditioners or heaters.
 - a. NOTE: The items excluded herein may be covered if the damage to them is due to a failure of the Elevator Service Company to perform its assigned duties.
 - 1.) For Example: Car door panels which are Scratched due to a failure to repair/replace Defective door hanger assemblies.
 - 2. The Elevator Service Company will not be responsibly for an loss damage detention or responsible for any loss, damage, detention or delay caused by strikes, lockouts, labor troubles or disputes, fire, explosion, theft, earthquake, severe or unusual weather conditions, shortage of material or workers, embargo

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 3

Malicious mischief, was, governmental orders, acts of God, or by any other cause beyond their control.

3. The Elevator Service Company will not be required to make tests other than those specified previously, to install new devices on the equipment which may be recommended or directed by insurance companies, federal, state, municipal or other authorities, to make changes or modifications in design or to make any replacements with parts of a different design.
 4. Safety tests covered by this agreement may impose greater stress on the equipment and the building structure than that experienced in day to day operation and the Elevator Service Company shall not be responsible for any resultant damage to the building structure or equipment.
 5. The Elevator Service Company will not be responsible for correction of outstanding violations or test requirements cited by appropriate state or municipal authorities prior to the effective date of this agreement.
- E. Signal and Dispatching times shall be maintained in accordance with the original manufacturer's specifications.
- F. Elevator Service Company will be required to maintain machine room hoistway and pit equipment in a neat and clean condition at all times.
- G. Elevator Service Company is required to provide and use OSHA approved barricades during any work exposed to the general public.
- H. Failure of the Elevator Service Company to restore an Elevator to service with twenty-four (24) hours of failure to operate shall be reason for concern by both parties to this contract. Failure to restore the unit to operation within seventy-two (72) hours shall be reason for cancellation except when outside forces have intervened as described to sub paragraph 2 for items beyond control of the Elevator Service Company.

2. INITIAL WORK

The Elevator Service Company shall make a complete inspection of the equipment and systems. The Elevator Service Company shall submit to the Owner an itemized list of the existing deficiencies that would require correction to bring the elevators up to an acceptable and satisfactory condition.

The elevator service company shall submit to the owner a report whether or not any deficiencies are noted. This report shall be submitted with the bid for services.

NOTE: if report is not received it is held that the contractor has not found any deficiencies, and all repair work will be at contractors expense. there will be no surprise clean-up orders.

3. SCHEDULED MAINTENANCE

The Elevator Service Company will provide check charts (or computer print-outs) listing all parts of the elevator and the frequency with which they are to be serviced. Space will be provided on this chart in which the servicing mechanics can indicate the date on which each item is serviced. During the contract period the check charts will be submitted to the Owner once per year. At the time of each visit, the maintenance personnel shall check in and out with the building and sign the log.

Regular routine exams and maintenance examinations shall be performed at a frequency of not less than monthly for geared and hydraulic equipment. During these examination, the

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 4

following components are to be checked and all necessary work performed relative to cleaning, lubrication and adjustment of the equipment. If the check charts are not maintained up to date, the owner will assume the work has not been completed, thus resulting in a contract deduction. As a minimum, the components shall be checked in accordance with the schedule shown in Section XXI (Elevator Preventative Maintenance Schedule) and in the bid specification.

- A. Hours of routine work shall be the usual and customary hours of the Elevator Industry in the locale of the building. Overtime callback and minor repairs are included twenty-four (24) hours per day every day of the contract.

- 1. Any specific overtime work shall be listed in separate paragraphs made a par of this contract.

4. CALL BACK SERVICE

The Elevator Service Company shall provide call-back service when requested by the owner. Call-Back service consists of responding (within 1 hour) to requests from the owner by telephone or other means and at any hour, Monday through Sunday. This will be accomplished at no additional cost to the owner.

5. RECORDS TO BE SUPPLIED TO THE OWNER

Any available drawings can be obtained from the Owner on signed receipt for use, and such drawings shall be retained on Owner's premises. Applicable changes shall be noted on drawings and they shall be maintained up to date at all times. On termination or expiration of the contract, they shall be returned to the Owner.

Complete records are to be kept by the Contractor for each elevator.

6. ELEVATOR SYSTEM EVALUATION

The Owner may request, with no additional cost to the Owner, the required expertise, test and recording equipment, to evaluate the system's overall performance. Tests should include all hall calls registered by direction and call waiting time. A report of results within 30 days shall be submitted after receipt of written request for such service. All time expended for trouble shooting problems will be at no additional expense to the Owner.

7. ELEVATOR SUPPLIES, MATERIALS, AND REPLACEMENT PARTS

The Elevator Service Company shall furnish all labor, supplies, parts and materials necessary to perform cleaning maintenance, inspection, repairs or replacements to elevators, equipment, appurtenance and accessories including hoist machinery, controllers, selectors, worm gears, thrust bearings, brake magnet coils, brake shoes, brushed, windings, commutators, rotating elements, contacts. Coils, resistors for operation and motor circuits, magnet frames, hoist ropes, governor ropes, traveling cables, cams, car door and hoistway door hangers, tracks and guides, door operating devices, interlocks and contacts, hatch lighting, pit lights, bulb replacement in signal system, and all other elevator signal and accessory equipment complete, where included as a part of the elevator(s), the above-listed parts shall include the cylinder head, plunger exposed surfaces, plunger gland and packing, pumps, exposed piping check and relief valves, gauges, storage, discharge, pressure and vacuum tanks.

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

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8. REPLACEMENT PARTS TO BE SUPPLIED BY ELEVATOR SERVICE COMPANY

A. The Elevator Service Company shall maintain a stock of replacement parts at the building where the elevator maintenance services are to be performed. It is vitally necessary that replacement parts be immediately available so the elevator service will not be subject to interruptions and stoppages. Until utilized, parts remain the property of the Elevator Service Company. All parts replaced under the provisions of this contract shall be identical to original equipment or the equipment manufacturers recommended replacement parts. The Elevator Service Company shall own and store at the building where work is to be performed, in suitable storage cabinets, a minimum of one each size and type used of the following parts. The Elevator Service Company shall also replenish the stock as used.

1. Generator and motor brush sets.
2. All electrical and mechanical parts for controllers and selectors.
3. All selector contacts, brushes and switches.
4. Door interlock pick-up rollers, contracts, rods and springs.
5. Car door photo electric safety device and other door protection equipment, including safety edge replacement parts.
6. Car and hoistway door relating cable.
7. Hanger rollers for both car and hall door.
8. Limit switch and terminal stopping switches, contacts, and springs.
9. Roller guide wheels and bearings or replaceable inserts for slide guides, for car and counterweight, whichever is applicable.
10. Capacitors, resistors, miscellaneous relay springs, fuses and light bulbs.
11. Replacement parts for contacts, sockets, switches and buttons in car operating panel and all signal fixtures.
12. Solid state controls, power packs and printed circuit boards.

An up-to-date inventory of spare parts shall be maintained at the building(s) specified. The inventory shall contain the description and part number of all items listed in "A" above. When requested, the parts shall be made available for inspection by the Owner.

B. The Elevator Service Company shall be able to provide the following parts for each type and size of elevator within 24 hours of the established need for such part(s).

1. Transformers and rectifiers.
2. Door operator motor.
3. Car door safety edge complete.
4. Electric timer circuit boards.
5. Speed regulator or damping motor.
6. On hydraulic elevator, all of the above will apply in addition to pumps and valves.
7. Supply special tools that are required to make repairs without undue delay.

C. The Elevator Service Company shall also be responsible refinishing, repairing, or replacing of additional parts when necessary by ordinary wear and tear, except for the following listed items:

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 6

1. Car enclosure (exception does not include accessories).
2. Hoistway enclosure.
3. Hoistway doors, door frames and sills.
4. Car tile or carpet.
5. Underground Hydraulic Piping.

9. AUDIT

- A. Elevator Service Company shall provide a management audit program which shall include, as a minimum, the following features:
1. Assignment of an account executive to provide direct contact between Owner and Elevator Service Company and to oversee conduct of the work required by this contract.
 2. Semi-annual review of work performed, job site conditions and compliance with the contract by a skilled maintenance supervisor. Results of these inspections shall be submitted in writing to the Owner.
 3. Meetings with owner and tenants, if required, to discuss high profile problems or corrective actions in process.

10. THIRD PARTY INSPECTIONS

- A. Owner reserves the right to employ an Elevator/ Inspector to verify conditions under this contract.
- B. Work identified as needed by Elevator Consultant shall be performed by Elevator Service Contractor.
1. If work is covered by this contract, it shall be performed at no additional cost to the owner.
 2. If work is not covered by this contract, it shall be paid for by the Owner at Elevator Service Company's usual rates.

11. RIGHTS

- A. The Owner has the right to obtain competitive quotes for any work beyond the scope of the contract.
1. If the above work results in need to adjust maintenance price, Elevator Service Company may propose revised price and Owner can accept or reject the proposal. If the parties cannot agree on the new price, the contract can be terminated by either party upon thirty (30) days written notice.
- B. The Owner has the right to cancel this contract upon thirty (30) days written notice at any time upon determination by Owner that the Elevator Service Company is not performing per the contract the giving the company thirty (30) days notice to make the corrections.

12. INSURANCE: AS PER EXHIBIT C

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 7

13. RESPONSIBILITIES

- A. Possession and control of the equipment shall remain the owner who will retain his/her normal responsibility and liability as owner, lessor, lessee, possessor or custodian of the equipment.
- B. The Elevator Service Company shall be responsible for maintaining the equipment in a safe, dependable condition.
- C. The Elevator Service Company will advise the owner in writing of any deficiencies or code violations which exist with the equipment.
- D. The Elevator Service Company has the responsibility to make replacements, adjustments and repairs required under this agreement.

14. CURE

- A. If either party shall default in the performance of any of its obligations, the non-defaulting party, within a reasonable time (not to exceed thirty (30) days), does not commence to take reasonable steps to cure the default, or if having timely commence, fails to carry the cure to reasonable and timely completion, the non-defaulting party, by a further thirty (30) days written notice, may terminate this agreement.

15. ADDITIONAL PROVISIONS

- A. This instrument contains the entire agreement between the parties hereto for the services described and supersedes all previous negotiations, commitments and writing pertaining thereto.
- B. If it becomes necessary for either party to commence litigation to enforce any provision of this agreement, the prevailing party shall be entitled to recover as a part of any judgment entered its costs and reasonable attorney's fees.

16. PAYMENT OF POSTAGE AND FEES

All postage and fees related to submitting information, including forms, reports, etc., to the Owner shall be paid by the contractor.

17. MARKING

All information submitted to the Owner shall clearly indicate the elevator(s) for which the information is being submitted.

18. ELEVATOR PREVENTATIVE MAINTENANCE SCHEDULE – ELECTRIC AND HYDRAULIC ELEVATORS

On Each Visit (At least One Hour Per Unit) the service technician will be responsible for the following;

- 1. Contact responsible building personnel regarding elevator complaint.
- 2. Correct all complaints.
- 3. Ride cars, checking for unusual noise of operation.
- 4. Correct any malfunctions noted.

The following lists the minimum requirements of the vendor. The Elevator Service Company is to meet or exceed this work.

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

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19. INVOICING:

Invoice to include detailed breakdown of all charges, and shall be based on completion of tasks or deliverables.

Invoices shall be submitted to:

ATTN: PURCHASING DIVISION
ONE CITY SQUARE, STE. 425
WARREN, MICHIGAN 48093
586-574-4639

Each invoice shall contain, but not be limited to, the following:

- Service Location
- Make, model, serial # of generator being serviced
- Type of service performed (preventative maint/emergency service)
- Purchase Order #
- Date of Service
- Time of Service
- Total cost of Service (include hourly rate and materials cost separately)
- Appropriate City Department personnel authorizing service
- Technician name(s) who performed the service

20. SAFETY:

All contractors performing services for the City Of Warren are required and shall comply with all Occupational Health Standards and Health Administration (OSHA), State and County Safety and Occupational Health Standards and any other applicable rules and regulations.

In addition, all contractors and subcontractors shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any property.

Contractor shall be responsible for protection of any City and adjacent property / building against damages caused by workmen, their equipment and materials. Such damages, if any, shall be repaired and rectified, at the contractor's expense, to the satisfaction of the City and / or adjacent property owner.

The Contractor shall be responsible for providing and for the placement of barricades, tarps, plastic, flag tape and other safety/traffic control equipment required to protect its employees; the public, surrounding areas, equipment, and vehicles. The Contractor shall make every attempt to keep the flow of vehicular traffic open during this project. The safety of the Contractor's employees and the public is the prime concern to the City, and the Contractor shall take all necessary steps to assure proper safety during the performance of the Contractor. Any bidders that have a history of safety problems or a high incidence of accidents will not be considered for award of a bid or contract.

COMPANY NAME: _____

EXHIBIT B
CITY OF WARREN GOLD PLAN
ADDITIONAL SCOPE OF WORK

PAGE 9

21. WORKMANSHIP AND INSPECTION:

Where not more specifically described in any of the various sections of these specifications, workmanship shall conform to all of the methods and operations of best standards and accepted practices of the trade or trades involved, and shall include all items of fabrication, construction or installation regularly furnished or required for completion of the services. All work shall be executed by personnel skilled in their respective lines of work.

All work under the resulting contract shall be performed in a skillful and workmanlike manner. The City may, in writing, require the Contractor to remove any employee from the work that the City deems incompetent or careless.

Further, the City may, from time to time, make inspections of the work performed under this contract. Any inspection by the City does not relieve the Contractor from any responsibility regarding defects or other failures to meet the contract requirements.

22. CLEAN-UP:

The Contractor shall, at all times, keep the adjacent areas of the property free from rubbish and the accumulation of any waste materials.

23. SECURITY:

The City does not assume any responsibility, at any time, for the protection of or for loss of materials, from the time that the project starts until the final acceptance of the work by the City.

COMPANY NAME: _____

FREQUENCY OF SERVICES

CONTROLLER

ITEM	DESCRIPTION	FREQUENCY
1	Observe dispatching, times and relays for proper operation.	Quarterly
2	Clean and check all controller and supervisory relays, contacts and printed circuit boards.	Quarterly
3	Check settings and operation of overloads.	Quarterly
4	Check controller voltages.	Quarterly
5	Check resistor tubes, grinds and condensers.	Quarterly
6	Clean and check fuses and furs holders.	Quarterly
7	Check and tighten all controller connections and components.	Quarterly

SELECTOR

ITEM	DESCRIPTION	FREQUENCY
1	Adjust and/ or replace selector, brushes and contacts.	Quarterly
2	Lubricate selector cable sheaves. Clean/adjust electronic selectors.	Quarterly
3	Clean and lubricate selector chains, guides, drives and drums.	Quarterly

HOIST MACHINE

ITEM	DESCRIPTION	FREQUENCY
1	Clean dirt and dust from exterior surface of machines.	Quarterly
2	Check sleeve bearing oil.	Quarterly
3	Observe worms and gears for end play, back lash, thrust and any bearing wear.	Quarterly
4	Renew or reseal brushed as required.	Quarterly
5	Clean and/or turn and undercut commutator.	Quarterly
6	Inspect brake, brake drum, drive sheave, remove, clean and lubricate DC brake cores. Clean or replace brake shoes if necessary. Check pivot pins for free movement.	Quarterly
7	Grease roller bearings.	Quarterly
8	Check motor connections.	Quarterly
9	Change sleeve bearing oil.	Quarterly
10	Blow out machine with air pressure.	Quarterly
11	Check armature or rotor clearance. Record measurements in thousandths on Check Charts.	Quarterly
12	Check hoist machine drive sheave, re-groove when required by Owner or designated representatives.	Quarterly

COMPANY NAME: _____

EXHIBIT C
CITY OF WARREN GOLD PLAN

PAGE 2

SIGNAL AND DISPATCHING

ITEM	DESCRIPTION	FREQUENCY
1	Observe dispatching, dispatching intervals, high and low call reversal circuits. Make corrections where necessary.	Quarterly
2	Replace any burned out lamps I the starters control indicator panel, car operating panel, etc..	Quarterly
3	Observe operation of car arrival lanterns and gongs. Correct any malfunctions noted.	Quarterly

EMERGENCY OPERATION

ITEM	DESCRIPTION	FREQUENCY
1	Activate fireman's recall system, Phases 1 and 2. Minimum one floor operation of Phase 2. Record test in log.	Quarterly
2	Test car emergency lights.	Quarterly
3	Test each elevator's emergency service.	Quarterly
4	Activate emergency hospital service system and any special circuits.	Quarterly
5	Test emergency power system.	Quarterly

GOVERNORS

ITEM	DESCRIPTION	FREQUENCY
1	Clean, lubricate and test for free movement of all governors. Manually extend governor weights to make sure there is no restriction in motion.	Quarterly

ROPES

ITEM	DESCRIPTION	FREQUENCY
1	Check all ropes, grooves, hitches and equalize tension. Lubricate where necessary. Shorten ropes when requested. Replace ropes with "red rouge" showing.	Quarterly
2	Check rope, clamps, and shackles.	Quarterly
3	Check compensating chain or rope and hitches.	Quarterly

COMPANY NAME: _____

EXHIBIT C
CITY OF WARREN GOLD PLAN

PAGE 3

HYDRAULIC MACHINES (Pumping Units)

ITEM	DESCRIPTION	FREQUENCY
1	Maintain oil tank at proper level.	Quarterly
2	Check for excessive leakage around valves and pumps.	Quarterly
3	Wipe up any oil residue around machine. Eliminate cause of leakage.	Quarterly
4	Check tension and wear of V belts.	Quarterly
5	Inspect flexible hoses and connections. Replace when required by inspection or code.	Quarterly
6	Lubricate motor bearings.	Quarterly

JACK ASSEMBLY

ITEM	DESCRIPTION	FREQUENCY
1	Check packing gland for excessive oil leakage. Tighten or repack if necessary.	Quarterly
2	Check plunger for signs of leakage or deterioration. Report any oil leakage to owner in writing.	Quarterly
3	Check platen bolts for cracks and tightness.	Quarterly

HOISTWAY

ITEM	DESCRIPTION	FREQUENCY
1	Check hall button operation.	Quarterly
2	Check leveling switches and leveling operation.	Quarterly
3	Lubricate sheave bearings	Quarterly
4	Check hoistway lighting. Replace bulbs where necessary.	Quarterly
5	Inspect limit switches, contacts, cam alignment.	Quarterly
6	Check sheave fastenings, grooves, lubricate grease type bearings.	Quarterly
7	Check stiles for cracks, bends, loose nuts, etc..	Quarterly
8	Clean door hangers, tracks and rollers. Adjust up-thrust.	Quarterly
9	Clean and inspect counter weights, counter weight rope fastenings, roller guides, guide shoes etc..	Quarterly
10	Inspect hoistway door guides and door closers.	Quarterly
11	Check wear and insulation on travel cables. Check junction box connections.	Quarterly

COMPANY NAME: _____

**EXHIBIT C
CITY OF WARREN GOLD PLAN**

PAGE 4

CAR

ITEM	DESCRIPTION	FREQUENCY
1	Check alarm bell and communication system.	Quarterly
2	Inspect car door operator. Clean, adjust or replace pulleys, shafts, key ways, belts, cams and motor brushes. Lubricate, where required.	Quarterly
3	Clean door guide channels.	Quarterly
4	Check retiring cam devices, chain, dash post, pivots, fastenings, etc..	Quarterly
5	Check leveling unites.	Quarterly
6	Check all reopening devices and obstruction timing devices.	Quarterly
7	Inspect and clean car door or gate and related parts.	Quarterly
8	Replace non-rechargeable emergency light batteries.	Quarterly
9	Check load weighing devices with weights in cars.	Quarterly
10	Clean car tops and related hardware.	Quarterly
11	Check and adjust car door up-thrusts.	Quarterly
12	Inspect guide shoes and roller guides.	Quarterly
13	Inspect broken tape or cable switches.	Quarterly
14	Check and test all safety devices.	Quarterly
15	Check clearance for car safety shoes.	Quarterly
16	Check stile channels for bends or cracks. Also, car frame and supports.	Quarterly
17	Check car operating panel, controls and switches. Clean and lubricate when necessary.	Quarterly
18	Check enclosure steadning device.	Quarterly

PIT

ITEM	DESCRIPTION	FREQUENCY
1	Clean pit, iron work located within the pit.	Quarterly
2	Empty drip pan(s).	Quarterly
3	Clean and lubricate governor tail sheave. Adjust position as required.	Quarterly
4	Check oil levels in buffers.	Quarterly
5	Clean and lubricate compensating sheave, selector tail sheave.	Quarterly

The following eight (8) elevators with the following State ID #'s, will be serviced on a monthly basis, not on a quarterly basis. These are the elevators at the Police HQ (17854, 17855), 37th District Court Building (15814, 15815), City Hall (44628, 44629), and the City Hall Parking Garage (42491, 42492).

COMPANY NAME: _____

LIST OF LOCATIONS AND CONTACTS

LIST OF SERVICE LOCATIONS AND CONTACTS	
Joseph Coach & Stilwell Manor 26600 Burg Road Warren, MI 48089 Kavin Yaden Phone: 586-758-1310	City Hall One City Square Warren, MI 48093 Jeff Reeves Phone: 586-574-4508
Waste Water Treatment Plant 32360 Warkop Warren, MI 48093 Joe Kovalcik Phone: 586-264-2530	City Hall Parking Structure One City Square Warren, MI 48093 Jeff Reeves 586-574-4508
Water Division 12821 Stephens Warren, MI 48089 Michael Olson Phone: 586-759-9208	Police Headquarters 29900 Civic Center Drive Warren, MI 48093 Jeff Reeves Phone: 586-574-4508
Community Center 5460 Arden Warren, MI 48092 David Klein Phone: 586-268-8400	37 th District Court 8300 Common Road Warren, MI 48093 Jeff Reeves Phone: 586-574-4508
Owen Jax Recreation Center 8207 East Nine Mile Road Warren, MI 48089 David Klein Phone: 586-268-8400	

COMPANY NAME: _____

**EXHIBIT C
CITY OF WARREN GOLD PLAN**

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ELEVATOR LOCATION LIST

ELEVATOR LOCATION LIST			
STATE SERIAL #	MAKE/MODEL	DEPARTMENT	LOCATION
42941	Schindler – E-2B-217P	City Hall Parking Structure	One City Square
42942	Schindler – E-2B-217P	City Hall Parking Structure	One City Square
44628	Schindler – 5400A	City Hall	One City Square
44629	Schindler – 5400A	City Hall	One City Square
27422	Schindler	Joseph Coach Manor	26560 Burg Road
27423	Schindler	Joseph Coach Manor	26560 Burg Road
27424	Schindler	Joseph Coach Manor	26560 Burg Road
27425	Schindler	Joseph Coach Manor	26560 Burg Road
27426	Schindler	Joseph Coach Manor	26560 Burg Road
16144	Dover	Stilwell Manor	26600 Burg Road
16145	Dover	Stilwell Manor	26600 Burg Road
15814	Deco	37th District Court	8300 Common
15815	Deco	37th District Court	8300 Common
17854	Thyssen Krupp – EP-12530	Police	29900 Civic Center
17855	Thyssen Krupp – EP-19030	Police	29900 Civic Center
8838	Otis	W.W.T.P.	32360 Warkop
26401	Otis	Water	12821 Stephens
39703	Schindler	Community Center	5460 Arden
25878	Unknown – Barrier Free Lifting Elevator	Owen Jax Rec Center	8207 Nine Mile Road

COMPANY NAME: _____

**EXHIBIT C
CITY OF WARREN GOLD PLAN**

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PERFORMANCE STANDARDS

BUILDING	ADDRESS	STATE SERIAL #	CAPACITY (LB.)	SPEED	FLOORS	OPENINGS	TRAVEL
City Hall Parking Structure	One City Square	42941	?	?	4	4	
		42942	?	?	4	4	
City Hall	One City Square	44628	3500	350 FPM	4	4	
		44629	3500	350 FPM	4	4	
Joseph Coach Manor	23560 Burg Rd.	27422	2500	100 FPM	3	3	18'10"
		27423	2500	100 FPM	3	3	18'10"
		27424	2500	100 FPM	3	3	18'10"
		27425	2500	100 FPM	3	3	18'10"
		27426	2500	100 FPM	3	3	18'10"
Stilwell Manor	26600 Burg Rd.	16144	1200	100 FPM	4	4	28'5"
		16145	1200	100 FPM	4	4	28'5"
Court	8300 Common	15814	2500	100 FPM	2	2	13'2"
		15815	2500	100 FPM	2	2	13'2"
Police	29900 Civic Center	17854	4000	100 FPM	4	5	40'2"
		17855	2500	100 FPM	4	5	40'2"
WWTP	32360 Warkop	8838	1200	100 FPM	2	2	53'10"
Water	12821 Stephens	26401	3000	150 FPM	3	3	12'0"
WCC	5460 Arden	39703	3500	100 FPM	2	2	12'0"
Owen Jax	8207 Nine Mile Road	25878	700	25 FPM	2	2	20'0"

COMPANY NAME: _____

**EXHIBIT D
CITY OF WARREN GOLD PLAN
INSURANCE REQUIREMENTS**

INSURANCE REQUIREMENTS:

INSURANCE CERTIFICATE MUST BE SUBMITTED BY THE INSURANCE AGENCY, NOT THE PROPOSER.

The awarded vendor shall be required to provide the City with certificates of insurance naming the City of Warren, City of Warren Municipal Building Authority, Downtown Development Authority, Tax Increment Finance Authority, the 37th District Court, all elected appointed officials, employees and volunteers as individuals acting within the scope of their authority, AS AN ADDITIONAL INSURED.

It is understood and agreed by naming the City of Warren as additional insured, coverage afforded is considered to be primary, and any other insurance the City of Warren may have in effect shall be considered secondary and/or excess.

Additionally, the awarded vendor shall provide language, within the "Description of Operations" section, that "AGREES TO WAIVE THEIR INSURER'S RIGHT OF SUBROGATION UNDER ITS POLICIES".

The awarded vendor shall provide the following coverage and limits (Sub-contractors utilized by the awarded bidder shall be subject to these same conditions).

COMMERCIAL GENERAL LIABILITY:

The following coverage is part of the General Liability policy:

Policy should be on an OCCURRENCE BASIS WITH COMBINED SINGLE LIMITS.

General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage-Any one fire	\$ 50,000
Medical Expense-Any one person	\$ 5,000
Per project aggregate limit, Independent contractor's coverage, Broad form property damage Blanket contractual liability coverage	

AUTOMOBILE LIABILITY:

Automobile liability insurance coverage shall be \$1,000,000 combined single limit for any auto and include hired autos and non-owned autos.

WORKERS' COMPENSATION INSURANCE:

Workers' compensation insurance shall be statutory under the State of Michigan Workers' Compensation Act.

UMBRELLA LIABILITY POLICY:

UMBRELLA LIABILITY SHALL BE \$2,000,000 AND BE "FOLLOWING FORM"

The umbrella policy shall be written on an occurrence basis and at a minimum provide excess to the Bidder's General Liability, Automobile Liability and Employer's Liability policies.

Coverage shall be provided by a carrier(s) rated A- or better by A.M. Bests.

Insurance certificates shall contain a provision to the effect that the insurance company SHALL NOTIFY the City at least thirty (30) days prior to CANCELLATION OR MATERIAL CHANGE of the insurance.

RESOLUTION

Document No: TRI-W-1002

Product or Service: Elevator Maintenance & Repair Services

Requesting Department: Various

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2024 at 7 p.m. Local Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers: _____

ABSENT: Councilmembers: _____

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

Pursuant to Section 2-344 of the Code of Ordinances, the City may either participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any supplies, equipment, goods or services with one (1) or more public procurement units.

Upon performing a diligent inquiry, the Public Service Director has determined that it is necessary in the best interest of the City to acquire City-wide elevator maintenance and repair services from TK Elevator, 114 Townpark Drive, Kennesaw, GA 30144 utilizing the Sourcwell Cooperative Contract #080420-TKE.

The purchasing agent has conducted a review and concurs with the cooperative purchasing.

Funds are available in the various departmental accounts.

IT IS RESOLVED, that the award to TK Elevator, utilizing the Sourcewell Cooperative Contract #080420-TKE in the amount not to exceed \$487,517.88 over a five year period, is hereby accepted by City Council.

IT IS FURTHER RESOLVED, that the award shall commence upon on July 25, 2024, or upon the official date of City Council approval, whichever occurs later.

IT IS FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

X Cooperative Bid Document
X Contract (Sourcewell)
X Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2024.

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County,
Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution
adopted by the Council of the City of Warren at its meeting held on
_____, 2024.

Sonja Buffa
City Clerk

Sourcewell Maintenance Agreement – Contract #100516-TKE for the Protection of Vertical Transportation Equipment

- A. THIS AGREEMENT (Agreement) made and entered into on this ____ day of July 2024 by and between City of Warren, a Michigan municipal corporation, whose address is One City Square, Suite 100, Warren MI 48093 (Purchaser), and TK Elevator Corporation, a Delaware corporation, whose address is 114 Townpark Drive, Kennesaw, Georgia 30144 (Service Provider) (each a Party and together the Parties). In consideration of the mutual covenants contained herein, Service Provider agrees to perform the services described herein and Purchaser or its members agrees to pay the amounts described herein, all on the terms and conditions set forth in this Agreement. WHEREAS,
- B. Purchaser is engaged either as a real property owner or manager (or as a part in joint ventures or consortiums to that effect); and
- C. Service Provider is engaged in the business of servicing and repairing elevators, escalators and other vertical transportation equipment.

NOW THEREFORE, the Parties hereto agree as follows:

1. BACKGROUND

Purchaser and Service Provider desire to enter into this Agreement as a long-term commitment for the maintenance and repair of Purchaser's vertical transportation equipment (Equipment) as further described in this Agreement. Under the Agreement Purchaser may issue written requests to Service Provider to provide certain vertical transportation maintenance services at locations controlled by Purchaser. The Agreement is to provide an umbrella for those location-specific written requests for vertical transportation maintenance services (Location Agreements) issued by the Purchaser.

2. GOVERNING DOCUMENTS

The following documents form and are an integral part of this Agreement and are to be taken as mutually explanatory of one another. In the case of any ambiguity or discrepancy between the documents forming the Agreement, then the priority of the documents will be in the order as listed below, unless otherwise agreed in writing between the Parties:

- (a) Each individual Location Agreement (as specified at the time of ordering by the Purchaser). A Location Agreement shall be considered accepted if it is fully executed by a duly authorized representative of both Parties and is provided to the Service Provider;
- (b) This Agreement;
- (c) Any other document mutually agreed upon and signed by the Parties to this Agreement.

3. PERFORMANCE

Service Provider will provide the services to all Equipment described on a Location Agreement (on the terms and conditions set forth in this Agreement (Services). The term "Property" hereinafter will refer to the real property of Purchaser on which the Equipment is located. Service Provider will use trained personnel directly employed and supervised by Service Provider or sub-contractors. They will be qualified to keep Purchaser's

Equipment properly adjusted and will use all reasonable care to maintain that Equipment in proper operating condition. Service Provider will regularly and systematically examine, adjust and lubricate the Equipment as required, and, if in Service Provider's sole opinion conditions warrant, Service Provider will repair or replace all Equipment parts and devices not specifically excluded by this Agreement.

The Services shall be performed in a diligent and first-class manner, with quality supplies, materials, equipment and workmanship and in such a manner so as to minimize the possibility of any annoyance, interference, or disruption to Purchaser or other occupants of the Property and their invitees. Upon completion of the Services, Service Provider shall restore the Property to its original condition and shall leave the Property clean and free of all tools, equipment, waste materials and rubbish.

Service Provider will service Purchaser's Equipment and its component parts in their present condition with the understanding that Service Provider shall neither be required nor obligated to service, or make renewals or repairs, upon the Equipment necessitated by negligence, obsolescence, misuse, loss of power, blown fuses, tripped stop switches, theft, vandalism, explosion, fire, power failure, water damage, storm, lightning, nuisance calls or by any other reason or any other cause beyond Service Provider's control, except ordinary wear and tear from the commencement date of this agreement. With the passage of time, equipment technology and designs will change. If any part or component of any equipment described in a NFA cannot, in Service Provider's sole opinion, be safely repaired and is no longer stocked and readily available from either the original equipment manufacturer or an aftermarket source, that part or component shall be considered obsolete. Purchaser will be responsible for all charges associated with replacing that obsolete part or component as well as all charges required to ensure that the remainder of the Equipment is functionally compatible with that replacement part or component. In addition, Service Provider will not be required to make any changes or recommendations in the existing design or function of the Equipment and will not be obligated to install new attachments or parts upon the Equipment as recommended or directed by insurance companies, governmental agencies or authorities, or any other third party. Any work not specifically covered under this Agreement shall be at Purchaser's sole expense.

Service Provider may propose changes to the Services by informing Purchaser in writing. To be binding, such changes must be approved by authorized representatives of both Parties in writing. The Parties may also, at any time, agree to add new Services at agreed prices to be covered by this Agreement. To be binding, such additions must be approved by corresponding authorized representatives of both Parties in writing.

Purchaser shall have the right to add Equipment to the Agreement at pricing mutually agreed upon by Parties and the right to remove from the Agreement Equipment that has been replaced which or Purchaser no longer owns.

Pledge of Purchaser Satisfaction

3.1 If Purchaser elects to undertake an audit of the Service provided under this Agreement and any Location Agreement, such audit must be announced in writing at least ten (10) working days in advance. If any non-compliance is identified in writing to Service Provider at the address set forth in this Agreement, whether pursuant to an audit or under any other circumstances, Service Provider will begin to take appropriate measures to remedy such non-compliance within thirty (30) days thereafter.

3.2 Purchaser and Service Provider shall appoint appropriate personnel to meet regularly at local and global levels and at such intervals as is deemed necessary to enable the Parties to discuss and review the performance of both Parties of their respective obligations under this Agreement. The reviews will take place to:

- a) Monitor the effectiveness and efficiency with which this Agreement is being implemented;
- b) Agree to mutual objectives and timescales;
- c) Assess the overall performance of this Agreement by each Party;

- d) Review business implications, targets and risks;
- e) Review whether this Agreement is being conducted in the spirit it was intended; and
- f) Assess, under this review process, the need to amend or update the performance criteria included in this Agreement.

4. INDEPENDENT CONTRACTOR RELATIONSHIP:

Service Provider shall assume all duties under this Agreement as an independent contractor and shall not be deemed for any purpose to be an agent, servant, or representative of Purchaser. Purchaser shall have no direct control of Service Provider, its agents, or subcontractors in the performance of the work hereunder. Nothing contained herein shall be construed to be inconsistent with such independent contractor relationship.

5. BY HIGHLY-TRAINED SERVICE PROVIDER PROFESSIONALS:

Service Provider employs and supervises elevator technicians who are among the most trusted in the industry and who will provide all maintenance courteously and dependably. Service Provider's elevator technicians receive ongoing training in general equipment development as well as advancements made to Purchaser's specific equipment.

6. ASSURANCE OF SERVICE PROVIDER'S STANDARD OF QUALITY:

To help increase elevator performance and decrease downtime, Service Provider's technicians utilize the latest industry methods and technology available to Service Provider for Purchaser's specific brand of equipment. They will be equipped with the tools, documentation and knowledge to troubleshoot Purchaser's unique system.

Behind Service Provider's technicians is a team devoted to elevator excellence. Technicians are supported around the clock by a family of engineers and field support experts. Service Provider's International Technical Support facility in Texas continuously researches advancements in the industry and in Purchaser's equipment.

7. EXTENT OF COVERAGE:

Service Provider will perform the following Services with respect to any Equipment described on any fully executed Location Agreement:

7.1 TRACTION ELEVATORS:

Service Provider agrees to and shall maintain the traction elevator Equipment described on any Location Agreement on the following terms and conditions:

7.1.1 Service Provider will use trained employees directly employed and supervised by Service Provider. Such employees shall be qualified to keep the Equipment properly adjusted, and Service Provider will use all reasonable care to maintain the Equipment in proper and safe operating condition.

7.1.2 Service Provider will regularly and systematically examine, adjust, clean and lubricate the following as required, and if conditions warrant, repair or replace the same:

7.1.2a Machine worm gear, thrust bearings, drive sheave, drive sheave shaft bearings, brake pulley and brake coil, contact linings and component parts;

7.1.2b Motor and motor generator, motor windings, rotating element, commutator, brushes, brush holders and bearings;

7.1.2 c Silicon control rectifiers, reactors, filters, heat sinks, amp traps, transducers, and all control components;

7.1.2 d Controller, selector and dispatching equipment, leveling devices and cams, all relays, solid state components, resistors, condensers, transformers, contacts, leads, dash pots, timing devices, computer and micro computer devices, steel selector cable or tape, and mechanical and electrical driving equipment;

7.1.2 e Governor, governor sheave and shaft assembly, bearings, contacts, and governor jaws;

7.1.2 f Deflector or secondary sheave, bearings, car and counterweight guide rails, top and bottom limit switches, governor tension sheave assembly, compensating sheaves assembly, counterweight and counterweight guide shoes including rollers or gibs;

7.1.2 g Hoistway door interlocks and hangers, bottom door guides and auxiliary door closing devices and all fastening devices and associated reinforcement in attached components;

7.1.2.h Hoistway entrance door sill areas beyond the entrance frame opening; will be cleaned.

7.1.2 i Automatic power operated door operator, car door hanger, car door contact, door protective device, car ventilation system platform, load weighing equipment, car safety mechanism, elevator car guide shoes, gibs or roller;

7.1.3 Service Provider shall maintain the individual minimum performance standards defined below:

7.1.3 a "Start to Stop Time" as measured from the moment the car begins motion till the time it stops for a single floor run.

7.1.3 b "Door Open Time" as measured from the fully closed door position to a fully open stopped position.

7.1.3 c "Door Close Time" as measured from the fully open door position to a fully closed stopped position. Door closing pressure shall not exceed thirty (30) lbs.

7.1.3 d "Leveling Accuracy" as measured from car sill to landing sill at a fully stopped position under all load conditions.

7.1.3 e "Rated Speed" as the same shall be that noted and shall not vary by more than 5% regardless of direction or load.

7.1.4 Service Provider shall maintain the Rated Speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer and perform the necessary adjustments as required to maintain the original Door Open Time and Door Close Time, within limits of applicable codes, or to adjust and maintain revised Door Open Time and/or Door Close Time upon direction of Purchaser.

7.1.5 Service Provider shall maintain smooth ride quality, smooth acceleration and deceleration and comfortable stop.

7.1.6 Service Provider shall maintain positive and quiet door operation with rapid and smooth checking at limits of travel. Service Provider shall annually check the group dispatching systems and make necessary tests to ensure that all circuits and time settings are properly adjusted and that the system performs as designed and installed by the manufacturer or to adjust and maintain revised settings upon direction of Purchaser.

7.1.7 Service Provider shall examine periodically all safety devices and governors and conduct an annual no-load test.

7.1.8 Service Provider shall calibrate load-weighing devices to Purchaser's selected settings, after annual and, as applicable, five-year safety tests are conducted.

7.1.9 Service Provider shall renew all wire ropes as often as is necessary to maintain an adequate factor of safety; equalize the tension on all hoist and compensation ropes, lubricate ropes appropriately and when necessary, remove all residue and accumulated deposits from the rope surface and shorten ropes and chains as required to provide legal and reasonable bottom clearances.

7.1.10 Service Provider shall repair or replace conductor cables and hoistway and machine room elevator wiring in such a way as to maintain the percentage of spare conductors present at the acceptance of the location requirement. In no case shall the number of spare conductors be less than five percent (5%).

7.1.11 Service Provider shall furnish lubricants compounded to the manufacturer's rigid specifications.

7.1.12 Service Provider shall make other safety tests recommended or directed by all applicable governmental authorities in force at the time of the acceptance of the Agreement. Service Provider shall not be required to install new attachments on the elevators recommended or directed by insurance companies, or by governmental authorities, nor to make replacements with parts of a different design recommended or directed by insurance companies, or by governmental authorities.

7.1.13 Service Provider shall coordinate all testing requiring an independent witness or inspector with the Purchaser's appointed representative.

7.1.14 Service Provider shall not be required to make renewals or repairs necessitated by reason of Purchaser's negligence or Purchaser's misuse of the Equipment or by reason of any other cause beyond Service Provider's reasonable control except ordinary wear and tear.

7.1.15 Service Provider shall also maintain, and if conditions warrant, repair or replace the following auxiliary equipment:

7.1.15a All handicap devices;

7.1.15 b All elevator related earthquake devices if applicable

7.1.16 Service Provider shall have no responsibility for the following items of Equipment, which are not included:

7.1.16 a The finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power

switches, breaker, feeders to controller, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners and all other items as set forth and excluded in this Agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2 HYDRAULIC ELEVATORS:

Service Provider agrees to and shall maintain the hydraulic elevator Equipment described on any fully executed Location Agreement under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to hydraulic elevators, with the following additions:

7.2.1 Service Provider shall have no responsibility for the following items of Equipment in addition to those listed in provision 7.1.16a above: the finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power switches, breaker, feeders to controller, hydraulic elevator jack, hydraulic elevator outer casing, any type of underground piping or other material, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners and all other items as set forth and excluded in this Agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2.2 Filters, mufflers and muffler components are included.

7.2.3 Service Provider shall periodically examine all safety devices and conduct pressure tests and other tests required by ANSI A17.1 or other applicable codes.

7.2.4 Service Provider shall periodically conduct an inspection of hydraulic fluid to detect contaminants and assure proper viscosity, make necessary corrections and replace fluid as required and furnish hydraulic fluid compounded to the manufacturer's rigid specifications.

7.2.5 Service Provider shall clean excessive fluid leakage from pump pans, cylinder heads, machine room and pit floors.

7.3 ESCALATORS:

Service Provider agrees to and shall maintain the escalator Equipment described on any Location Agreement under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to escalators, with the following additions:

7.3.1 Controller, all relays, contacts, coils, resistance for operating and motor circuits, operating transformers and operating rectifier;

7.3.2 Handrail, handrail drive chains, handrail brush guards, handrail guide rollers, alignment devices, steps, step tread, step wheels, step chains, step axle bushings, comb plates, floor plates and tracks;

7.3.3 Upper drive, upper drive bearings, tension sprocket bearings, upper newel bearings, lower newel bearings;

7.3.4 All balustrade fastenings, deck and trim fastenings (screws, clips, etc.);

7.3.5 Skirt panels and panel finishes;

7.3.6 Escalator under-step lighting and balustrade panel and skirt lighting;

7.3.7 Upper and lower pit equipment spaces, pit lights, trusses and inclined truss pans.

7.3.8 Service Provider shall examine periodically (at intervals not longer than six (6) months) all normal operating devices and equipment in accordance with ANSI A17.1, Section 1007 and conduct annual inspections and tests of all safety devices, brakes, step up thrust devices and governors in accordance with ANSI A17.1, Section 1008. If required, the governor will be calibrated and sealed for proper tripping speed.

7.3.9 Service Provider shall have no responsibility for the balustrade finishes, deck and trim finishes, wedge guards and exterior truss enclosures.

8. PARTS INVENTORY

Service Provider maintains a comprehensive parts inventory to support its field operations. Replacement parts are stored throughout North America in Service Provider's facilities and are normally available as necessary. Most specialized parts are available within twenty four (24) hours, seven (7) days a week. All replacement parts used in Purchaser's vertical transportation equipment will be new or refurbished to meet the quality standards of Service Provider.

9. TESTING

Service Provider will, at its discretion and expense, perform governor and safety tests on traction elevators or annual relief pressure tests on hydraulic elevators per local and state codes. Service Provider assumes no responsibility for the operations of the governor or safety on traction elevators, or the hydraulic system on hydraulic elevators, under the terms of this Agreement until all applicable and governmentally mandated tests have been made. Should the systems not meet applicable safety code requirements, it shall be the responsibility of Purchaser, at its sole cost, to make necessary repairs and to place the equipment in a condition, which will be acceptable for coverage under the terms of this Agreement. Service Provider shall not be liable for damage to the building structure or the elevator resulting from any testing of any type or kind at any time.

10. COMPLIANCE WITH LAWS:

The rights and duties arising under this Agreement shall be governed by the laws of the State of Michigan. In performing the Services required under this Agreement, Service Provider shall comply with all applicable federal, state, county, and municipal statutes, ordinances and regulations. If any portion of this Agreement is determined to be against public policy or statute, then all other provisions shall remain in full force and effect.

11. TERM:

Service under the terms and conditions of this Agreement shall be for an initial non-cancelable period of five (5) years commencing on the date specified in each fully executed Location Agreement. Purchaser shall have the option to renew the Agreement for an additional two (2) year period followed by the option to renew for a three (3) year period, with mutual written consent of both Parties and with the approval of Warren City Council. This Agreement is not to exceed ten (10) years. Either Party may terminate this Agreement by serving written notice upon the other Party at least ninety (90) days before the end of the initial five (5) year period, or ninety (90) days before the end of any subsequent renewal period. Time is of the essence.

The term (length of contract) of each Location Agreement signed under this Agreement (Sourcewell Contract # 100516-TKE) may exceed the term of this Agreement with mutual written consent of both parties and with the approval of Warren City Council.. Agreements can be as long as the Sourcewell members request provided they are in accordance with local laws and regulations.

12. AFTER HOURS WORK

All Services are to be provided during Service Provider's regular working hours of its regular working days unless otherwise specified below.

13. PRICING:

The labor and material rates, monthly, quarterly, and five (5) year costs, and the description of Services (Scope of Work) are set forth on Exhibit B. The Service prices shall be specifically set forth on any fully executed Location Agreement, payable as agreed upon between Service Provider and Purchaser. Those prices are net of all taxes, duties and other levies. Those prices are valid for a period of three (3) years, commencing on the effective date of each respective Location Agreement. Since Service Provider's costs to provide Purchaser with the Services may increase, Service Provider shall review and may adjust the Monthly Payment Amount for each Location Agreement at the end of the initial three (3) year period. Eighty percent (80%) of the Agreement price for each Location Agreement(s) shall be adjusted to reflect any increase in labor costs based on the straight time rate of elevator mechanics in the local area where the Property is located. The remaining twenty percent (20%) shall be adjusted to reflect any increase in material costs based on the Producer Price Index for Metals and Metal Products as published by the United States Department of Commerce, Bureau of Labor Statistics. However, in no event shall the total price escalations following the three (3) year period be more than three and a half percent (3.5%) in any subsequent one (1) year period. Service Provider shall provide thirty (30) days advance written notice to Purchaser of all price adjustments referenced in this paragraph.

Should Equipment covered by any Location Agreement be modified by Purchaser during the pendency of any Location Agreement the Parties will endeavor to reach a written agreement on a modified price for the Services applicable to that Equipment. Should those Parties fail to reach a written agreement on a modified price then that Equipment will be removed from the applicable Location Agreement. The price is subject to increase in the event the existing Equipment is modified from its present state. A service charge of one and a half percent (1 ½%) per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. Time is of the essence.

14. INSURANCE REQUIREMENTS:

At its sole expense, Service Provider shall carry and maintain throughout the term of any fully executed Location Agreement the insurance set forth on Exhibit D. The all-risk and liabilities policies must each contain a provision by which the insurer agrees that such policy shall not be canceled except after thirty (30) days written notice to Purchaser.

Before the commencement of the Services, Service Provider shall submit to Purchaser a Certificate of Insurance showing that all insurance requirements have been met. If any policy expires during the term of any fully executed Location Agreement, it shall automatically be renewed and a new Certificate of Insurance shall be sent immediately to Purchaser.

15. PURCHASER RESPONSIBILITIES:

Product Information. Purchaser agrees to provide Service Provider with current wiring diagrams that reflect all changes, parts catalogs, and maintenance instructions for the Equipment covered by this agreement. Purchaser agrees to authorize Service Provider to produce single copies of any programmable device(s) used in the Equipment for the purpose of archival back up of the software embodied therein. These items will remain Purchaser's property.

Safety. Purchaser agrees to instruct or warn passengers in the proper use of the Equipment and to keep the Equipment under continued surveillance by competent personnel to detect irregularities between elevator examinations. Purchaser agrees to report immediately any condition that may indicate the need for correction before the next regular examination. Purchaser agrees to shut down the Equipment immediately upon manifestation of any irregularities in operation or appearance of the Equipment, notifying Service Provider at the address and phone number listed on any fully executed Location Agreement at once, and written notice within ten (10) days after any occurrence or accident in or about the Equipment. Purchaser agrees to provide Service Provider's personnel a safe place in which to work. Service Provider reserves the right to discontinue work in the building whenever, in Service Provider's sole opinion, Service Provider's personnel do not have a safe place in which to work. Purchaser agrees to provide a suitable machine room including secured doors, waterproofing, lighting, ventilation and heat to maintain the room at a temperature of 50°F minimum to 90°F maximum. Purchaser also agrees to maintain the elevator pit in a dry condition at all times. Should water or other liquids become present, Purchaser will remedy the situation or contract with others for removal and the proper handling of such liquids.

Other. Purchaser agrees not to permit others to make alterations, additions, adjustment, or repairs or replace any component or part of Equipment during the term of any fully executed Location Agreement, unless Service Provider does not make the alterations, additions, adjustments, or repairs in the timeframes indicated in this agreement. Purchaser agrees to accept Service Provider's judgment as to the means and methods to be employed for any corrective work under this Agreement. In the event of the sale, lease or other transfer of the Equipment or Property described in any Location Agreement, Purchaser agrees to see that such successor is made aware of that Location Agreement.

Items Not Covered. Service Provider does not cover cosmetic, construction, or ancillary components of the elevator system, including the finishing, repairing or replacement of the cab enclosure, ceiling frames, panels, and/or fixtures, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, main line power switches, breaker(s), feeders to controller, hydraulic elevator jack outer casing, buried piping, alignment of elevator guide rails, smoke and fire sensors, fire service reports, intercommunication devices, security systems not installed by Service Provider, batteries for emergency lighting and lowering, air conditioners, heaters, ventilation fans and all other items as set forth and excluded in this Agreement.

16. EXCUSABLE DELAYS

Neither Party shall not be liable for delay in performing or for failure to perform its obligations under this Agreement or any location requirement if such delay or failure results from any of the following causes:

(i) Acts of God, (ii) the act of any government or authority (including the denial or cancellation of any export license or other necessary license), (iii) the outbreak of wars, terrorism, insurrections, (iv) fire, explosion, flood (v) and strike, lock-out or other industrial action which is beyond the Party's control or (vi) any other cause of any nature which is beyond the Party's control.

17. TERMINATION AND REMEDIES

17.1 Either Party has the right (but not the obligation) to terminate this Agreement or any Location Agreement with thirty (30) day's prior written notice in case of the other Party's failure to comply with any terms of this Agreements or any Location Agreement. Termination of a Location Agreement shall not effect other existing Locations Agreements, If such failure is remedied within the thirty (30) day period, this right to terminate shall expire.

17.2 The provisions of this Agreement, and the right and remedies of a Party in the event of the other Party's breach under this Agreement (including the breach of any warranty) are cumulative and are without prejudice to all other rights and remedies available to it and may have at law or otherwise; no exercise by a Party of any one right or remedy under this Agreement, or at law or otherwise, shall operate so as to hinder or prevent the exercise of any other such right or remedy. However, in no event shall one party be liable to the other party for any indirect or consequential loss or damage, including but not limited to loss of profit, loss of production, loss of interest or otherwise, which may be suffered by the other Party in connection with the entering into or operation of this Agreement.

18. ASSIGNMENT AND SUBCONTRACTING

Neither Party may assign, transfer, novate, sub-contract or otherwise dispose of any of its rights and obligations under this Agreement without the prior written consent of the other Party. Notwithstanding the above, Service Provider may without the consent of the Purchaser; use subcontractors for the performance of any Services purchased by the Purchaser under this Agreement or a Local Agreement. All such subcontractors shall possess the skills and experience appropriate to provide the services or goods required. Service Provider responsibilities shall not be waived if Service Provider subcontracts its Services under this Agreement. Service Provider shall be held accountable for any, and all, subcontracted Services, regardless of whether such Services were performed by a subcontractor. The

use of subcontractors to provide Services shall in no way relieve the Service Provider of its responsibilities and obligations towards the Purchaser under this Agreement or a Local Agreement.

Proof of Payment. Service Provider shall submit to Purchaser proof of payment of all subcontractors within thirty (30) days of payment.

19. HEALTH & SAFETY, ENVIRONMENTAL AND QUALITY

Service Provider and Purchaser shall work towards the prevention of accidents aiming for zero (0) accidents and the creation of a safer work environment.

20. ETHICAL COMMITMENT

Service Provider has an extensive corporate compliance program and its employees are expected to maintain the highest level of ethical and legal conduct at all times during the term of the Agreement and expects Purchaser to act in a like manner. Should Purchaser suspect that Service Provider or its employees have engaged in any illegal or unethical conduct, such suspicions must be reported through the Service Provider's toll-free compliance hotline at 1-866-572-1739.

21. DISCRIMINATION

In performing the Services, Service Provider and its subcontractors shall not discriminate against any person on the basis of race, color, religion, sex, national origin, age or disability. Service Provider and its subcontractors shall abide by federal and local laws and regulations pertaining to equal employment opportunity. Pursuant to the Elliot Larsen Civil Rights Act, 1976, P.A. 453, Service Provider and its subcontractors shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, condition or privileges of employment on a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. Service Provider and its subcontractors shall abide with the Michigan Handicappers Civil Rights Act and the Federal Rehabilitation Act of 1973.

22. INDEMNITY

22.1. Hold Harmless. To the fullest extent permitted by law, Service Provider expressly agrees to indemnify and hold Purchaser harmless against all losses and liabilities arising out of or related to breach, misappropriation, or unauthorized use of data, bodily or personal injury, or property damages based upon any act or omission, negligent or otherwise, of Service Provider or anyone acting on Service Provider's behalf in connection with or incident to this Agreement or the Services to be performed hereunder, except that Service Provider shall not be responsible to indemnify Purchaser for losses or damages caused by or resulting from Purchaser's sole negligence. For the purpose of this indemnity clause:

22.1.1 Purchaser shall mean: the City of Warren and its affiliates, and their elected and appointed officials, employees, authorities, boards and commissions, and volunteers working on behalf of the City;

22.1.2 Losses and liabilities shall mean: loss, cost, expense, damage, liability or claims, whether groundless or not;

22.1.3 Breach, misappropriation or unauthorized use of data shall mean copyright, patent, trademark or other Intellectual Property infringement or unauthorized use of license, software, programs, product, manuals or instructions;

22.1.4 Personal injury shall mean: false arrest, erroneous service of civil papers, false imprisonment, malicious prosecution, assault and battery, libel, slander, defamation of character, discrimination, mental anguish, wrongful entry or eviction, violation of property or deprivation of rights, privileges or immunities secured by the constitution and laws of the United States of America or the State of Michigan, for which Service Provider may be held liable to the injured party in any action at law, suit in equity, or other proceedings for redress;

22.1.5 Bodily injury shall mean: bodily injury, sickness or disease (including death resulting at any time there from) mental anguish and mental injury which may be sustained or claimed by any person or persons; and

22.1.6 Property damage shall mean the damage or destruction of any property, including the loss of use thereof.

Service Provider's obligation to indemnify and hold Purchaser harmless shall include but not be limited to: (1) the obligation to defend Purchaser from any such suit, action or proceeding, and (2) the obligation to pay any and all judgments which may be recovered in any such suit, action or proceeding, and/or any and all expenses, including but not limited to costs, attorney fees, and settlement expenses which may be incurred.

22.1.7 Assumption of Risk. Service Provider undertakes and assumes all risk of dangerous conditions relating to all locations where it will be performing the Services.

22.1.8 Defense. In the event any action or proceeding shall be brought against Purchaser by reason of any claim related to the Services, Service Provider, upon notice from Purchaser, will at its own sole cost and expense, have the duty and the right to resist and defend the same; provided, however, Purchaser shall also have the right to appoint another attorney to appear in any such litigation as co-counsel, at Purchaser's expense.

23. MISCELLANEOUS

23.1 The headings in this Agreement shall not affect its interpretation.

23.2 Throughout this Agreement, whenever required by context, the use of the singular number shall be construed to include the plural, and the use of the singular number shall be construed to include the plural, and the use of the plural the singular, and the use of any gender shall include all genders.

23.3 Should any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part shall to that extent be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected.

23.4 The waiver or forbearance or failure of a Party in insisting in any one or more instances upon the performance of any provision of this Agreement shall not be construed as a waiver or relinquishment of that Party's right to future performance of such provision and the other Party's obligations in respect of such future performance shall continue in full force and effect.

23.5 In the event a third party is retained to enforce, construe or defend any of the terms and conditions of this Agreement or to collect any monies due thereunder, either with or without litigation, the prevailing Party shall be entitled to recover all costs and reasonable attorney's fees.

23.6 This Agreement shall be governed by the laws of Michigan. Any action in law or equity, brought by either Party, shall be brought in a court of law with proper jurisdiction, within Macomb County, Michigan, and shall not be arbitrated.

23.7 The liability of the Service Provider under this Agreement shall not exceed the value of the Services remaining on the then current and unexpired term of the applicable Location Agreement.

23.8 This Agreement supersedes all prior oral or written agreement between the Service Provider and the Purchaser and constitutes the entire agreement between the Parties with respect to the Services performed hereunder.

24 NOTICES:

Every notice or other communication to be given by either Party to the other with respect to this Agreement(s), shall be given by personal delivery, by facsimile or by United States registered or certified mail postage prepaid, return receipt requested, addressed as hereinafter provided. Except as otherwise specified herein, the time period in which a response to any notice or other communication must be made, if any, shall commence to run on the earliest to occur of (a) if by personal delivery, the date of receipt, or attempted delivery, if such communication is refused; (b) if given by telecopy, the date on which such telecopy is transmitted and confirmation of delivery, or attempted delivery, thereof is received; and (c) if sent by mail (as aforesaid), the date of receipt or delivery is refused. Until further notice, notices and other communications under this Agreement shall be addressed to the parties at:

NOTICE FOR CITY:

Mr. Craig Treppa, Purchasing Agent
City of Warren
One City Square, Ste. 425
Warren, MI 48093
Phone: 586.574.4639
Fax: 586.574.4614

NOTICE FOR TK ELEVATOR COMPANY:

TK ELEVATOR COMPANY

Phone:
Fax:

25. SPECIAL CONSIDERATIONS:

Payment Terms are to be net forty five (45). No late fees will be issued. Invoices shall be emailed to the Purchasing Division Accounts Payable Representative or mailed to the address below:

City of Warren
One City Square, Suite 425
Warren, MI 48093
Attn: Purchasing Division

This Agreement shall be fully executed upon approval of the City of Warren City Council, and upon authorized signatures of both Parties to this Agreement.

FILL IN THE CONTACT INFORMATION FOR USA OPERATIONS FOR PURCHASER HERE

TK Elevator Corporation 114 Town
Park Drive NW, Suite 300
Kennesaw, GA 30144
Attn: International Account Contract Administrator

ACCEPTED:

CITY OF WARREN:

BY: _____

TITLE: CITY CLERK-Sonja Buffa

DATE: _____

TK ELEVATOR:

BY: _____

TITLE: _____

DATE: _____

CITY OF WARREN:

BY: _____

TITLE: Mayor-Lori M. Stone

DATE: _____

TK ELEVATOR: NATIONAL ACCOUNTS

BY: _____

TITLE: _____

DATE: _____

EXHIBITS



MAIL ALL INVOICES TO:
CITY OF WARREN
ATTN: PURCHASING DIVISION
ONE CITY SQUARE, SUITE 425
WARREN, MI 48093

Blanket
PURCHASE ORDER
Number: 2527517
P.O. Date: 07/01/2024

FOR ALL INVOICE QUESTIONS:
586-574-4639

THIS PO # MUST APPEAR ON ALL
INVOICES OR THE INVOICE WILL BE
RETURNED, DELAYING PAYMENT

VENDOR:

018736
ODP BUSINESS SOLUTIONS LLC

PO BOX 633301
CINCINNATI, OH 45263-3301

SHIP TO ADDRESS:

CITY OF WARREN
RENTAL DIVISION
ONE CITY SQUARE
SUITE 305
WARREN, MI 48093

F.O.B. WARREN, MICHIGAN ALL FREIGHT PREPAID		BID#: OAK-W-1038 CC RES DATE: 9/26/23		MUNICIPALITIES ARE EXEMPT FROM ALL SALES AND FEDERAL TAXES. SALES TAX EXEMPTION NO.: 38-6006931	
QTY.	U/M	PRODUCT ID	DESCRIPTION	UNIT PRICE	TOTAL PRICE
001	EA		OFFICE SUPPLIES	4,000.00	4,000.00
Total:					4,000.00

Direct Purchase Inquiries to:

MARILYN TREMBERTH
(586) 574-4561

* All Vendors must have a City-issued Purchase Order prior to providing goods or services to the City.

* The City's payment terms are Net 45 with receipt of proper invoice.

* No deliveries accepted after 3:00 P.M.

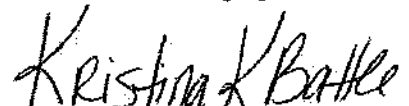
* Purchase Order not valid without authorized signatures.

* Seller expressly warrants that all the material and work covered by this order will conform to the specifications, samples, or other description furnished or specified by the City, and will be merchantable of good material and workmanship, and free from defects.

City of Warren, Michigan

AUTHORIZED BY


Purchasing Agent


Budget Director



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

(586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JUNE 25, 2024
TO: SECRETARY, WARREN CITY COUNCIL
SUBJECT: RESCIND AWARD OF TRI-W-1181; FOR THE PURCHASE OF TWO (2) HEIL DURA
PACK PYTHON AUTOMATED SIDE LOADER SANITATION VEHICLES

The Purchasing Division concurs with the Sanitation Division and recommends that City Council Rescind the award of TRI-W-1181; For the Purchase of Two (2) Heil Dura Pack Python Automated Side Loader Sanitation Vehicles, in the total amount of \$722,000.00, from MacQueen (formerly MacQueen Equipment, dba Bell Equipment Company).

On March 26, 2024, your honorable body approved a recommendation from the Sanitation Division to award MacQueen Equipment, dba Bell Equipment Company for furnishing two (2) Heil Dura Pack Python automated side loader Sanitation vehicles, utilizing the Sourcewell Cooperative Contract(#110223-THC) in the total amount of \$722,000.00.

It was determined that the truck that was ordered did not have a Mack chassis, which the Sanitation Division requires. Therefore, the Sanitation Division is recommending that City Council rescind this award. The Sanitation Division will be utilizing the rescinded funds towards the purchase of two (2) Mack chassis Sanitation trucks from Fredrickson Supply. A recommendation letter will be submitted separately to your honorable body.

Funds were applied from the following Account: 226-9226-98100.

Respectfully Submitted,

Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/24
MAYOR:		7/2/2024



SANITATION DIVISION
25601 FLANDERS
WARREN, MI 48089
(586) 775-1400
www.cityofwarren.org

June 24, 2024

Mr. Craig Treppa, Purchasing Agent
City of Warren
One City Square, Room 425
Warren, Michigan 48093

RE: Bid No. TRI-W-1181
Council Resolution: 3-26-2024

Dear Mr. Treppa:

I am requesting to rescind purchase order 2427073 whose vendor is Macqueen Equipment LLC, 1125 7th Street E, St. Paul, MN 55106 to purchase two new garbage trucks in the amount of \$722,000.

The \$722,000 will be applied to the new vendor, Fredrickson Supply, 3901 3 Mile Road NW, Grand Rapids, MI 49534 for the purchase of two new garbage trucks.

Sincerely,

Kevin Kitka
Sanitation Superintendent

RESOLUTION

Document No: Rescind Award TRI-W-1181

Product/Service: Heil Dura Pack Python Automated Side Loader Sanitation Truck

Requesting Department: Sanitation

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2024 at 7 p.m. Local Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers: _____

ABSENT: Councilmembers: _____

The following preamble and resolution were offered by Councilmember

_____ and supported by Councilmember _____.

On March 26, 2024 your honorable body approved a recommendation from the Sanitation Division to award MacQueen Equipment, dba Bell Equipment Company, 1125 7th Street, St. Paul, MN 55106, for furnishing two (2) Heil Dura Pack Python automated side loader Sanitation vehicles, utilizing the Sourcelwell Cooperative Contract (#110223-THC) in the total amount of \$722,000.00.

It was determined that the trucks that were ordered did not have a Mack chassis, therefore the Sanitation Division is recommending that City Council rescind this award.

The funds were applied from the following Account: 226-9226-98100.

IT IS RESOLVED, that the award shall be rescinded from MacQueen (formerly MacQueen Equipment, dba Bell Equipment Company) for furnishing two (2) Heil Dura Pack Python automated side loader Sanitation vehicles.

IT IS FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

- ☐ Bid document
- ☐ Contract
- ☒ Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2024.

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on _____, 2024.

Sonja Buffa
City Clerk



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

(586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JUNE 26, 2024

TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL

SUBJECT: TRI-W-1256; RECOMMENDATION OF AWARD TO PURCHASE TWO (2) SANITATION VEHICLES

The Purchasing Division concurs with the Sanitation Division and recommends that City Council approve the purchase of two (2) Sanitation Vehicles from Fredrickson Supply, 3901 Three Mile Rd. N.W., Grand Rapids, MI 49534, utilizing Sourcwell Contract #110223-LEG in the total amount of \$794,382.00 (\$397,191.00 each).

If the City Council approves these purchases, payment shall be authorized to be made immediately upon successful delivery from the awarded vendor.

The Sanitation Division is seeking to purchase two (2) Sanitation Vehicles (Mack Chassis with Labrie Bodies) utilizing the Sourcwell Contract #110223-LEG (attached).

If your honorable body approves this purchase, the vehicles will be used by the Sanitation Division to collect trash/compost/recycling from the 95-gal carts.

These vehicles should be available within ninety (90) days of award.

Funds are available in account 226-9226-98100, contingent upon the requested budget amendment and re-appropriation of funding.

Respectfully Submitted,

Craig Treppa
Purchasing Agent

Approved By:	Signature	Date
Budget Director:		6/28/2024
Controller:		6/28/24
MAYOR:		7/2/2024



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com

Quote 2038 and 2039 - specifications attached

VIN 1: 1M2LR2GC1SM009876	Price: \$397,191.00
VIN 2: 1M2LR2GC3SM009877	Price: \$397,191.00

Total Price: \$794,382.00



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM

Quote #		Quoted Date
2038		06-21-2024
	Terms	
	Net 30 Days	

SOLD TO

City of Warren
Warren, MI

VIN: 1M2LR2GC1SM009876

BODY SERIAL #: AU242000106006102

CHASSIS INFORMATION

Chassis Provided By :	Supplied by Customer	Engine Make :	
Chassis Manufacturer :	Mack	Engine Model :	
Chassis Model :	LR	Engine Power :	
Cab Style :	Cab Over	Engine Torque :	
Drivetrain :	6X4	Transmission Make :	Without
Auxiliary Axle :	Without Auxiliary Axle	Transmission Model :	Without
CNG System Upon Arrival :	Without	Transmission Type :	Automatic Transmission
Driving Configuration at Delivery :	Sit-Down from Company on Streetside + Sit-Down from Company on Curbside		
Chassis Delivery Address :	USA: 1198 Shattuck Industrial Blvd., Lafayette, GA 30728		

COLOR INFORMATION

Cab Color :	White from Factory	Cab Color Code :	P9188
Body Color :	White	Body Color Code :	P9188
Chassis Color :	Black from Factory	Chassis Color Code :	Color Code NOT Required
Paint Scheme Number :	Without	Match Cab :	Yes

CARTS INFORMATION

Cart Make :	Without or NOT Required	Cart Type :	Without or NOT Required
Cart Capacity :	Without or NOT Required		

BODY CONFIGURATION

Body Model :	AUTOMIZER TTD	Total Capacity :	31yd ³ (27+4)
Arm Model :	Single Right-Hand (Curb)	Body Capacity :	27yd ³
Body Type :	Standard	Tailgate Capacity :	4yd ³
Body Division :	Without Divison		

BASE PRICE 162,580.00\$

OPTIONS

#	Category	Option	Description	Price
2	Lifting	ALHG-STD01	Standard Height Gripper	0.00 \$
3	Lifting	AGRA-0010	Heavy Duty Arm & Gripper, "32 to 95 US gal"	3,900.00 \$
4	Lifting	EAOA-STD01	Arm out alarm at 6 km/h - 4 mph	0.00 \$
5	Lifting	AGSS-0000	Spill shield on Gripper	470.00 \$



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM

Quote # / Rev. #		Quoted Date
2038		06-21-2024
	Terms	
	Net 30 Days	

#	Category	Option	Description	Price
6	Hopper Area	BCPH-0000	Crusher Panel (1)	4,630.00 \$
7	Hopper Area	QUSS-0000	Crusher Panel Full Width	0.00 \$
8	Hopper Area	HAPT-STD01	RAM Type Packer Panel	0.00 \$
#	Category	Option	Description	Price
9	Consoles & Controls	AAJC-0010	Dual Arm joysticks NON-Moveable	1,790.00 \$
10	Consoles & Controls	ATJC-STD01	Grabber Control on Joystick	0.00 \$
#	Category	Option	Description	Price
11	Hydraulic	HCON-STD01	JIC	0.00 \$
12	Hydraulic	HPTO-0040	PTO Chlesea 870 Hot Shift for Remote Pump	3,490.00 \$
13	Hydraulic	CCPM-INC01	Dual Pump Denison T6DC Work-at-Idle (Remote)	0.00 \$
14	Hydraulic	CHFT-STD02	Hydraulic Tank Mounted on Chassis	0.00 \$
15	Hydraulic	EBCV-0010	Electric Over Hydraulic Body Main Valve	1,620.00 \$
#	Category	Option	Description	Price
16	Accessories	BCOT-0000	Broom and Shovel Front of Hopper on Curbside & Hoe Front of Hopper on Streetside	460.00 \$
17	Accessories	BFEX-0010	Fire Extinguisher 20 lbs (1) on Rubrail Curbside (Rear) Vertical	450.00 \$
18	Accessories	BESK-0000	Spill Kit on Rubrail Curbside (Center)	400.00 \$
19	Accessories	BBS-STD01	Standard Tailgate Seal	0.00 \$
#	Category	Option	Description	Price
20	Lighting	LBLR-0025	Backup Lights on Rubrails Mid-Body - LED (2)	790.00 \$
21	Lighting	LBLT-0005	Backup Lights on Tailgate 2/3 Centered - LED (2)	790.00 \$
22	Lighting	LWLK-0025	Work Light Package - LED (2)	790.00 \$
23	Lighting	WL01-0000	Hopper Streetside (1)	0.00 \$
24	Lighting	WL03-0000	Curbside Post (3)	0.00 \$
25	Lighting	LAFF-0050	Alternating Flashing Lights 4" Amber on Front of Body - LED (2)	700.00 \$
26	Lighting	LAFL-0000	Alternating Flashing Lights 4" Amber on Tailgate 2/3 - LED (2)	700.00 \$
#	Category	Option	Description	Price
27	Electronic	CCCC-0103	Triple EnviroLink Cameras (3) With Heater/Without Shutter	3,940.00 \$
28	Electronic	CL01-0000	Tailgate Center 2/3 (1) - Pointing Back	0.00 \$
29	Electronic	CL04-0000	Hopper Streetside (4) - Pointing Curbside	0.00 \$
30	Electronic	CL15-0000	Mirror Streetside (15) - Pointing Back	0.00 \$
31	Electronic	CCCM-INC11	EnviroLink 7" Color Monitor (Included in Camera System Base Price)	0.00 \$
32	Electronic	CCML-INC01	On Ceiling, Centered, Near the Windshield (If Possible)	0.00 \$
33	Electronic	CCMM-STD01	Monitor Mounting Brackets for Labrie Standard Installation	0.00 \$
34	Electronic	AGCD-0000	Cart/Container Counting Device on Arm(s)	340.00 \$
#	Category	Option	Description	Price
35	Electrical	EGRL-7683	Ignition Relay Mounted on the Battery Box Facing Back	160.00 \$
36	Electrical	ESYV-STD01	12V Body Electrical System	0.00 \$



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM

Quote # / Rev. #		Quoted Date
2038		06-21-2024
	Terms	
	Net 30 Days	

#	Category	Option	Description	Price
37	Structure, Liners & Materials	BSFL-0010	Body floor liner 48" x 4mm (0.160") - Hardox 450	1,060.00 \$
38	Structure, Liners & Materials	BSWL-0035	Body Side Wall liners 24" x 1/8" - Hardox 450	440.00 \$
39	Structure, Liners & Materials	BHWS-0000	Hopper Floor Liner 1/4" - Hardox 450	1,290.00 \$
#	Category	Option	Description	Price
40	Unit Appearance	PCBP-STD01	Urethane Body Paint	0.00 \$
41	Unit Appearance	UAPP-STD01	One (1) Coat of Urethane Primer	0.00 \$
42	Unit Appearance	PCCP-STD01	Paint Chassis Components same Color as Chassis	0.00 \$
43	Unit Appearance	PSSS-0010	CAUTION VEHICLE STOPS [...] FREQUENTLY, 74-1/2" x 23-1/2" (Black on Yellow)	270.00 \$
44	Unit Appearance	BASA-STD01	Rubber Mud Guards - Rear of Rear Axle	0.00 \$
45	Unit Appearance	BASR-0000	Anti-sail Bars on Rear Mud Guards (Rear Wheels)	190.00 \$
46	Unit Appearance	BASN-STD01	Mud Guards with Labrie Logo	0.00 \$
47	Unit Appearance	BODL-STD01	Informative Decals English	0.00 \$
#	Category	Option	Description	Price
48	Chassis	CFTD-STD01	Diesel Tank from Company or CNG/Electric	0.00 \$
SUBTOTAL OPTIONS :				28,670.00\$
NON-STANDARD OPTIONS				
SUBTOTAL NON-STANDARD OPTIONS :				0.00\$
COMMENTS				
Chassis Price: \$202,500.00 Training & PDI: \$3,500.00				



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM		
Quote # / Rev. #		Quoted Date
2038		06-21-2024
	Terms	
	Net 30 Days	

Expected Delivery Date :	Subtotal Base Price and Options :	191,250.00 \$
	Discount (2.00%) :	3,825.00 \$
	Subtotal Base Price and Options (Net) :	187,425.00 \$
Chassis Terms (if applicable) : Net on delivery for release of MSO. Weight Distribution: Quotes and pricing are subject to changes according to WD analysis which can alter specs. Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued. Taxes : Not included. Disclaimer : It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis. Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index. Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation. Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.	Body Miscellaneous Charge #1 :	0.00 \$
	Body Miscellaneous Charge #2 :	0.00 \$
	Body Miscellaneous Charge #3 :	0.00 \$
	Sourcewell Fee :	0.00 \$
	Material Surcharge :	0.00 \$
	Extended Warranty :	0.00 \$
	Extended Warranty Other :	0.00 \$
	Additional Trade Discount :	0.00 \$
	Subtotal Body (Net) :	187,425.00 \$
	Chassis Price :	202,500.00 \$
	Subtotal Unit (Net) :	389,925.00 \$
	FET (12%) :	0.00 \$
	Change Fee #1 :	0.00 \$
	Change Fee #2 :	0.00 \$
	EV Fee :	0.00 \$
	Miscellaneous Charge #1 :	3,500.00 \$
	Miscellaneous Charge #2 :	0.00 \$
	Miscellaneous Charge #3 :	0.00 \$
	Freight Charges :	3,766.00 \$
	Total Unit (Net) :	397,191.00 \$
	Number of Units :	1
	Grand Total :	397,191.00 \$
	Currency :	USD

City of Warren Representative :

Fredrickson Supply LLC



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM

Quote #		Quoted Date
2039		06-21-2024
	Terms	
	Net 30 Days	

SOLD TO

City of Warren
Warren, MI

VIN: 1M2LR2GC3SM009877

BODY SERIAL #: AU242000106006103

CHASSIS INFORMATION

Chassis Provided By : Supplied by Customer

Chassis Manufacturer : Mack

Chassis Model : LR

Cab Style : Cab Over

Drivetrain : 6X4

Auxiliary Axle : Without Auxiliary Axle

CNG System Upon Arrival : Without

Driving Configuration at Delivery : Sit-Down from Company on Streetside + Sit-Down from Company on Curbside

Chassis Delivery Address : USA: 1198 Shattuck Industrial Blvd., Lafayette, GA 30728

Engine Make :

Engine Model :

Engine Power :

Engine Torque :

Transmission Make : Without

Transmission Model : Without

Transmlesion Type : Automatic Transmission

COLOR INFORMATION

Cab Color : White from Factory

Body Color : White

Chassis Color : Black from Factory

Paint Scheme Number : Without

Cab Color Code : P9188

Body Color Code : P9188

Chassis Color Code : Color Code NOT Required

Match Cab : Yes

CARTS INFORMATION

Cart Make : Without or NOT Required

Cart Capacity : Without or NOT Required

Cart Type : Without or NOT Required

BODY CONFIGURATION

Body Model : AUTOMIZER TTD

Arm Model : Single Right-Hand (Curb)

Body Type : Standard

Body Division : Without Divison

Total Capacity : 31yd³ (27+4)

Body Capacity : 27yd³

Tailgate Capacity : 4yd³

BASE PRICE

162,580.00\$

OPTIONS

#	Category	Option Description	Price
2	Lifting	ALHG-STD01 Standard Height Gripper	0.00 \$
3	Lifting	AGRA-0010 Heavy Duty Arm & Gripper, "32 to 95 US gal"	3,900.00 \$
4	Lifting	EAOA-STD01 Arm out alarm at 6 km/h - 4 mph	0.00 \$
5	Lifting	AGSS-0000 Spill shield on Gripper	470.00 \$



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
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SALES QUOTE ORDER FORM		
Quote # / Rev. #		Quoted Date
2039		06-21-2024
	Terms	
	Net 30 Days	

#	Category	Option	Description	Price
6	Hopper Area	BCPH-0000	Crusher Panel (1)	4,630.00 \$
7	Hopper Area	QUSS-0000	Crusher Panel Full Width	0.00 \$
8	Hopper Area	HAPT-STD01	RAM Type Packer Panel	0.00 \$
#	Category	Option	Description	Price
9	Consoles & Controls	AAJC-0010	Dual Arm joysticks NON-Moveable	1,790.00 \$
10	Consoles & Controls	ATJC-STD01	Grabber Control on Joystick	0.00 \$
#	Category	Option	Description	Price
11	Hydraulic	HCON-STD01	JIC	0.00 \$
12	Hydraulic	HPTO-0040	PTO Chlesea 870 Hot Shift for Remote Pump	3,490.00 \$
13	Hydraulic	CCPM-INC01	Dual Pump Denison T6DC Work-at-Idle (Remote)	0.00 \$
14	Hydraulic	CHFT-STD02	Hydraulic Tank Mounted on Chassis	0.00 \$
15	Hydraulic	EBCV-0010	Electric Over Hydraulic Body Main Valve	1,620.00 \$
#	Category	Option	Description	Price
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17	Accessories	BFEX-0010	Fire Extinguisher 20 lbs (1) on Rubrail Curbside (Rear) Vertical	450.00 \$
18	Accessories	BESK-0000	Spill Kit on Rubrail Curbside (Center)	400.00 \$
19	Accessories	BBTS-STD01	Standard Tailgate Seal	0.00 \$
#	Category	Option	Description	Price
20	Lighting	LBLR-0025	Backup Lights on Rubrails Mid-Body - LED (2)	790.00 \$
21	Lighting	LBLT-0005	Backup Lights on Tailgate 2/3 Centered - LED (2)	790.00 \$
22	Lighting	LWLK-0025	Work Light Package - LED (2)	790.00 \$
23	Lighting	WL01-0000	Hopper Streetside (1)	0.00 \$
24	Lighting	WL03-0000	Curbside Post (3)	0.00 \$
25	Lighting	LAFF-0050	Alternating Flashing Lights 4" Amber on Front of Body - LED (2)	700.00 \$
26	Lighting	LAFL-0000	Alternating Flashing Lights 4" Amber on Tailgate 2/3 - LED (2)	700.00 \$
#	Category	Option	Description	Price
27	Electronic	CCCC-0103	Triple EnviroLink Cameras (3) With Heater/Without Shutter	3,940.00 \$
28	Electronic	CL01-0000	Tailgate Center 2/3 (1) - Pointing Back	0.00 \$
29	Electronic	CL04-0000	Hopper Streetside (4) - Pointing Curbside	0.00 \$
30	Electronic	CL15-0000	Mirror Streetside (15) - Pointing Back	0.00 \$
31	Electronic	CCCM-INC11	EnviroLink 7" Color Monitor (Included in Camera System Base Price)	0.00 \$
32	Electronic	CCML-INC01	On Ceiling, Centered, Near the Windshield (If Possible)	0.00 \$
33	Electronic	CCMM-STD01	Monitor Mounting Brackets for Labrie Standard Installation	0.00 \$
34	Electronic	AGCD-0000	Cart/Container Counting Device on Arm(s)	340.00 \$
#	Category	Option	Description	Price
35	Electrical	EGRL-7683	Ignition Relay Mounted on the Battery Box Facing Back	160.00 \$
36	Electrical	ESYV-STD01	12V Body Electrical System	0.00 \$



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

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SALES QUOTE ORDER FORM

Quote # / Rev. #		Quoted Date
2039		06-21-2024
	Terms	
	Net 30 Days	

#	Category	Option	Description	Price
37	Structure, Liners & Materials	BSFL-0010	Body floor liner 48" x 4mm (0.160") - Hardox 450	1,060.00 \$
38	Structure, Liners & Materials	BSWL-0035	Body Side Wall liners 24" x 1/8" - Hardox 450	440.00 \$
39	Structure, Liners & Materials	BHWS-0000	Hopper Floor Liner 1/4" - Hardox 450	1,290.00 \$

#	Category	Option	Description	Price
40	Unit Appearance	PCBP-STD01	Urethane Body Paint	0.00 \$
41	Unit Appearance	UAPP-STD01	One (1) Coat of Urethane Primer	0.00 \$
42	Unit Appearance	PCCP-STD01	Paint Chassis Components same Color as Chassis	0.00 \$
43	Unit Appearance	PSSS-0010	CAUTION VEHICLE STOPS [...] FREQUENTLY, 74-1/2" x 23-1/2" (Black on Yellow)	270.00 \$
44	Unit Appearance	BASA-STD01	Rubber Mud Guards - Rear of Rear Axle	0.00 \$
45	Unit Appearance	BASR-0000	Anti-sail Bars on Rear Mud Guards (Rear Wheels)	190.00 \$
46	Unit Appearance	BASN-STD01	Mud Guards with Labrie Logo	0.00 \$
47	Unit Appearance	BODL-STD01	Informative Decals English	0.00 \$

#	Category	Option	Description	Price
48	Chassis	CFTD-STD01	Diesel Tank from Company or CNG/Electric	0.00 \$

SUBTOTAL OPTIONS : 28,670.00\$

NON-STANDARD OPTIONS

SUBTOTAL NON-STANDARD OPTIONS : 0.00\$

COMMENTS

Chassis Price: \$202,500.00
Training & PDI: \$3,500.00



Fredrickson Supply
3901 3 Mile Rd NW
Grand Rapids, MI 49534

(616) 949-2385
www.fredricksonsupply.com



SALES QUOTE ORDER FORM

Quote # / Rev. #		Quoted Date
2039		06-21-2024
	Terms	
	Net 30 Days	

Expected Delivery Date :	Subtotal Base Price and Options :	191,250.00 \$
	Discount (2.00%) :	3,825.00 \$
	Subtotal Base Price and Options (Net) :	187,425.00 \$
	Body Miscellaneous Charge #1 :	0.00 \$
	Body Miscellaneous Charge #2 :	0.00 \$
	Body Miscellaneous Charge #3 :	0.00 \$
	Sourcewell Fee :	0.00 \$
	Material Surcharge :	0.00 \$
	Extended Warranty :	0.00 \$
	Extended Warranty Other :	0.00 \$
	Additional Trade Discount :	0.00 \$
	Subtotal Body (Net) :	187,425.00 \$
	Chassis Price :	202,500.00 \$
	Subtotal Unit (Net) :	389,925.00 \$
	FET (12%) :	0.00 \$
	Change Fee #1 :	0.00 \$
	Change Fee #2 :	0.00 \$
	EV Fee :	0.00 \$
	Miscellaneous Charge #1 :	3,500.00 \$
	Miscellaneous Charge #2 :	0.00 \$
	Miscellaneous Charge #3 :	0.00 \$
	Freight Charges :	3,766.00 \$
	Total Unit (Net) :	397,191.00 \$
	Number of Units :	1
	Grand Total :	397,191.00 \$
	Currency :	USD

Chassis Terms (if applicable) :
Net on delivery for release of MSO.

Weight Distribution:
Quotes and pricing are subject to changes according to WD analysis which can alter specs.
Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued.

Taxes :
Not Included.

Disclaimer :
It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis.
Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index.

Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation.

Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.

City of Warren Representative :

Fredrickson Supply LLC



Solicitation Number: RFP #110223

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Labrie Environmental Group USA Inc., 175-B Rte, Marie-Victorin, Levis, Qc, Canada G7A 2T3 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Refuse Collection Vehicles with Related Equipment, Accessories and Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires December 28, 2027, unless it is cancelled sooner pursuant to Article 22. This Contract allows up to three additional one-year extensions upon the request of Sourcewell and written agreement by Supplier. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

B. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES



PUBLIC SERVICE DEPARTMENT
ONE CITY SQUARE, SUITE 410
WARREN, MI 48093-6726
(586) 574-4604
www.cityofwarren.org

June 24, 2024

Mr. Craig Treppa, Purchasing Agent
City of Warren
One City Square, Room 425
Warren, Michigan 48093

RE: Award TRI-W-1256

Dear Mr. Treppa:

After reviewing and demonstrating the Labrie Right-hand Automizer garbage truck on Thursday, June 20, 2024 at the Sanitation Division, it is my recommendation that Fredrickson Supply be the selected vendor for the purchase of two new garbage trucks.

I am confident the trucks are what the Sanitation Division needs at this time. The trucks will be painted white with orange lettering. They have a Mack Chassis and a Labrie body. The trucks have an automatic side arm to pick up the 95-gallon trash totes which is consistent with our current fleet.

The recommended award amount will be \$794,382.00. Sanitation budget account number is 226-9226-98100.

Sincerely,

A handwritten signature in black ink, appearing to read "David Muzzarelli".

David Muzzarelli
Public Service Director

RESOLUTION

Product or Service: Two (2) Sanitation Vehicles

Document No: TRI-W-1256

Requesting Department: Sanitation

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____ at 7 p.m. Local Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers: _____

ABSENT: Councilmembers: _____

The following preamble and resolution were offered by Councilmember

_____ and supported by Councilmember_____.

Pursuant to Section 2-344 of the Code of Ordinances, the City may either participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any supplies, equipment, goods or services with one (1) or more public procurements units.

Upon performing a diligent inquiry, the Public Service Director has determined that it is necessary in the interest of the City, to acquire two (2) Sanitation Vehicles (Mack Chassis with Labrie Bodies) from Fredrickson Supply, 3901 Three Mile Road N.W., Grand Rapids, MI 49534, utilizing Sourcewell Contract #110223-LEG in the total amount of \$794,382.00 (\$397,191.00 each).

Funds are available in account number: 226-9226-98100.

IT IS RESOLVED, that the cooperative purchase through Fredrickson Supply is hereby accepted by City Council in a total amount of \$794,382.00 (\$397,191.00 each) and

payment is authorized by City Council to be paid to the vendor immediately upon successful delivery from the vendor.

IT IS FURTHER RESOLVED, that the Purchasing Agent and/or Mayor and City Clerk are authorized to execute any such documents that are necessary for this approval consistent with the terms of the:

☒ Cooperative Bid document

☐ Contract

☒ Resolution

and in such form that meets with the satisfaction of the City Attorney if review is required.

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2024.

Mindy Moore
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County,
Michigan, hereby certifies that the foregoing is a true and correct copy of the resolution adopted
by the Council of the City of Warren at its meeting held on
_____, 2024.

Sonja Buffa
City Clerk



July 2, 2024

Ms. Mindy Moore
Council Secretary
City of Warren

CITY ATTORNEY'S OFFICE

One City Square, Suite 400
WARREN, MI 48093
(586) 574-4671
FAX (586) 574-4530
www.cityofwarren.org

RE: Proposed Ordinance Amending Appendix A, the Code of Zoning Ordinances; adding Article IV – A, entitled Personal Wireless Service Facilities; Amending sections 4-.59 through 4-66; repealing sections 2.81 and 2.82 relating to Definitions; and Amending section 14.02 to Eliminate Cellular Towers and Antennas from Special Land Use Requirements (Second Reading)

Dear Council Secretary Moore:

Attached please find the personal wireless service ordinance, with revisions for consideration at the second reading.


As noted, the removal section was amended to clarify that the tower owner is primarily responsible for removal of abandoned towers or equipment, and the property owner is secondarily responsible should the tower owner not perform.

Clarification was added to distinguish the authority of the planning commission and the planning director. The planning director may review small changes to the plans administratively, including antenna replacements or minor collocations. The planning commission will retain full site plan review over new sites and collations that will result in a height change of more than 10 percent or 20 feet or a width increase beyond the parameters of the Michigan Zoning Enabling Act.

Signal interference is within the jurisdiction of the Federal Communications Commission. The certification requirement for signal non-interference is changed to require an affidavit that the FCC non-interference standards are satisfied. This ordinance adds the provision that no interference is permitted to preserve the right to exercise local control to any extent it may be recognized now or in the future. Consumer complaints for interference may be referred to the FCC Consumer and Governmental Affairs Bureau.

Please submit the ordinance to Council for a second reading at the meeting on July 9, 2024.

Respectfully,


Mary Michaels
Acting City Attorney

Concurred:


Lori M. Stone, Mayor

cc: Ronald Wuerth, Planning Director
Everett Murphy, Chief Zoning Inspector
Michelle Katopodes, Planner I

ORDINANCE NO. 30- _____

AN ORDINANCE TO AMEND SECTIONS 2.81, 2.82, AND 4.59 THROUGH 4.68 OF THE CODE OF ZONING ORDINANCES OF THE CITY OF WARREN RELATING TO WIRELESS ANTENNA TOWERS AND SECTION 14.02 OF THE CODE OF ZONING ORDINANCES RELATING TO SPECIAL LAND USE PERMITS

THE CITY OF WARREN ORDAINS:

SECTION 1. That Sections 2.81 and 2.82 of Appendix A, Article II of the Code of Zoning Ordinances of the City of Warren, Michigan, entitled "Definitions",

WHICH PRESENTLY READ AS FOLLOWS:

SECTION 2.81 - ANTENNA

Any device utilized for the purpose of sending or receiving electromagnetic waves, including but not limited to, microwave, cellular telephone, radio, television, personal communication services or other communications. Citizen radio, short wave, amateur radio, residential TV or satellite TV antennas and towers are excluded from the regulations of this chapter.

SECTION 2.82 – ANTENNA TOWER

Any structure which is utilized to support an antenna or antennas, as defined in section 2.81, above the ground or above an existing structure. Antenna towers include, but are not limited to, monopoles, tripods, wood poles, roof mounting brackets, chimney brackets, multiple leg tower structures, signs and self-supporting and guy wired towers.

ARE REPEALED, AND DESIGNATED AS "Reserved"

SECTION 2. That Sections 4.59 through 4.68 of Appendix A, Article IV of the Code of Zoning Ordinances of the City of Warren, Michigan, entitled "General Provisions",

WHICH PRESENTLY READ:

SECTION 4.59. PERMITTED DISTRICTS.

Antennas and other antenna towers are permitted in C-1, C-2, C-3 or SS districts with a special land use permit pursuant to 14.02. Antenna and or antenna tower are a permitted use in M-1, M-2, M-3 and M-4 zoning districts as regulated herein.

SECTION 4.60. HEIGHT OF ANTENNA TOWERS.

In all permitted districts, antenna towers, antennas or other structural projections shall not exceed one hundred fifty (150) feet in height as measured from the average ground elevation of the site.

SECTION 4.61 - SETBACKS

- (1) No antenna or antenna tower shall be located closer than four hundred fifty (450) feet from any residential use, residential district, health care, day care or educational institution. The distance shall be measured from the base of the tower or supporting structure to the property line of the residence or residential district boundary line.
- (2) Antenna towers shall comply with the setback standards for a structure in the zoning district for the parcel.
- (3) A freestanding antenna tower (i.e. not mounted on a roof) shall not be located in any front yard.
- (4) All accessory structures must meet the minimum setback standards for accessory structures in the zoning district for the parcel and shall not be inhabited, used for vehicle storage or used for outdoor storage of any kind.

SECTION 4.62 – FENCE; LANDSCAPING REQUIRED

All antenna towers shall be screened from entry by a six (6) foot high fence to prevent unauthorized persons from access to the tower. Existing on site vegetation shall be preserved to the maximum extent possible. The petitioner shall submit a detailed landscaping plan with the application for site plan approval. The proposed landscaping shall provide a buffer for the site and a screen for the structure base, accessory buildings and enclosure.

SECTION 4.63 – LIGHTING AND COLOR OF ANTENNA TOWER

Antenna tower lighting shall conform to all F.A.A. rules and regulations and shall be designed to minimize the glare or other impact on adjoining properties. All antenna towers shall be finished in an unobtrusive, neutral color.

SECTION 4.64 – SITE PLAN APPROVAL

Upon submitting an application for site plan approval of an antenna or antenna tower, the Petitioner shall also provide the following information:

- (1) Name, address and phone number of the Petitioner and of the owner of the property.
- (2) A location map of all antennas and antenna towers which the Petitioner has currently erected in the City of Warren and shall include a master plan for any future antenna locations known to the Petitioner. This requirement is for planning purposes only and shall not limit the Petitioner to the sites indicated on the map.
- (3) An affidavit of the total watts of effective radiated power of the proposed antenna.
- (4) An affidavit verifying that the proposed site and proposed antenna(s) complies with all Federal Communication Commission rules and guidelines; and all federal, state and local laws. In the event any antenna is found to exceed the applicable F.C.C. standard, site plan approval shall be immediately revoke.
- (5) A statement as to whether an environmental assessment was required by the Federal Communications Commission and a copy of the environmental assessment if one was required.
- (6) The antenna, antenna tower and all supporting equipment shall not block areas which will hamper firefighting equipment and maintenance of electrical lines.
- (7) If the proposed antenna location is on a new tower, the Petitioner shall submit an affidavit attesting that there is no suitable space available on any existing tower in the desired area.
- (8) An affidavit of the proposed height of the tower and a statement verifying a "safe fall" zone for the tower or antenna. The statement, together with any and all attachments, shall be certified and sealed by a licensed engineer or architect. Manufacturers' specifications of a "safe fall" zone must be submitted. No inhabited building shall be located within the safe fall zone area.

- (9) A statement verifying that the tower or antenna will withstand wind speeds and ice loads as required by the BOCA Building Code. The statement, together with any and all attachments, shall be certified and sealed by a licensed engineer or architect. Manufacturer specifications must be submitted.
- (10) The system shall be certified by a licensed engineer to verify that the signal(s) being transmitted will not interfere with the ability of surrounding uses to receive signals from different radio, television, telephone or other electronic equipment.

SECTION 4.65 – CO-LOCATION

To prevent the proliferation and congestion of antenna towers, it is encouraged for any new antenna to be co-located on an existing antenna tower, provided there is technically suitable space available on an existing tower within the desired area pursuant to the following regulations:

- (1) The maximum number of co-locations on any tower is limited to four (4) unless the applicant can demonstrate to the satisfaction of the planning commission that the structure can safely accommodate additional co-locations and the radio frequency emissions will continue to comply with federal regulations.
- (2) All co-locations on existing towers shall be subject to the setback requirements contained in section 4.61.
- (3) Any proposed antenna addition to an existing tower shall receive site plan approval pursuant to section 22.16 of this appendix.
- (4) In cases where special land use approval has already been granted for an existing tower, there is no further special land use approval required for co-location.

SECTION 4.66 – USE OF PUBLIC PROPERTY

Upon recommendation of the Planning Commission and approval of the City Council, properly zoned property owned by the City of Warren, excluding street rights-of-way, may be used for antenna and antenna tower purposes upon the execution of a valid lease approved by the City Attorney. After receiving approval to place an antenna or antenna tower on City property, the Petitioner must proceed to obtain all required approvals as required by the Ordinances of the City of Warren.

SECTION 4.67 – MONITORING OF ANTENNA RADIO FREQUENCY EMISSIONS

Each telecommunications provider with antennas located within the City shall provide the City with a semi-annual report disclosing the radio frequency emissions of each antenna site. The City shall require an annual inspection of the radio frequency emissions of each antenna site to ensure that the site complies with the requirements of the Telecommunications Act of 1996. The City shall charge the provider a fee for the cost of the annual inspection.

SECTION 4.68 – ANTENNA AND ANTENNA TOWER REMOVAL

- (1) In the event an antenna has not been used for a period of 180 days or more, as evidenced by the cessation of transmission and/or reception of radio signals, it shall be the responsibility of the owner of the property to secure removal of the unused antenna within thirty (30) days of discontinuance.
- (2) In the event all antennas located on a tower have not been used for a period of 180 days or more, as evidenced by the cessation of transmission and/or reception of radio signals, it shall be the responsibility of the owner of the property to secure the removal of the unused antenna within sixty (60) days of discontinuance.
- (3) In the event any antenna is found to exceed the applicable F.C.C. standard, site plan approval shall be immediately revoked and the antenna shall be removed.
- (4) To insure compliance with this section, the Planning Commission upon site plan approval, shall require that a cash deposit or an approved surety bond, covering the estimated cost of removal to be deposited with the City Treasurer. The Petitioner is required to maintain either the cash deposit or a surety bond for the performance of the removal until the antenna(s) or antenna tower is removed. In the event the antenna(s) or antenna tower is not erected as planned or is removed as required by this ordinance, the cash deposit shall be refunded. In the event, an antenna(s) or antenna tower is not removed pursuant to the provisions of this ordinance, the bond shall be forfeited to the general fund of the City of Warren.

IS AMENDED TO READ AS FOLLOWS:

ARTICLE IV – A Telecommunications - Personal Wireless Service Facilities

Section 4.59. Definitions

For purpose of this article, the following words, phrases and terms shall have the meaning:

Antenna. An apparatus designed for the purpose of sending or receiving radiofrequency (RR) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service, within the meaning of 47 U.S.C. sec. 332 (c)(7), and includes associated antenna equipment. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under 47 CFR, Part 15 or antennas regulated as a small wireless facility under 47 USC 332(c)(7)

Antenna Equipment. The equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antenna, and when collocated on a structure, is mounted or installed at the same time as such antenna.

Accessory Equipment. Switches, servicing or being used in conjunction with a wireless communications facility, including, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets, and storage sheds, shelters or other structures, including fences and ground-based enclosures at the same fixed location as the wireless communications facility.

Collocation. To install or mount or add new or add new or additional antennae or associated equipment to be used for the provision of personal wireless services to a preexisting cell tower or facility which is already built and is currently being used to provide personal wireless service by a different provider of such services, wireless carrier or site developer.

Director. Official charged with administration of the Planning Department.

FCC Federal Communications Commission

Facility or Personal Wireless Service Facility or Tower. A free-standing structure that is used solely for the provision of personal wireless service, private broadcast or public safety services, supporting one or more FCC-licensed or authorized Antennas and associated equipment, and may be in the form of a monopole, lattice tower, silo steeples, or utility poles, or in such alternate form, as deemed harmonious to the surrounding neighborhood. This article does not pertain to structures, such as poles or utility poles that solely supporting small wireless facilities.

Fall Zone. The range of area to be impacted by the fall or collapse of the Facility and the manner in which it will fall, and shall account for debris, ice or other elements, to be certified by a State of Michigan licensed and registered professional engineer.

Hazardous Substance. Any substance, chemical or waste that is identified as hazardous or toxic by any applicable federal, state or local law or regulation, including but not limited to petroleum products and asbestos.

Minor Facility Modification

1. Replacement, **addition or collocation** of antennae or accessory equipment on an existing approved Facility, which does not
 - 1) increase the ~~height of the or width of the~~ overall height of the Facility by more than 20 feet or 10% of its original height, whichever is greater;
 - 2) Increase the width of the Facility by more than the minimum necessary to permit collocation.
 - 3) Increase the area of the existing **equipment** compound to greater than 2,500 feet, as compound is defined in Section 514 of Public Act No. 366 of 2018;
 - 4) Encroach upon the setback requirement in this article.

Property. The geographical parcel of real property upon which the Tower or proposed Tower is be situated.

Site - Fixed location of owned or leased real property occupied by the Tower or Personal Wireless Service Facility and all associated accessory equipment.

SECTION 4.60 – AUTHORIZATION

Subject to the standards and conditions set forth in this article, Towers and Personal Wireless Service Facilities and modifications to such Tower or Facility, shall be permitted in C-1, C-2, C-3, SS, M-1, M-2, M-3 and M-4 zoning districts, as regulated here in, with site plan approval as provided in section 22.16 and herein or with Administrative Approval for Minor Modifications as provided in section 4.63. ~~which are permitted with Administrative Approval as provided in section 4.63.~~ Wireless Facilities on Public Property shall **require** subject an agreement which **will** include different or additional standards **or conditions**.

Section 4.61. STANDARDS AND CONDITIONS.

1. **Setback.** The following minimum separation requirements shall apply to all Towers:
 - a. Towers shall be set back 200 feet from any R-1-A, R-1-B, R-1-C, R-2, R-3 and R-3-A district property boundary line, or from private or public day-care center or educational institution, excluding trade schools or colleges. ~~any district containing a legal non-conforming residential structure, or educational institution.~~ The distance shall be measured from the base of the tower or supporting structure.
 - b. Towers shall be setback to the greater of 150 feet or a distance equal to 125 percent of the height of the

supporting structure, whichever is greater, to the district boundary line of all other districts, unless there is a day care or educational institution in such district, in which case subsection (a) shall apply.

- c. Notwithstanding the above, the separation between the Tower and the adjoining property lines shall be no less than the radius of the fall zone for the support structure in the event of total collapse, including any falling debris, antennae or other equipment, or fire, based upon an engineering certification. A greater setback will required based upon a Fall Zone exceeding the separation requirements in subsection (a) and (b) above.
2. **Height.** The maximum height of any Tower, including lightening rod, antenna or other accessory equipment, is 150 feet.
3. **Co-location.** The tower shall be designed to accommodate future collocations of at least three platforms (accommodating three carriers).
4. **Access.** Adequate access to wireless communications equipment and to the support structure, for the maintenance of the facility and equipment and for emergency vehicles.
5. **Emissions.** The equipment shall not radiate radio frequency emissions that exceed the thresholds of the FCC or FAA.
6. **No Hazardous substance.** No Hazardous Substance shall be leaked or released from the Tower or equipment, and full compliance with federal or state guidelines
7. **Signs.** Emergency notification signs shall be posted on the site identifying the owner of the facility and an emergency response contact information. No other signs are permitted.
8. No artificial illumination unless required by federal or state regulations or by the planning commission. If required by law, the lighting alternatives and design must result in the least disturbance to the surrounding properties.
9. The structure shall be placed in an area which would not require the removal of trees or natural features. If a tree is removed, a tree must be planted elsewhere on the property.
10. Maintenance, construction, schedule, colors, screening, landscaping, buffers, design, and emissions must conform to the reports, representations made or submitted with the site plan application and conditions imposed by the Planning Commission or Planning Director, if administratively approved.
11. The tower and equipment must be maintained and operated in good working order in compliance with the regulations of the FAA and FCC, and other

applicable governmental and regulatory agencies. All registrations and licenses required by law or regulation shall be maintained and kept in good standing.

12. Colors and design shall be compatible with the surrounding area. The tower and all accessory equipment shall be solid, neutral colors, as determined by the Planning Commission.
13. Antenna towers shall comply with the setback standards for a structure in the zoning district for the parcel that may exceed the standard in section 4.61 (1)
14. A freestanding antenna tower (i.e. not mounted on a roof) shall not be located in any front yard.
15. All accessory structures must meet the minimum setback standards for accessory structures in the zoning district for the parcel and shall not be inhabited, used for vehicle storage or used for outdoor storage of any kind.
16. **After construction, the Tower and associated antennae or equipment shall remain in continuous use and operation for a period of three months. The Tower Owner shall report to the City the non-use and whether re-use is expected within the ensuing three months. Any Tower or equipment that is not operated for a continuous period of six months shall be considered abandoned, and the Director of Public Service may order removal.**
17. **No Facility, antenna or antenna equipment or accessory equipment, shall interfere in any manner with current or future City or other governmental public safety communication or with any utilities, or the surrounding use of existing radios, televisions, or other electronic equipment.**

Section 4.62. SITE PLAN APPROVAL.

Upon submitting an application for site plan approval of a Tower or antenna, the Petitioner shall also provide the following information:

1. Name, address and phone number of the Petitioner and of the owner of the property.
2. A location map of all antennas and antenna towers which the Petitioner has currently erected in the City of Warren and shall include a master plan for any future antenna locations known to the Petitioner. This requirement is for planning purposes only and shall not limit the Petitioner to the sites indicated on the map.
3. An affidavit of the total watts of effective radiated power of the proposed antenna.

4. An affidavit verifying that the proposed site and proposed antenna(s) complies with all Federal Communication Commission rules and guidelines; and all federal, state and local laws, **including such rules, regulations or standards regarding signal interference.** ~~In the event any antenna does not meet FCC standards or regulations, a site plan shall not be approved. In the event any antenna is found to exceed the applicable F.C.C. standards, site plan approval shall be immediately revoked.~~
5. A statement as to whether an environmental assessment **is** required by the Federal Communications Commission and a copy of the environmental assessment if one was required.
6. The antenna, antenna tower and all supporting equipment shall not block areas which will hamper firefighting equipment and maintenance of electrical lines.
7. If the proposed antenna location is on a new tower, the Petitioner shall submit an affidavit attesting that there is no suitable space available on any existing tower in the desired area.
8. An affidavit of the proposed height of the tower and a signed "safe fall" zone certification letter from a licensed and registered professional engineer, including the manner in which the support structure will fall, radius of fall, including impact from falling equipment and debris. Manufacturer's specifications of a "safe fall" zone must be submitted. No inhabited building shall be located within the safe fall zone area.
9. A statement verifying that the tower or antenna will withstand wind speeds and ice loads as required by the BOCA Building Code. The statement, together with any and all attachments, shall be certified and sealed by a licensed engineer or architect. Manufacturer's specifications must be submitted.
10. An affidavit from the applicant that the FCC regulations, rules or standards regarding non-interference are satisfied and will be maintained. The affidavit will address non-interference with public safety equipment and the ability of existing surrounding uses to receive signals from radios, televisions, telephone, modems, or other electronic equipment. ~~The system shall be certified by a licensed engineer to verify that the signal(s) being transmitted will not interfere with the ability of surrounding uses to receive signals from different the surrounding uses to receive signals from radio, television, telephone or other electronic equipment.~~
11. A filing or no filing determination from the FCC or FCC, and all registration numbers assigned by respective regulatory agencies.

12. The name, address and phone number of a **contact** person for engineering, emergency, maintenance and other notice purposes. This information shall be updated at all times the Facility or equipment is on the Property.
13. A consent from the property owner authorizing city officials or agents or contractors to enter the Property for purposes of inspecting the Facility, site conditions or for removal purposes, if necessary. A separate affidavit or except of lease, or other documentation from the Property owner that such owner will cause the removal or remediation of any Tower or Antenna or equipment that is abandoned, dilapidated, operating unlawfully, or causing a hazardous leak or interference.
14. A soil report from a geotechnical engineer licensed in the State of Michigan. This soils report shall include borings and statements verifying the suitability of the soil conditions for the proposed use. The requirements of the FAA, FCC and Michigan Aeronautics Commission shall be noted.
15. A maintenance plan shall be presented and approvals as part of the site plan for the proposed Facility and Site.
16. A detailed landscaping plan.
17. The description of the security to be posted at the time of receiving a building permit to ensure removal of the facility when it has been abandoned or is no longer needed, which shall remain in effect at all times until released by the City. This shall be separate from the site plan guarantee established by the Planning Commission.
18. Structural analysis report for the initial build and any co-location, when required by the engineer
19. Written commitment to send certified emissions report demonstrating that the antennae satisfy the radio frequency emissions or to satisfy the threshold of the FCC; this report shall be required upon completion of the development, prior to site performance bond release, and updated as provided in this ordinance.
20. **For new Facilities, adequate justification for a new Facility in lieu of collocation on an existing Facility.**

Section 4.63. SITE PLAN REVIEW.

The site plan will be reviewed in accordance with the procedures and standards of review in section 22-16, 22-14 (B), consideration of the adequacy of the application and submittals, and compliance with this article. In addition, the planning commission may consider the following factors in reviewing applications towers and antennas and may attach reasonable conditions to an approval consistent with these factors:

1. **Tower or antenna height;**
2. **Nature of uses on adjacent or nearby properties;**
3. **Surrounding tree coverage and foliage;**
4. **Tower design, including design characteristics that are intended to reduce or eliminate adverse impacts upon the surrounding area;**
5. **Availability of suitable existing towers or other structures;**
6. **Potential adverse impact upon historical districts or other historic properties or upon the recognized aesthetic assets of the city.**

Section 4.64 - ADMINISTRATIVE REVIEW. The Planning Director shall have the authority to grant or deny an administrative approval of a plan for a Minor Facility Modification as defined in this article, subject to compliance with the following procedure:

1. Upon submission of an application for administrative review, the Petitioner shall submit proposed plan showing as built and proposed change or replacement and a narrative explaining the change, identification of the new provider, if any, with an emergency contact person and information and signed verification that such provider agrees to abide by this article.
2. If any modification would in the discretion of the Planning Director, potentially compromise the public health safety or welfare or impact upon a neighboring landowner, the matter may be referred for formal site plan approval.
3. In connection with such administrative approval process, the Planning Director may develop reasonable administrative policies and procedures for considering applications for administrative approvals, including a site plan performance bond. In connection with granting, denying or conditioning approval of an administrative approval, the Planning Director shall also obtain approvals, denials or conditions from the City Building Division, Engineering Division, and Fire Department or other entities, as deemed appropriate by the Planning Director.
4. The final determination of the application for the administrative approval shall be made no later than 21 days after submission of the completed application, together with submittals in such form and as may be either required or requested by the Planning Director.
5. Upon final build, the Petitioner shall provide the Planning Director with updated site plans. The Planning Director shall have the authority to issue, or cause to be issued, permits in connection with work to be performed based on any administrative approval granted by the Planning Director.

SECTION 4.65 - USE OF PUBLIC PROPERTY

Upon recommendation of the Planning Commission and approval of the City Council, properly zoned property owned by the City of Warren, excluding street rights-of-way, may be used for antenna and antenna tower purposes upon the execution of a valid lease approved by the City Attorney. After receiving approval to place an antenna or antenna tower on City property, the Petitioner must proceed to obtain all required approvals as required by the Ordinances of the City of Warren, and use or occupancy shall be subject to insurance and other standards established in a written agreement.

SECTION 4.66 - MONITORING OF ANTENNA RADIO FREQUENCY EMISSIONS

Each telecommunications provider with antennas located within the City shall provide the City with a semi-annual or annual report disclosing the radio frequency emissions of each antenna site. The City shall perform an annual inspection of the radio frequency emissions of each antenna site to ensure that the site complies with the requirements of the Telecommunications Act of 1996. The City shall charge the provider a fee for the cost of the annual inspection.

SECTION 4.67 - ANTENNA AND ANTENNA TOWER REMOVAL

1. A condition of every approval of a Tower, Antenna or Collocation shall be for removal of all or part of the Facility, Antenna, antenna equipment or accessory equipment.
2. Any Tower, Antenna, or equipment that is not used for a period of 180 days or more, as evidenced by the cessation of **operations** or the transmission or reception of radio signals, **shall be deemed abandoned**. It shall be the responsibility of the owner of the Tower to secure removal of the unused Tower, antenna or equipment within thirty (30) days of discontinuance. **The failure to remove the abandoned Tower or antenna or equipment upon 30 days' of a request of the Director of Public Service, the Tower owner or the property owner shall be responsible for demonstrating the use of any antenna or the Tower.**
3. **Failure to respond or to adequately document use, the Director of Public Service may order the abandoned Tower, Antenna, or equipment to be removed. The owner of the Tower shall remove the Tower, Antenna or equipment within 60 days' notice from the Director of Public Service. Upon failure to remove the Tower or Antenna or Equipment, the bond will be forfeited to the general fund of the City. The City may remove the Tower, Antenna or equipment, and pursue costs of such removal from the Tower owner. The Tower owner, or if the Tower owner has dissolved, bankrupt, in receivership or otherwise, no longer available, the property owner will be responsible for the removal, or upon failure to do so, the City's costs**

~~of removal, including attorney fees. period of 180 days or more, as evidenced by the cessation of transmission and/or reception of radio signals, it shall be the responsibility of the owner or occupant of the Tower to secure the removal of the unused antenna within sixty (60) days of discontinuance.~~

3. In the event any antenna is found to exceed the applicable F.C.C. standards, or the antenna or equipment is leaking hazardous substances, site plan approval shall be immediately revoked and the antenna shall be removed, and the Tower owner **or property owner** shall remain responsible for cost recovery and remediation.
4. To ensure compliance with this section, the Planning Commission upon site plan approval, shall require that a cash deposit or an approved surety bond, covering the estimated cost of removal is **to be deposited** with the City Treasurer. The Petitioner is ~~also~~ required to maintain **the cash deposit or surety bond until the antenna(s), equipment or Tower is removed.** ~~performance bond or other form of security to ensure compliance with the ordinance including removal of the antenna(s) or Tower. In the event the antenna(s) or Tower is not erected as planned or is removed as required by City ordinances, this ordinance.~~ In the event, **the antennae, Tower or equipment is an antenna(s) or antenna Tower** ~~is not removed pursuant to the provisions of this ordinance, the cash deposit or surety bond shall be forfeited to the general fund of the City of Warren. The bond to secure the removal is supplemental to the site plan bond.~~

SECTION 3. Section 14.02 C, which reads as follows:

Section 14.02 Approval of special land use permit.

Under such conditions as the City Council, after recommendation of the planning commission, finds the use meets the standards for approval set forth in Section 22.14 of the Ordinance and subject to the conditions that may be imposed, the following uses may be permitted:

- C. Antennas and antenna towers. Any request for special land use approval for an antenna or antenna tower in a C-1, C-2, C-3 or SS district must comply with all the standards set forth in section 4.64 for site plan approval and for special land use approval set forth in section 22.14.

Shall be amended to remove subsection (C) of section 14.02, and the remaining parts of 14.02 shall remain unchanged, and shall be renumbered accordingly.

SECTION 4. Except as amended, the remaining parts of the Zoning Ordinance shall remain unchanged.

SECTION 5. This Ordinance shall take effect on _____, 2024.

I HEREBY CERTIFY that the foregoing Ordinance No. 30-____ was adopted by the Council of the City of Warren at its meeting held on _____, 2024.

SONJA BUFFA
City Clerk

Published: _____

ID 101092



CITY CONTROLLER
ONE CITY SQUARE, SUITE 425
WARREN, MI 48093-6726
(586) 574-4600
www.cityofwarren.org

July 2, 2024

Mindy Moore
Council Secretary

RE: Funding for the purchase of 8777 Common Road

Dear Council Secretary Moore:

The City, through the DDA, has been in negotiation De La Salle Collegiate for the purchase of the subject property. It will be a valuable addition to the City's assets in developing the downtown area.

The City desires to utilize Downtown Development Authority funds to acquire the property. The Fiscal 2025 DDA Budget should be amended to provide funds for the acquisition. The tentatively agreed upon price is \$1,400,000. There are available budgeted funds to cover any additional costs related to closing on the property.

Please approve the attached resolution amending the Fiscal 2025 DDA budget so that formal negotiations can be completed and development plans can move forward. A copy of the purchase agreement is included for your reference.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Fox", written over a horizontal line.

Richard Fox
City Controller

Concurred:

A handwritten signature in purple ink, appearing to read "Lori Stone", written over a horizontal line.

Lori Stone
Mayor

RESOLUTION AMENDING GENERAL APPROPRIATIONS

FOR FISCAL 2025 BUDGET

A _____ Meeting of the City Council of the City of Warren, County of Macomb, Michigan held _____, 2024, at 7:00 o'clock p.m. Eastern Daylight Savings Time in the Council Chambers at the Warren Community Center.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the Controller's Office has indicated a need to this Council for an appropriation of funds in the total amount of \$1,400,000 in order to proceed with the purchase of 8777 Common Road.

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the original General Appropriation Resolution for the Fiscal 2025 Budget, approves the additional appropriation of funds in the Downtown Development Authority Fund.

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Transfer to:</u>		
494-9494-97400	Capital Improvements	<u>\$ 1,400,000.</u>
<u>Transfer from:</u>		
494-0000-39000	Fund Balance	<u>\$ 1,400,000.</u>

SONJA BUFFA
City Clerk

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("**Agreement**") is made by and between by De La Salle Collegiate, a Michigan nonprofit corporation ("**Seller**"), and the City of Warren, incorporated January 1, 1957, under Act 279, P.A. 1909, as amended (Home Rule Act) ("**Purchaser**"), and shall have an effective date of June __, 2024 ("**Effective Date**").

RECITALS:

A. Seller is the owner of that certain parcel of real property, with an approximately 22,900 square foot building and other improvements thereon, located in the City of Warren, Macomb County, Michigan, with a street address of 8777 Common Road, Warren, Michigan 48093, and as legally described on Exhibit A attached hereto and made a part hereof ("**Real Property**");

B. The floor plan of the Real Property is also depicted (not to scale) on Exhibit B attached hereto and made a part hereof;

C. Seller is also the owner of certain personal property used and located at the Real Property and which personal property is identified on Exhibit C attached hereto and made a part hereof ("**Personal Property**"). If no Personal Property is identified on Exhibit C, then no Personal Property will be transferred to Purchaser;

D. The Real Property is subject to that certain lease (as amended), identified on Exhibit D attached hereto and made a part hereof ("**Lease**"); and

E. Upon the terms and conditions set forth below, Seller desires to sell to Purchaser, and Purchaser desires to purchase from Seller, the Real Property, the Personal Property, the Leases, the and the Property Contracts (collectively, the "**Property**").

NOW THEREFORE, in consideration of the mutual covenants and agreements of each party to the other and other valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged, the parties, intending to be bound by this Agreement, do mutually covenant and agree as follows:

ARTICLE 1 INCORPORATION BY REFERENCE

Section 1.1. Incorporation by Reference. The Preamble and the Recitals set forth above and the Exhibits referred to in this Agreement are incorporated into this Agreement as though they were fully set forth in this Agreement.

ARTICLE 2 PURCHASE AND SALE

Section 2.1. Purchase and Sale; Effective Date. Seller agrees to sell, grant, convey, transfer and assign the Property to Purchaser, and Purchaser agrees to purchase and receive the Property from Seller, including the hereditaments and appurtenances thereto, subject to and pursuant to the provisions set forth in this Agreement. The Property, shall include:

All improvements, structures and fixtures situation on the Real Property, including but not limited to, those certain buildings, structures, fixtures and other improvements of every kind and nature presently situation, in or under or installed or used on the Real Property (Improvements);

All of Seller's right, title and interest in the furniture, fixtures, equipment and other personal property now installed, located, situation or used in on or about, or in connection with the operation, use and enjoyment of the Real Property and Improvements (Personal Property), except for items of equipment or personal property used in connection with the Post-Occupancy Lease.;

All contracts or agreements affecting or relating to the Real Property and Improvements but only to the extent Purchaser elects to accept any assignment thereof; warranties, guarantees and indemnities; licenses, permits or similar documents or approvals; plans, drawings, specifications, surveys, engineering reports, and other technical or trade instructions or descriptions; and any other property used by or in possession of Seller relating to the design, construction, ownership, use, leasing, maintenance, service or operation of the Property, Improvements, Personal Property or Leases.

Section 2.2. Warranty Deed. Marketable title to the Real Property shall be sold, granted, conveyed, transferred and assigned by Seller to Purchaser by a Warranty Deed ("**Deed**") in the form attached hereto as Exhibit E and made a part hereof.

Section 2.3. Bill of Sale and Assignment. The Personal Property shall be sold, granted, conveyed, transferred and assigned by Seller to Purchaser, with warranty of title but no other warranty, by a Bill of Sale and Assignment on a form mutually acceptable to the parties.

Section 2.4. Assignment and Assumption of Lease. The Lease shall be sold, transferred and assigned by Seller to, and assumed by, Purchaser pursuant to an Assignment and Assumption of Leases ("**Assignment and Assumption of Lease**") in the form attached hereto as Exhibit F and made a part hereof.

Section 2.5 Post-Closing Occupancy Lease and Contingency. Seller is reserving the right to temporarily lease from Purchaser the Wrestling Room, Laundry Room, Gymnasium and Storage rooms as depicted on Exhibit G, and as specified in Article 7 Locker Rooms until March 25, 2025. This Agreement and the consummation of the transaction contemplated hereunder and the Purchaser's performance, including the payment of the Purchase Price, are expressly made subject to and upon the Purchaser and Seller executing, on or prior to Closing a leaseback agreement for the limited space upon the Property, which will grant and lease to Seller certain leasehold interests for the specific purposes of its wrestling team training activities. The form and content of the leaseback agreement shall include terms substantially similar to the terms in Exhibit .

ARTICLE 3 PURCHASE PRICE

Section 3.1. Purchase Price. The purchase price for the Property to be sold by Seller and purchased by Purchaser under this Agreement shall be One Million Four Hundred Thousand Dollars (\$1,400,000.00) ("**Purchase Price**"), payable by the Purchaser in accordance with the Closing Statement, upon conveyance by the Seller of good and marketable title to the Property to Purchaser, free and clear of all Unpermitted Encumbrances.

Section 3.2. Payment of Purchase Price. The Purchase Price shall be payable by Purchaser to Seller as follows:

A. Within five (5) business days of full execution of this Agreement, Purchaser shall deliver to First American Title Insurance Company, National Commercial Services, Attention: Michael Davidson mdavidson@firstam.com, 5445 Corporate Drive, Suite 175, Troy, MI 48098-2617, ("**Title Company**"), a deposit in the amount of Fifteen Thousand Dollars (\$15,000.00) ("**Deposit**"). The Deposit shall be made via cashier's check payable to the Title Company or shall be made via wire transfer. If available, the Deposit shall be placed in an interest-bearing escrow account, under the Title Company's escrow agreement reasonably acceptable to Seller and Purchaser. The Deposit and the earnings, if any, thereon (collectively, the "**Escrow Funds**") shall be released by Title Company and credited to the Purchase Price at Closing or as otherwise required under this Agreement.

B. The remaining balance of the Purchase Price shall be payable by Purchaser to Seller and delivered to the Title Company by wire transfer on the Closing Date (as defined in **Section 10.1**) to be received

by and available to Title Company at Closing. At Closing, Title Company shall disburse to Seller, by wire transfer, the balance of the Purchase Price and any and all other funds due Seller, in accordance with this Agreement.

ARTICLE 4 DUE DILIGENCE

Section 4.1. Due Diligence Period. Purchaser shall have sixty (60) days after the Effective Date ("**Due Diligence Period**") to conduct, at Purchaser's sole cost and expense, any due diligence regarding the Property and to either accept the results or waive any such items, including without limitation: (i) Purchaser shall have been satisfied in all respects with the Title Commitment and Survey as described in **Section 4.2** within the time frames set forth in **Section 4.2**; (ii) Purchaser shall have been satisfied in all respects with the results of any environmental site assessments of the Property as described in **Section 4.3** within the time frames set forth in **Section 4.3**; (iii) Purchaser shall have satisfied itself in all respects with the physical condition of the Property (including any Property Condition Report that Purchaser may obtain), and the Lease. The Due Diligence Period may be extended for reasonable periods necessary to complete or review results of inspections or take curative action as specified in the article 4, provided such remedial actions nor inspections are diligently pursued.

Purchaser and its contractors or agents shall have the right of entry for a physical inspection of the Real Property, Improvements, Personal Property, and all fixtures, mechanical equipment, during business hours and upon advance arrangement with Seller. Subject to the provisions of **Section 4.3** of this Agreement, Purchaser shall not perform any invasive testing other than the Phase II study, without Seller's consent, which consent shall not be unreasonably withheld.

Purchaser shall have the right to terminate this Agreement for any reason or no reason prior to the expiration of the Due Diligence Period and to receive a refund of the Escrow Funds only by giving written notice to Seller and Title Company of Purchaser's decision to terminate this Agreement prior to the expiration of the Due Diligence Period ("**Due Diligence Termination Notice**"). Upon timely delivery of the Due Diligence Termination Notice, if at all, the Title Company shall release the Escrow Funds to Purchaser without the consent or approval of Seller being necessary.

In the event Purchaser (i) does not timely deliver the Due Diligence Termination Notice, and (ii) thereafter, does not complete its purchase as provided in this Agreement for any reason whatsoever, then the Escrow Funds shall be paid by the Title Company to Seller as liquidated damages and as Seller's sole remedy, all other remedies being hereby waived by Seller. In the event the sale described in this Agreement is consummated, the Escrow Funds, with interest (if any), shall be applied toward the Purchase Price.

Purchaser assumes full responsibility and liability for and agrees to indemnify, defend and hold Seller harmless from any and all claims, fees, costs or expenses (including without limitation, reasonable attorneys' fees) of any kind whatsoever, arising out of any injury to any person (whether employees or agents of Purchaser or otherwise) and to any damages to any property, real or personal, arising solely from any or all of Purchaser's inspections of the Property or other access to the Property prior to Closing.

Section 4.2. Title Matters. On or before the Effective Date, Seller shall promptly order a commitment ("**Title Commitment**") to issue an owner's title insurance policy for the Real Property from Title Company. Seller shall deliver the Title Commitment, together with all documents listed as exceptions in Schedule B of the Title Commitment (or links thereto), to Purchaser as soon as available. In addition, Seller shall deliver any survey of the Real Property it possesses within ten (10) days of the Effective Date of this Agreement. Purchaser shall, at its sole expense, have the right to update Seller's survey or obtain a new ALTA/NSPS survey ("**Survey**") of the Real Property in form and substance satisfactory to Purchaser and prepared by a surveyor acceptable to Purchaser. The Title Commitment and the Survey are subject to review and approval by Purchaser within fifteen (15) business days (but in no event later than the Due Diligence Period) after Purchaser's receipt of the Title Commitment and the Survey (if ordered by Purchaser). If Purchaser objects to any such title exceptions or survey matters

("Unpermitted Encumbrances"), Purchaser must deliver written notice of any such objection to Seller within such fifteen (15) day period ("Objection Notice"). Any and each such title exception or survey matter to which Purchaser does not object in writing to Seller within such fifteen (15) day period shall thereafter constitute a "Permitted Encumbrance". In addition, the following shall be deemed to be Permitted Encumbrances: (1) real property taxes, to the extent not yet due and payable; (2) liens, exceptions or restrictions or other matters caused or created by Purchaser, its affiliates, agents, employees or contractors; (3) any state of facts shown on the Survey if not objected to by Purchaser (as provided for herein), or if no Survey is obtained by Purchaser, any state of facts which would have been shown on a current ALTA/NSPS survey of the Property; (4) laws, regulations, ordinances, (including, without limitation, zoning regulations), and any violations thereof; and (5) the Lease but without any right or option to purchase the Property or any part thereof, to the extent contained in the Lease. Upon Seller's receipt of the Objection Notice, Seller shall then have a five (5) day period in which to cause (at Seller's option and without obligation) the removal or correction of the Unpermitted Encumbrances (it being understood that Seller may, but shall not be required to, remove any Unpermitted Encumbrance). If Seller fails to cause the removal or correction of the Unpermitted Encumbrances within said five (5) day period, Purchaser may elect, upon written notice to Seller to be received by Seller within five (5) days after the expiration of such five (5) day period, to accept title as it then is, in which event all exceptions in Schedule B of the Title Commitment, including without limitation, the Unpermitted Encumbrances set forth in the Objection Notice and not removed or corrected by Seller, shall become Permitted Encumbrances (unless removed or corrected by Purchaser, at Purchaser's sole cost). In all events, and without regard to whether the same are identified in the Objection Notice, Seller shall be obligated to pay all real estate taxes which became or are due and payable on or before the date of Closing (regardless of when assessed), and all liens and encumbrances of a definite or ascertainable amount. Further, and without regard to whether the same are identified in the Objection Notice, the Seller shall be obligated to satisfy those requirements or conditions to the issuance of the policy of title insurance in the Title Commitment which relate to Seller's organization and authority as well as such affidavits which the Title Company requires to delete the so-called standard exceptions (excepting only those standard exceptions which can only be eliminated with a current survey, agreeing that the Seller will execute and deliver such affidavits of no change (to the extent applicable) which the Title Insurance Company may require and accept as a condition to deleting survey exceptions if the Title Insurance Company will rely upon a survey which is not current or has not been updated). If Purchaser does not elect in writing within such five (5) day period to accept all such Unpermitted Encumbrances in accordance with the foregoing provisions, this Agreement shall terminate (as Purchaser's sole remedy for Seller's failure to remove or correct such Unpermitted Encumbrances), Title Company shall return the Escrow Funds to Purchaser and, except as otherwise expressly provided in this Agreement, neither party shall have any further rights or obligations under this Agreement. The cost of the title search, the issuance of the Title Commitment and the cost of the owner's title insurance policy shall be paid by Seller, provided that such cost does not exceed the cost of a basic ALTA 2006 owner's policy of title insurance without standard exceptions. Seller's obligation to obtain such a policy without standard exceptions shall be limited to Seller's execution of the Title Company's Owner's Affidavit, in a form reasonably acceptable to Seller. Seller shall not be obligated to remove any standard exceptions which cannot be removed without the receipt of the Survey but shall be obligated to deliver a no change affidavit if such exceptions can be removed with reliance upon a survey which is not a current survey. Purchaser shall pay and be solely responsible for any extended or additional coverages or endorsements desired by Purchaser, or required by Purchaser's lender, if any.

4.2.1 Upon ten days of this Agreement, Seller shall deliver to Purchaser searches of appropriate Uniform Commercial Code records showing title to the Personal Property and fixtures to be free and clear of all security interests, liens and encumbrances.

Section 4.3. Environmental Matters. Purchaser, at its sole cost and expense, shall have the right to cause a Phase I Environmental Site Assessment ("Phase I") to be performed on the Real Property. If the Phase I recommends a Phase II Environmental Site Assessment ("Phase II"), then Purchaser, at Purchaser's sole cost and expense, shall have the right to cause a Phase II to be performed on the Real Property, subject to Seller's approval as to the location of any invasive testing, such approval not to be unreasonably withheld or delayed (or otherwise in conflict with the recommendation of Purchaser's environmental consultant). Should Seller deny the Phase II, Purchaser may terminate this Agreement and be entitled to full refund of the deposit and interest (if any).

ARTICLE 5 PROPERTY DOCUMENTS AND CONTRACTS

Section 5.1. Property Documents. Within ten (5) business days of Purchaser's written request therefor, Seller shall provide copies to Purchaser for review in connection with Purchaser's due diligence pursuant to **Article 4**, such documents in Seller's possession (if any) related to the physical and financial condition of the Property (collectively, "**Property Information**"). Seller shall have the right to accompany Purchaser during visits to the Property. All Property Information and other materials relating to any inspections, investigation, interviews of employees or agents of Seller's regarding the Property or other due diligence performed at the Property shall be deemed Confidential Information that is subject to Purchaser's obligations regarding Confidential Information pursuant **Section 13.1** hereof. Seller has attached a copy of the Lease (as amended) to the Assignment and Assumption of Lease (Exhibit F to this Agreement), and there are no property management contracts relating to the Lease.

Section 5.2. Termination of Property Contracts. On or before the Closing Date, Seller shall terminate any maintenance and other service contracts (including, without limitation, any property management contracts) between Seller and any third-party relative to the Property. Simultaneous with the completion of Closing, Seller shall issue to the Tenant under the Lease, a ninety (90) day notice terminating the Lease in accordance with Section 2 of the Lease ("**Tenant Notice Letter**"). Seller shall assign to Purchaser at closing any warranties for repairs or alterations on the premises.

ARTICLE 6 COSTS

Section 6.1. Title Costs. Seller shall be responsible for all of the costs and expenses related to the title exam and search, Title Commitment and the cost of the owner's title insurance policy as set forth above in **Article 4**.

Section 6.2. Other Costs. The cost of any state and county transfer taxes shall be paid by Seller. All recording fees and expenses related to the filing of the Deed shall be paid by Purchaser and all recording fees and expenses related to the filing of the mortgage and other lender documents (if any), or requirements by Purchaser (or its lender, if any) which are in addition to Seller's obligations herein shall be paid by Purchaser. The escrow fee (including any document preparation or closing fee), if any, charged by Title Company shall be split equally between Purchaser and Seller. The cost of the Survey shall be paid by Purchaser.

ARTICLE 7 POSSESSION

Section 7.1. Possession. Seller shall deliver possession of the Property to Purchaser at Closing, subject to (a) the Lease, (b) the Permitted Encumbrances, and (c) a temporary lease between Seller and Purchaser providing for use of the areas described on Exhibit B to this Agreement as the "Wrestling Room" and the "Laundry" and "Storage" rooms (and incidental use of the "Locker Rooms" "Weight Room" and "Gymnasium"), from the date of Closing, through March 31, 2025, as set forth in the attached Exhibit G (the "**Post-Closing Occupancy Lease**").

The Property shall be transferred to Purchaser free and clear of any other possessory interests, and in the same condition they are in on the effective date of this Agreement, ordinary wear and tear excepted.

ARTICLE 8 REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER AND PURCHASER

Section 8.1. Seller's Representations and Warranties. Seller hereby represents, warrants and covenants to Purchaser that as of the date of this Agreement and as of the Closing Date:

A. Seller is a nonprofit corporations validly existing and in good standing under the laws of the State of Michigan and Seller has all requisite power and authority to own and sell the Property.

B. The execution and delivery and performance of this Agreement by Seller has been duly and validly authorized by Seller's executive committee, subject to approval by Seller's Board of Directors and the La Salle District of Eastern North America ("DENA").

C. None of the Seller or any of its officers, directors, or shareholders or any constituent entity holding an interest in any of the foregoing is a person or entity that: (1) is listed in the Annex to, or otherwise subject to the provisions of Executive Order No. 13224 dated September 24, 2001, and relating to Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (the "Executive Order"); (2) is named as a "Specially Designated National and Blocked Person" on the most current list published by the U.S. Treasury Department Office of Foreign Assets Control at its official website, <http://www.treas.gov/ofac/tlstdn.pdf>; (3) is owned or controlled by, or acting for or on behalf of, any person listed in the Annex to, or otherwise subject to the provisions of, the Executive Order; or (4) is (i) making or receiving any contribution of funds, goods or services to or for the benefit of any person listed in the Annex to, or otherwise subject to the provisions of, the Executive Order, (ii) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to the Executive Order, or (iii) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in the Executive Order.

D. EXCEPT AS PROVIDED IN THIS AGREEMENT TO THE CONTRARY, POSSESSION OF THE REAL PROPERTY SHALL BE DELIVERED BY SELLER TO PURCHASER IN ITS "AS IS" CONDITION. EXCEPT AS PROVIDED IN THIS AGREEMENT TO THE CONTRARY, POSSESSION OF THE PERSONAL PROPERTY, IF ANY, SHALL BE DELIVERED BY SELLER TO PURCHASER IN ITS "AS IS," "WHERE IS" CONDITION AND WITH ANY AND ALL FAULTS AND LATENT AND PATENT DEFECTS WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY BY SELLER. SELLER HAS NOT MADE AND DOES NOT MAKE AND HEREBY SPECIFICALLY DISCLAIMS (EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT) ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, ITS CONDITION (INCLUDING WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY REGARDING QUALITY OF CONSTRUCTION, STATE OF REPAIR, WORKMANSHIP, MERCHANTABILITY, SUITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE), ITS SQUARE FOOTAGE, ITS COMPLIANCE WITH HAZARDOUS SUBSTANCE LAWS (as hereinafter defined) OR OTHER LAWS, ITS ENVIRONMENTAL CONDITION, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, THE OBLIGATIONS, RESPONSIBILITIES OR LIABILITIES OF THE OWNER THEREOF, OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, AND SELLER HEREBY DISCLAIMS AND RENOUNCES ANY OTHER REPRESENTATION OR WARRANTY. IN ADDITION, PURCHASER HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT SELLER IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN BE ACCOMPLISHED THROUGH PURCHASER'S OR SELLER'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING OR ZONING PROCESS OF THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED, OR ANY OTHER GOVERNMENTAL OR MUNICIPAL AUTHORITIES, BOARDS OR ENTITIES. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, PURCHASER HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT (EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND DOCUMENTS TO BE DELIVERED AT CLOSING) SELLER HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE PROPERTY NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY ORDINANCE, SAFETY CODE OR REGULATION OF THE STATE, COUNTY, CITY OR TOWNSHIP IN

WHICH THE PROPERTY IS LOCATED, OR ANY OTHER AUTHORITY OR JURISDICTION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, PURCHASER HEREBY ASSUMES ALL RISK AND LIABILITY (AND AGREES THAT SELLER SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, EXEMPLARY OR OTHER SIMILAR DAMAGES) RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR, OR OPERATION OF THE PROPERTY. PURCHASER ACKNOWLEDGES THAT (EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT) PURCHASER HAS INSPECTED, AND WILL INSPECT FURTHER, THE PROPERTY AND ACCEPTS THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS". PURCHASER ACKNOWLEDGES AND AGREES THAT (EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT) SELLER DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NON-COMPLIANCE OF THE PROPERTY WITH ANY HAZARDOUS SUBSTANCE LAWS (as hereinafter defined).

E. There is no proceeding or action pending or, to the actual knowledge of Seller, threatened by any person or any Governmental Authority regarding Hazardous Substances on the Property. The foregoing notwithstanding, the parties acknowledge and agree that under MCL §324.20116(1), Seller must disclose to Purchaser whether the Property is a "facility." Seller hereby discloses to Purchaser that to Seller's actual knowledge and without investigation the Property is not a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL §324.20101 et seq. In the event that Seller or Purchaser shall obtain a new Phase I or Phase II environmental site assessment of the Property prior to Closing, Seller's disclosure herein will be deemed modified by the contents of such Phase I and/or Phase II.

F. Seller is not a party to any agreement or otherwise bound under any obligation with any other party who has any interest in the Property or Personal Property or the right to purchase or lease the Real or Personal Property.

G. There are no suits or actions or proceedings pending, or threatened by any party, including governmental authorities or agencies, against or involving the Property or Personal Property, or to which Seller is or may become a party in connection with the Real or Personal Property, or the premises subject to the Lease.

H. Seller has no notice or knowledge of structural or mechanical defects in the Property or Personal Property.

I. No insurer or mortgagee of the Property has required or requested repairs, alteration or corrections or any existing conditions.

J. Seller will continue to operate and maintain the Property in the same manner as Seller has for the past 12 months.

K. Seller has not caused and will not cause or permit any security interest or lien that will encumber the Property or Personal Property.

L. No improvement, repairs or other construction has occurred on the Property within one hundred (120) days of the Effective Date. If any maintenance or repairs are undertaken on the Property between the Effective Date and the date of Closing, Seller shall provide full unconditional waivers of lien from each contractor, subcontractor supplier, and laborer for all construction work.

M. Seller has not planned nor commenced improvements to the Real Property or Personal Property that might result in liens attaching to the Real Property or Personal Property.

N. Provided that Purchaser is not in default of its obligations under this Agreement, Seller agrees not to enter into any other agreement for the sale and purchase of the Property while this Agreement remains in effect.

Section 8.2. Purchaser's Representations and Warranties. Purchaser hereby represents and warrants to Seller that, as of the date of this Agreement and as of the Closing Date:

(A) The undersigned has all authority necessary to bind Purchaser to the terms and conditions of this Agreement in accordance with the charter, laws, ordinances and regulations of the City of Warren, and the execution, delivery and performance of this Agreement by Purchaser has been duly and validly authorized in the manner required by the charter, laws, ordinances and regulations of the City of Warren, and this Agreement is a valid and binding obligation of Purchaser, enforceable according to its terms.

(B) None of the Purchaser or any of its members, officers, directors, or shareholders or any constituent entity holding an interest in any of the foregoing is a person or entity that: (1) is listed in the Annex to, or otherwise subject to the provisions of Executive Order No. 13224 dated September 24, 2001, and relating to Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (the "Executive Order"); (2) is named as a "Specially Designated National and Blocked Person" on the most current list published by the U.S. Treasury Department Office of Foreign Assets Control at its official website, <http://www.treas.gov/ofac/tllsdn.pdf>; (3) is owned or controlled by, or acting for or on behalf of, any person listed in the Annex to, or otherwise subject to the provisions of, the Executive Order; or (4) is (i) making or receiving any contribution of funds, goods or services to or for the benefit of any person listed in the Annex to, or otherwise subject to the provisions of, the Executive Order, (ii) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to the Executive Order, or (iii) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in the Executive Order.

Section 8.3. Survival. All representations, warranties and covenants of the Seller and Purchaser shall survive the recording of the Deed for a period of two (2) years from the date of Closing.

ARTICLE 9 ENVIRONMENTAL MATTERS.

Section 9.1 Environmental Definitions. For purposes of this Agreement, the following terms shall have the following meanings:

A. **"Hazardous Substance Laws"** shall mean all present and future federal, state and local laws, regulations and ordinances and principles of common law relating to the protection of the environment, public health or public safety including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act, (42 U.S.C. § 9601, et seq., as amended), the Hazardous Materials Transportation Act (49 U.S.C. § 1801, et seq., as amended), the Resource Conservation and Recovery Act (42 U.S.C. § 6901, et seq., as amended), the Clean Water Act (33 U.S.C. § 7401, et seq. as amended), the Safe Drinking Water Act (42 U.S.C. § 300f, et seq., as amended) the Toxic Substances Control Act (15 U.S.C. § 2601, et seq. as amended), the Federal Water Pollution Control Act, the Federal Insecticide, Rodenticide and Fungicide Act, the Clean Air Act, any so-called, Federal, State or Local "Superfund" or "Superlien" statute, or any other Federal, State or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including strict liability) or standards of conduct concerning any Hazardous Substance Laws.

B. **"Hazardous Substances"** shall mean and include the Contaminants (as defined in Section 8.1 N of this Agreement) and those elements or compounds which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any Hazardous Substance Laws.

ARTICLE 10 CLOSING AND PRORATION

Section 10.1. Closing. As used in this Agreement, the “**Closing Date**” shall be fifteen (15) days after the date on which the Due Diligence Period ends as the same may be extended under mutual agreement of the parties. The closing (“**Closing**”) of this Agreement shall take place at the offices of Title Company, provided, that either party may elect to deposit monies and documents with the Title Company in escrow in lieu of actual physical attendance at the Closing.

Section 10.2. Proration Date. As used in this Agreement, the “**Proration Date**” shall be 12:01 a.m. on the Closing Date, and for purposes of prorating income and expenses, Purchaser shall be deemed to own the Property on the Closing Date.

Section 10.3. Closing Deliveries. All matters to be performed under this Agreement shall be performed concurrently on the Closing Date and shall consist of the following transactions, all of which shall be deemed as having taken place simultaneously and none of which shall be deemed to occur until all have been completed:

A. Seller will at Closing deliver or effect the following:

- (i) Delivery to Purchaser of the Deed to the Property;
- (ii) Delivery of the Bill of Sale and Assignment required under **Section 2.3** of this Agreement;
- (iii) Delivery to Purchaser of a counterpart of the Assignment and Assumption of Leases, and the Tenant Notice Letter;
- (iv) Delivery to Purchaser of a counterpart of the Post-Closing Occupancy Lease;
- (vii) Such affidavits and/or lien waivers from Seller, in form acceptable to Seller and the Title Company, as may be required by the Title Company to issue the title policy required in accordance with **Section 4.2**;
- (viii) Such evidence or documents as may reasonably be required by the Title Company evidencing the status and capacity of Seller and the authority of the person or persons who are executing the various documents on behalf of Seller in connection with the sale of the Property, including documentation from Seller’s Board of Directors and DENA evidencing Seller’s authority to convey the Property pursuant to this Agreement;
- (ix) Such other and additional documents, instruments, deliveries and filings as may be required by law or as in the reasonable opinion of Seller’s and Purchaser’s counsel and the Title Company are reasonably necessary to the proper consummation of this transaction (including any necessary water and sewer escrow);
- (x) All keys for the Property; and
- (xi) All warranties and specifications for any work, repairs, alterations, or HVAC existing on the Property.

B. Purchaser will at Closing deliver or effect the following:

- (i) Delivery to Seller of the Purchase Price, adjusted for the Deposit and any credits, charges and prorations contemplated by this Agreement;

- (ii) Delivery to Seller of a counterpart of the Assignment and Assumption of Lease, and security deposit, inventory or other agreement Seller entered into with the tenant;
- (iii) Delivery to Seller of a counterpart of the Post-Closing Occupancy Lease;
- (iv) Such evidence or documents as may reasonably be required by the Title Company evidencing the status and capacity of Purchaser and the authority of the person or persons who are executing the various documents on behalf of Purchaser in connection with the purchase of the Property; and
- (v) Such other and additional documents, instruments, deliveries and filings as may be required by law or as in the reasonable opinion of Seller's and Purchaser's counsel and the Title Company are reasonably necessary to the proper consummation of this transaction (including any necessary water and sewer escrow).

C. Prorations and Other Charges and Apportionments:

- (i) Seller and Purchaser acknowledge that the Property is exempt for real property taxes and therefore there will be no proration of property taxes at Closing.
- (ii) Water charges shall be paid by Seller up to date of Closing. Seller and Purchaser shall execute an escrow agreement with the Title Company to hold back funds equal to the amount of the water bill for the past three (3) months, to be released to Seller upon delivery to the Title Company of evidence of payment of the water bill up to the date of Closing.
- (iii) In general, and except as provided in this Agreement or the closing documents, the Seller shall be entitled to all income, and shall pay all expenses, relating to the operation of the Property for the period prior to the Closing Date, and the Purchaser shall be entitled to all income, and shall pay all expenses, relating to the operation of the Property for the period commencing on and after the Closing Date. With respect to the month in which the Closing Date occurs, Purchaser shall be entitled to a credit for rents for the Closing Date and each subsequent day of such month (and if rent has been prepaid through the date of such prepayment), to the extent such rents have actually been received by Seller from the Tenant under the Lease (if not paid as of Closing, such amounts shall be prorated between Seller and Purchaser as of the Closing Date upon receipt of same). Purchaser shall be credited with the amount of any security deposit held by Seller pursuant to the Lease. (do we need an escrow?)

ARTICLE 11 CONDEMNATION AND DAMAGE BY CASUALTY

Section 11.1. Condemnation. Notwithstanding any contrary or ambiguous provision of this Agreement, if all of the Real Property is or is proposed to be taken or condemned by any public authority between the Effective Date and the Closing Date, Purchaser agrees to close the sale and Purchase on or before the date on which any such Condemnation becomes effective.

Section 11.2. Casualty. If the Real Property suffers damage, which is reasonably estimated by Seller to cost more than twenty-five percent (25%) of the Purchase Price to repair, as a result of any casualty prior to the Closing Date, Purchaser may elect, by written notice delivered to Seller prior to the scheduled Closing Date, to:

- i. To terminate this Agreement by written notice to Seller, in which event this Agreement shall become null and void and thereafter neither party shall have any liability or obligation to the other except that the Escrow Funds shall be refunded or returned to Purchaser; or
- ii. To take title to the remaining portion of the Real Property without abatement of Purchase Price, in which event the Purchaser shall receive all insurance proceeds (and Seller shall cooperate with Purchaser in its pursuit of any insurance claims post-closing) resulting from such casualty and Seller shall pay to Purchaser the amount of any deductible.

In the event the damage is reasonably estimated to cost twenty-five percent (25%) or less, then subparagraph (ii) above shall apply, and Seller shall pay an amount equal to the deductible for the loss to Buyer at Closing.

Notwithstanding anything to the contrary in this article, all risks of loss are borne by Seller prior to Closing. Seller shall be responsible to repair any damage not covered by insurance proceeds.

ARTICLE 12 MISCELLANEOUS

Section 12.1. Notices. All notices required or permitted hereunder shall be in writing and deemed given if sent by (i) certified or registered mail, return receipt requested; (ii) by a nationally recognized overnight courier service (provided that a receipt is given); or (iii) by email, and confirmed by delivering a copy of email notice by another permitted means, provided that such notice shall be deemed effective upon transmittal (not upon dispatch or receipt of a copy). All notices required or permitted hereunder shall be addressed as follows:

To Seller: De La Salle Collegiate
Attention: Dave Barstys
14600 Common Road
Warren, MI 48088-3387
Email: dbarstys@delasallehs.com

With copy to: McDonald Hopkins PLC
Attention Patrick A. Karbowski, Esq.
39533 Woodward Avenue, Suite 318
Bloomfield Hills, Michigan 48304
Email: pkarbowski@mcdonaldhopkins.com

To Purchaser: Tom Bommarito
DDA Director
One City Square
Warren, Michigan 48093
tbommarity@cityofwarren.org

With copy to: Mary Michaels
Acting City Attorney
One City Square, Suite 400
Warren, Michigan 48093
mmichaels@cityofwarren.org

Section 12.2. Entire Agreement. This Agreement, including the attached Exhibits, shall constitute the entire agreement between the parties with respect to the subject matter of this Agreement and shall supersede all previous negotiations, commitments, writings or agreements of sale.

Section 12.3. Amendment. This Agreement may not be amended, changed or modified in any manner except by an instrument in writing signed by each of the parties hereto or their duly appointed officers or representatives. The failure of any party to enforce at any time any of the provisions of this Agreement shall in no way be a waiver of such provision or in any way affect the validity of this Agreement or any part of this Agreement or the right of any party thereafter to enforce each and any such provision. No waiver of any breach of this Agreement shall be held to be a waiver of any other breach of this Agreement.

Section 12.4. Headings. The captions and headings appearing in this Agreement are inserted only as a matter of convenience and as a reference and in no way define, limit or describe the scope or intent of this Agreement or any of the provisions hereof.

Section 12.5. Brokers. Seller and Purchaser each represents and warrants to the other that they have not dealt with, or entered into any agreement with, any real estate broker, agent, finder, or any party in connection with the transaction contemplated hereby other than Pilot Property Group, whose commission is governed by a separate agreement with Seller. Seller shall pay all broker commissions. Each party hereby indemnifies and agrees to hold the other party harmless from any lien, loss, liability, damage, cost, or expense (including, without limitation, reasonable attorneys' fees) paid or incurred by the other party by reason of a breach of the representation and warranty or any agreement made by such indemnifying party under this Section 12.5. The provisions of this Section 10 will survive for a period of six (6) months after the Closing Date.

Section 12.6. Computation of Time Period. Wherever this Agreement requires that something be done within a specified period of days, the period shall (a) not include the day from which the period commences, (b) include the day upon which the period expires, (c) expire at 5:00 p.m. local time on the day upon which the period expires and (d) unless otherwise specified in this Agreement shall be construed to mean calendar days, provided, that if the final day of the period falls on a Saturday or Sunday or legal holiday (limited to the day set aside by statute for observing New Year's Day, Martin Luther King Jr.'s Birthday, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day, or Christmas Day), it shall be extended to first business day thereafter.

Section 12.7. Counterparts. This Agreement may be executed in multiple counterparts, in original or by fax or by delivery of a scanned counterpart in portable document format (PDF) by e-mail (which shall be deemed received if delivered in accordance with the Michigan Uniform Electronic Transactions Act, MCL §450.831 *et seq.*) and, when taken together, shall be considered an original. On such delivery, the signatures in the facsimile or PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart had been delivered to the other party in person.

Section 12.8. Binding. This Agreement shall be binding upon the parties, and their respective successors and permitted assigns. Seller agrees that Purchaser may assign this Agreement and its rights under this Agreement to an entity controlled by or affiliated with Purchaser.

Section 12.9. Severability. If any term or provision of this Agreement or the application thereof to any person, property or circumstance shall to any extent be invalid or unenforceable the remainder of this Agreement, or the application of such term or provision to persons, properties and circumstances other than those as to which it is invalid or enforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

Section 12.10. Failure to Comply. If Seller defaults under this Agreement, Purchaser may, not less than ten (10) days after Purchaser's written notice to Seller detailing the alleged default, and provided that Seller has not cured said default within such ten (10) day period: (a) terminate this Agreement, in which event Purchaser shall be entitled to the return by the Title Company of the Deposit/Escrow Funds, and the costs of its Due Diligency inspections up to \$10,000.00; or (b) bring a suit for specific performance, provided that such suit for specific performance is filed and served upon Seller within the earlier to occur of (i) ten (10) days from the Closing Date

or (ii) thirty (30) days from the date of Seller's default, Purchaser waiving the right to bring suit at any later date. In the event of a default by Purchaser of this Agreement, Seller, not less than ten (10) days after Seller's written notice to Purchaser detailing the alleged default, and provided that Purchaser has not cured said default within such ten (10) day period, shall be entitled to the Escrow Funds as liquidated damages, which liquidated damages shall be Seller's sole and exclusive remedy.

[Signatures on the following page]

[Reminder of page intentionally blank]

ACCORDINGLY, the parties have executed this Agreement on the day and in the year indicated below, to be effective on the Effective Date.

"Seller":

De La Salle Collegiate
a Michigan nonprofit corporation

By: _____

Name: _____

Title: _____

Dated: _____, 2024

"Purchaser":

City of Warren,
incorporated January 1, 1957,
under Act 279, P.A. 1909, as amended (Home Rule Act)

By: _____

Name: _____

Title: _____

Dated: _____, 2024

[Signature Page to Purchase and Sale Agreement]

EXHIBIT A

Legal Description of Real Property

Land in the City of Warren, Macomb County, Michigan, described as follows:

PARCEL 1: Commencing at the Center post of Section 10, Town 1 North, Range 12 East; thence South 89 degrees 29 minutes West, 480.0 feet; thence North 0 degrees 26 minutes 58 seconds East, 43.0 feet to Point of Beginning; thence South 89 degrees 29 minutes West, 552.15 feet; thence North 0 degrees 22 minutes 40 seconds East, 312.30 feet; thence North 89 degrees 29 minutes 02 seconds East, 552.54 feet; thence South 0 degrees 26 minutes 58 seconds West 312.30 feet to Point of Beginning.

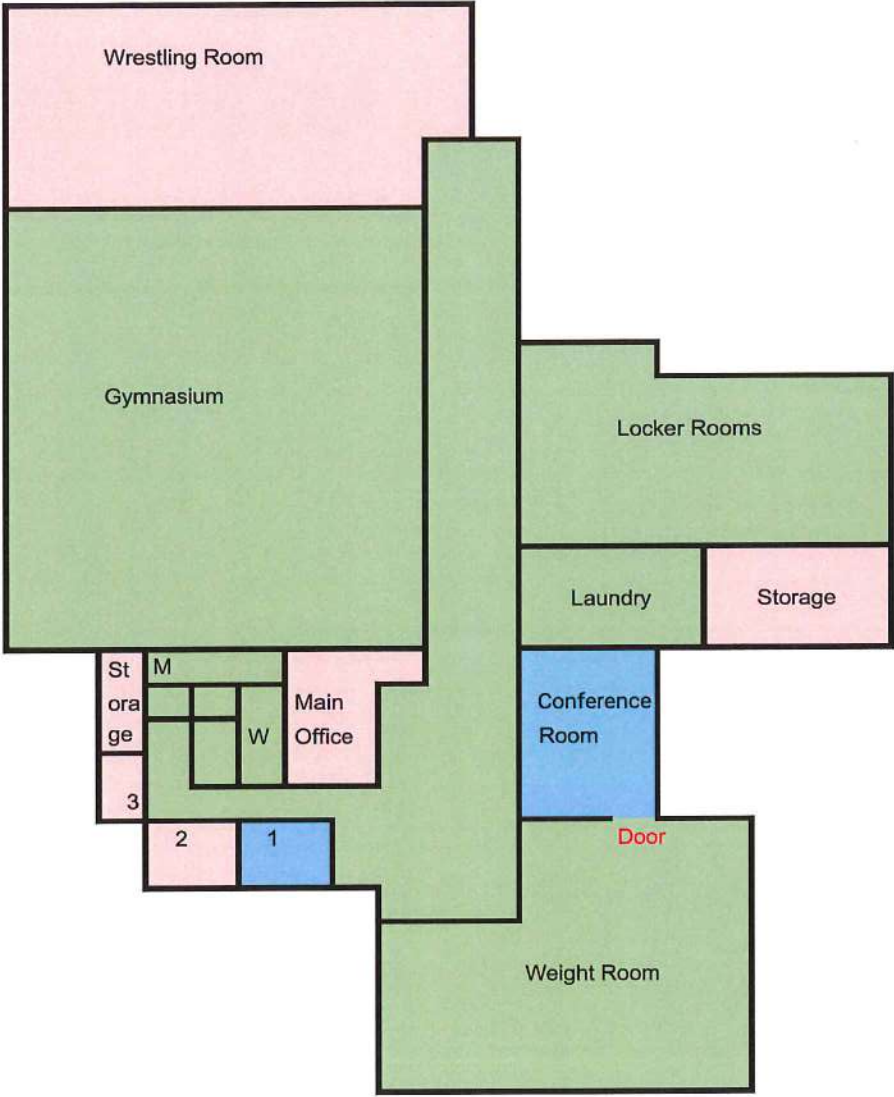
PARCEL 2: Commencing at the Center post of Section 10, Town 1 North, Range 12 East; thence North 0 degrees 22 minutes 17 seconds West, 43.0 feet along North-South 1/4 line; thence South 88 degrees 35 minutes 25 seconds West, 203.0 feet along the North line of Common Road (86.0 feet wide) to Point of Beginning; thence North 0 degrees 22 minutes 17 seconds West, 228.45 feet; thence South 88 degrees 57 minutes 26 seconds West, 277.0 feet; thence South 0 degrees 22 minutes 33 seconds East, 230.22 feet; thence North 88 degrees 35 minutes 25 seconds East, 277.04 feet along North line of Common Road to Point of Beginning.

Commonly known as 8777 Common Road, Warren, Michigan 48093

Tax parcel numbers: 13-10-183-001 and 13-10-183-005

EXHIBIT B
(Floor Plan of Building)

BROTHER ROBERT ACTIVITY CENTER



KEY	
Leased Premises	
Shared Space	
DLS Exclusive	

*not to scale

EXHIBIT C
(Personal Property)

None.

Exhibit C

EXHIBIT D

(the “Lease”)

Lease dated January 30, 2021 between Seller and HQ, Inc., as amended by that First Amendment to Lease Agreement having an effective date of June 1, 2022.

Exhibit D

EXHIBIT E

WARRANTY DEED

THE GRANTOR: De La Salle Collegiate, a Michigan non-profit corporation,

WHOSE ADDRESS IS: 14600 Common Road, Warren, Michigan 48051

CONVEYS AND WARRANTS
TO THE GRANTEE:

The City of Warren, incorporated January 1, 1957, under Act 279, P.A. 1909, as amended (Home Rule Act)

WHOSE ADDRESS IS: One City Square, Warren, Michigan 48093

Land located in the City of Warren, County of Macomb, and State of Michigan, described as follows: See attached Exhibit A, incorporated herein by this reference;

subject to easements and restrictions and existing zoning, if any, and further subject to the "Permitted Exceptions" set forth on the attached Exhibit B, incorporated herein by this reference.

For the sum of: One Million Four Hundred Thousand Dollars (\$1,400,000.00).

The Grantor grants to the Grantee, without warranty, the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Effective as of _____, 20__.

Exhibit A

De La Salle Collegiate,
a Michigan non-profit corporation,

By: _____

Name: _____ *

Its: Authorized Signatory

STATE OF MICHIGAN }
COUNTY OF MACOMB }

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____,
the Authorized Signatory of De La Salle Collegiate, a Michigan non-profit corporation, who is personally
known by me, or who provided sufficient evidence of identification to me.

*Notary Public

County, Michigan

My Commission Expires: _____

DRAFTED BY:
PATRICK A. KARBOWSKI, ESQ.
MCDONALD HOPKINS, PLC
39533 WOODWARD AVENUE, SUITE 318
BLOOMFIELD HILLS, MI 48304
(WITHOUT OPINION AS TO TITLE)

WHEN RECORDED, RETURN AND SEND SUBSEQUENT
TAX BILLS TO:

GRANTEE

*Type or print name in black ink beneath signature

Exhibit A

EXHIBIT A
TO WARRANTY DEED
(LEGAL DESCRIPTION)

Land in the City of Warren, Macomb County, Michigan, described as follows:

PARCEL 1: Commencing at the Center post of Section 10, Town 1 North, Range 12 East; thence South 89 degrees 29 minutes West, 480.0 feet; thence North 0 degrees 26 minutes 58 seconds East, 43.0 feet to Point of Beginning; thence South 89 degrees 29 minutes West, 552.15 feet; thence North 0 degrees 22 minutes 40 seconds East, 312.30 feet; thence North 89 degrees 29 minutes 02 seconds East, 552.54 feet; thence South 0 degrees 26 minutes 58 seconds West 312.30 feet to Point of Beginning.

PARCEL 2: Commencing at the Center post of Section 10, Town 1 North, Range 12 East; thence North 0 degrees 22 minutes 17 seconds West, 43.0 feet along North-South 1/4 line; thence South 88 degrees 35 minutes 25 seconds West, 203.0 feet along the North line of Common Road (86.0 feet wide) to Point of Beginning; thence North 0 degrees 22 minutes 17 seconds West, 228.45 feet; thence South 88 degrees 57 minutes 26 seconds West, 277.0 feet; thence South 0 degrees 22 minutes 33 seconds East, 230.22 feet; thence North 88 degrees 35 minutes 25 seconds East, 277.04 feet along North line of Common Road to Point of Beginning.

Commonly known as 8777 Common Road, Warren, Michigan 48093
Tax parcel numbers: 13-10-183-001 and 13-10-183-00

**EXHIBIT B
TO WARRANTY DEED**

**“PERMITTED EXCEPTIONS”
[To be inserted]**

Exhibit E

EXHIBIT F

ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment and Assumption of Lease (the "**Assignment**") dated as of _____, 2024 (the "**Effective Date**"), is made by and between De La Salle Collegiate, a Michigan non-profit corporation, as assignor ("**Assignor**") and the City of Warren, incorporated January 1, 1957, under Act 279, P.A. 1909, as amended (Home Rule Act), as assignee ("**Assignee**").

RECITALS

WHEREAS, Assignor and Assignee, entered into that certain Purchase Agreement dated _____, 2024 (the "**Purchase Agreement**") regarding the purchase and sale of the real property commonly known as 8777 Common Road, Warren, Michigan 48093 (the "**Property**"); and

WHEREAS, Assignor is the landlord under that certain lease agreement (as amended, the "**Lease**") a copy of which is attached hereto and made a part hereof as Exhibit A, regarding Assignor's lease of the property to the Tenant (as defined in the Lease);

WHEREAS, the Purchase Agreement requires the Assignor and Assignee to execute and deliver this Assignment.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

A. Assignor hereby assigns and transfers unto Assignee all of Assignor's right, title and interest in and to the Lease and delegates unto Assignee all of Assignor's duties and obligations under the Lease; TO HAVE AND TO HOLD the same for the unexpired term of the Lease.

B. Assignee acknowledges that it has examined and is familiar with all of the terms and provisions of the Lease, Assignee hereby assumes each and every obligation in the Lease to be performed by Assignor, after the Effective Date. Assignee shall not assume any of Assignor's obligations or liabilities under the Leases that accrued or matured prior to the Effective Date.

C. Assignor hereby agrees to indemnify, defend and hold Assignee harmless from and against any and all claims, causes of action, damages, losses, costs of attorneys' fees suffered or incurred by Assignee relating to liabilities and obligations of Assignor under, in respect of or related to the Lease, or any act or omission of Assignor in connection with the Lease, arising, accruing or occurring prior to the Effective Date. Assignee hereby agrees to indemnify, defend and hold Assignor harmless from and against any and all claims, causes of action, damages, losses, costs of attorneys' fees suffered or incurred by Assignor relating to liabilities and obligations of Assignee under, in respect of or related to the Lease, or any act or omission of Assignee in connection with the Lease, arising, accruing or occurring on or after the Effective Date.

D. This Assignment may be executed in multiple counterparts, in original or by fax or by delivery of a scanned counterpart in portable document format (PDF) by e-mail (which shall be deemed received if delivered in accordance with the Michigan Uniform Electronic Transactions Act, MCL §450.831 et seq.) and, when taken together, shall be considered an original. On such delivery, the signatures in the facsimile or PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart had been delivered to the other party in person.

[Balance of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, the parties have executed this Assignment as of the Effective Date.

ASSIGNOR:

De La Salle Collegiate,
a Michigan non-profit corporation,

By: _____

Name: _____

Its: Authorized Signatory

ASSIGNEE:

The City of Warren, incorporated January 1,
1957, under Act 279, P.A. 1909, as amended
(Home Rule Act)

By: _____

Name: _____

Its: _____

EXHIBIT A

(the “Lease”)

[to be inserted]

EXHIBIT G

(the "Post-Closing Occupancy Lease")

POST-CLOSING OCCUPANCY LEASE

This Post-Closing Occupancy Lease ("Lease") is entered into on _____, 2024 (the "Effective Date"), between THE CITY OF WARREN ("Lessor"), and DE LA SALLE COLLEGIATE ("Lessee") pursuant to Article 7 of that certain Sale and Purchase Agreement ("Agreement") between Lessor and Lessee, in which Lessee sold to Lessor (the "Sale"), that certain real estate and improvements located at 8777 Common Road, Warren, Michigan 48093 ("Property").

1. Lessor hereby leases to Lessee that portion of the Property delineated on Exhibit A to this Lease as the "Wrestling Room" and the "Laundry" and "Storage" rooms (and incidental use of the "Locker Rooms" "Weight Room" and "Gymnasium") (collectively, the "Leased Premises"), to be used and occupied by Lessee's wrestling and golf teams in the same manor and fashion as was used by Lessee prior to the Sale (the "Use"). Lessor and Lessee acknowledge and agree that the areas delineated as Laundry and Storage rooms on Exhibit A are now configured as the Golf Practice and Simulator room. Lessor shall provide Lessee with keys and/or access to the Property as required for Lessee's Use.

2. The term of this Lease shall be from the date of the Closing of the Sale, through March 31, 2025 (the "Term").

3. As part of the consideration for the Sale, Lessee shall be entitled to occupy the Leased Premises free of charge. Lessee shall return possession of the Leased Premises to Lessor at the end of the Term, leaving the Leased Premises in the condition required under this Lease. In addition, until Lessee vacates the Leased Premises, Lessee agrees to maintain Lessee's current liability insurance (or a substantially similar policy of liability insurance applicable to a lessee and not an owner) on the Leased Premises, naming the City of Warren, City of Warren Downtown Development Authority, 37th Judicial District Court and their officers, employees, boards and commissions as Additional Insured. Lessee shall indemnify the Lessor for loss or damage incurred at or as a result of Lessee's occupancy of the Leased Premises.

4. Lessee shall pay for any internet, phone, utilities or water usage charges incurred by Lessee, its invitees or contractors. .
5. Lessee shall be permitted non-exclusive reasonable parking upon the Property in an area designated by the Lessor's Director.
6. Lessee, its guests, invitees, contractors shall not interfere with Lessor's use, occupancy of the Property. Lessee understands renovations may be undertaken by Lessor. Should work be undertaken within the Leased Area, Lessee will relocate to another mutually agreeable area of the Property pending completion of the work.
7. Lessee will not occupy the Property outside the hours of .
8. Lessee shall under no conditions have the power or authority to subject, and is expressly prohibited, from subjecting the property to any lien, charge, or encumbrance whatsoever, and shall indemnify, defend and save harmless the City against all liens charges or encumbrances that may be asserted against the Property.

Exhibit G

9. "As is" Condition of Premises. Tenant has inspected the commercial building, land, parking lot, soil, landscaping, parking lot and any other aspect or area of the Property, and understands that the Premises and common areas are leased in "as is" condition". Tenant accepts the Leased Premises in an "as is" condition without any representations by Lessor as to the condition. Tenant acknowledges that the Lessor is not obligated to make any of the improvements to the Premises as a condition precedent to the Tenant's use and occupancy of the Premises.
10. Tenant shall not use or permit the use of any portion of the Premises for any unlawful or offensive purposes or conduct. No trucks may be stored on the Property, and no trucks or loud equipment may be operated in violation of local ordinances.
11. Care of Premises. Tenant shall keep the Leased Premises orderly, neat, safe and clean and shall store all trash and garbage within the Leased Premises, and arrange for the regular pickup of such trash and garbage. Tenant will comply with and observe all rules and regulations reasonably established by Lessor from time to time. Lessor will provide Tenant with advance written notice of applicable rules and regulations. In the event Lessee fails to keep the Property in the condition called for above, Lessor may enter upon the Property and have all rubbish, dirt, trash and garbage removed or otherwise cleaned, and may seek reimbursement from Lessee for its costs, which will be due within 15 days of notice from Lessor and evidence of payment. Lessee will be responsible for the repair or replacement of any property owned or belonging to Lessor or a third party that is damaged or destroyed by Lessee, or its employees, contractors, guests or invitees.
12. Signs. Signs may be installed with the prior written approval of Lessor's Director and in compliance with local codes and ordinances.
13. Interruption. Lessor shall not be responsible or liable for any interruption of utility services nor shall such interruption constitute grounds for any rent abatement or be deemed a disturbance of Tenant's use and possession of the Premises. Tenant agrees that it will not install any equipment which will exceed or overload the capacity of any utility facilities serving the Premises and that if any equipment installed by Tenant shall require additional utility facilities, the same shall be installed at Tenant's expense in accordance with the plans and specifications to be approved in writing by Lessor. Any interruption of utility service that is caused by the sole gross negligence of Lessor and which results in the temporary loss or substantial degradation of Tenant's use and occupancy of the Premises may be grounds for rent abatement prorated for the period of non-service. Such rent abatement shall be Tenant's sole remedy for damages arising from such interruption of utility service, and Lessor is not responsible for any loss of business or any other damages resulting from the interruption of utilities.

Exhibit G

14. Alterations and Improvements. Lessee shall not make or cause to be made any alterations, additions or improvements to the Leased Premises

15 Maintenance and Surrounding Area.

15.1 Lessee's Responsibilities. Lessee shall be responsible for the repair or replacement of any broken or damaged windows and for any expenses incurred in connection with any breakage, stoppage or damage caused by Lessee, its agents, employees, invitees, licensees or contractors.

15.2 In addition to the occupancy requirements noted elsewhere in this Lease, Tenant comply with the following:

1. Tenant will maintain the neatness and condition of the adjacent areas. Tenant shall regularly sweep and pick up litter and debris in the area and during the winter months shall keep its walkways clear of snow and ice for pedestrians. Tenant will be responsible for any rock salt to the entrance pathways.
2. Tenant, at its own expense, shall maintain or replace fire extinguishers, smoke alarms, and other fire protection devices as may be required by law, code or regulation or by the insurance underwriters insuring the Leased Premises. Lessor assumes no responsibility for the maintenance and operation of fire extinguishers, carbon monoxide detectors, smoke alarms and other protection devices, regardless of whether or Lessor initially furnishes the Premises with such devices. It is Tenant's responsibility to ensure such devices are functioning properly, to install or replace batteries, and to purchase and install additional or replacement devices.
3. Tenant will keep the Premises at a temperature sufficiently high to prevent freezing of water in any pipes and fixtures.
4. Tenant will not operate any music system or conduct activities that that disturb the adjoining neighbors.
5. Tenant will not receive or ship articles of any kind after 8 p.m. or before 7 a.m.
6. Tenant will not conduct its meetings in the outdoor areas, except with the permission of the Lessor.
7. Tenant is responsible for its own security, including security against privacy breaches, criminal acts or fraud perpetrated against Tenant, or its officer, employees, invitees, guests or agents, on the Property, including the common areas.
8. Tenant or its contractors will not discharge any contaminant or hazardous substance or any processing water, waste or material other than sanitary waste into existing drains, and any problems with drains to the extent caused by such Tenant by Tenant are to be corrected by Tenant at Tenant's expense.
9. Tenant shall not engage in or conduct any activity or operation at the Property,

Exhibit G

which involves the release, use handling operation, treatment storage or disposal of any Hazardous Substance, except with advance notice and permission of the Public Service Director.

10. Tenant agrees to keep the Leased Premises, Property or any other property or interest of Lessor free from any liens arising out of work performed, materials furnished or other obligations incurred by or for Tenant, or Tenant's officers, employees, agents, or contractors. Tenant agrees to bond against or discharge any lien within ten (10) days after written request from Lessor, in accordance with Paragraph 11. Tenant shall reimburse Lessor for any costs or expenses which may be incurred by Lessor by reason of the filing of such lien and/or the removal of the same, within seven (7) days of a statement from Lessor setting forth the amount of such costs and expenses. The failure to either discharge the lien and/or to reimburse Lessor its costs relating to such lien will constitute a breach of this Agreement.

14. Insurance and Indemnity:

14.1. Tenant's Insurance Obligations. During the term of this Lease, and prior to performing any work, Tenant, and any of Tenant's contractors when applicable, shall, at their expense procure and keep in effect, the following types and limits of insurance:

- a. Workers Compensation Insurance for employees which meets Michigan's statutory limits.
- b. Comprehensive Motor Vehicle Liability Insurance covering all owned, non-owned, or hired automobiles or trucks with minimum limits of \$1,000,000 combined single limit bodily injury and/or property damage for each accident. Such insurance shall comply with the provisions of the Michigan No Fault Insurance Law and shall provide coverage for Personal Protection Insurance, Property Protection Insurance, and Residual Liability Insurance;
- c. Commercial General Liability Insurance with a \$1,000,000 limit for each occurrence for bodily injury and property damage liability and a \$2,000,000 aggregate combined single limit for bodily injury and property damage liability. The policy shall include the following extensions:
 - i. Blanket contractual liability clause for all written contracts;
 - ii. Produce and Completed Operations;
 - iii. Independent Contractor's Coverage;
 - iv. Broad Form General Liability Extensions or equivalent;
- d. Umbrella Liability Policy with a \$2,000,000 limit;
- e. Owners and Contractors Protective Liability Insurance, naming the Lessor and Tenant, and with policy limits no less than those required for Commercial General Liability Insurance, as set forth above.
- f. Property Insurance. Tenant agrees to include in its coverage, at its expense,

Exhibit G

insurance against fire, vandalism, malicious mischief, and such other perils as are from time to time included in a standard extended coverage endorsement, insuring Tenant's merchandise, trade fixtures, furnishings, equipment and all other items of personal property of Tenant located on or within the Leased Premises, in an amount equal to not less than one hundred percent (100%) of the actual replacement cost.

h. Tenant shall not carry any stock of goods or do anything in or about said Leased Premises which will in any way tend to increase the insurance rates on the Premises. If Tenant installs any electrical equipment that overloads the lines in the Leased Premises, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriters and governmental authorities having jurisdiction.

14.2 Additional Insured. The certificates of insurance shall name as an additional insured, the City of Warren, City of Warren Downtown Development Authority, the 37th District Court, and their elected or appointed officers, employees, boards, commissions and volunteers as individuals acting within the scope of their authority.

14.3 Tenant shall provide the Lessor with certificates of all insurance required in this Lease evidencing such coverage at the time of the execution of this Lease. All policies other than for Worker's Compensation shall be written on an occurrence and not on a claim made basis.

14.4. Policies shall require that the insurer shall give written notice to the Lessor at least thirty (30) days in advance of any cancellation or expiration of the policy. Tenant shall provide the Lessor with written notice of any material change to any policy immediately upon receipt of notice of such material change. Tenant shall provide the Lessor with copies of policies required by this Lease. In the event that this Lease is extended beyond its original term, the Lessor and Tenant shall agree upon required insurance coverage to be in effect during any extended term of this Lease.

15. Indemnity.

15.1 Tenant agrees to indemnify, defend and hold harmless, Lessor, the City of Warren Downtown Development Authority, City of Warren Municipal Building Authority, and their officers, agents, employees, members, boards and commissions from any claim, action, suit, liability, cost or expense (including reasonable attorney fees for any property loss or damage, and/or personal injury and/or death) arising out of or related to the use, occupancy, or maintenance of the Lease Area or Property, and any negligent act or omission of Tenant, or Tenant's officers, agents, employees, contractors, subcontractors, licensees or invitees. It is understood that Tenant will not be obligated for liability caused by the gross negligence of Lessor, or its officers, employees or agents, or any other unrelated third party. Tenant will be responsible for any fine, penalty that may be imposed by any governmental authority attributed to an act or omission of Tenant, or one of its contractors or invitees.

15.2 For the purpose hereof, the Lease Area shall include the Property, common areas, service areas, sidewalks, the parking lot and all improvements thereon, other areas

Exhibit G

adjoining the same and the loading platform area allocated to the use of Tenant. In case Lessor shall, without fault on its part, be made a party to any litigation commenced by or against Lessee, then Lessee shall protect and hold it harmless and shall pay all costs, expenses and reasonable attorneys' fees incurred or paid by Lessor in connection with such litigation.

15.3 Lessee also agrees that Lessee and not Lessor is responsible for its own security and the safety and security of its employees, invitees, and agents, in and on the Property, including the Lease Area, walkways, common areas, parking lot and building. Tenant holds harmless and indemnifies Lessor harmless from and for any damage or injury that may be caused by any third party, criminal act of a third party, or any act or omission of a third party occupant or lessee of the Property, including acts that occur in the Lease Area, parking lot, walkways and common areas. In case Lessor is, without fault on its part, made a party to any litigation commenced by or against Lessee, then Lessee shall protect and hold it harmless and shall pay all costs, expenses and reasonable attorneys' fees incurred or paid by Lessor in connection with such litigation.

15.4 The indemnification requirements in this Agreement shall survive termination or expiration of this Agreement for acts or occurrences during Tenant's use or occupancy.

16. Tenant's Property.

16.1. Tenant's Liability. All Tenant's personal property, including trade fixtures, on the Premises shall be kept at Tenant's sole risk. Lessor shall not be responsible or liable to Tenant for any loss of business or other loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the leased Premises or any part of the Building of which the leased Premises are a part or for any loss or damage resulting to Tenant or its business or property from water, gas, sewer, or steam pipes that burst, overflow, stop, or leak; from heating, cooling, or plumbing fixtures; or from electric wires or gas odors within the leased Premises from any cause, except as may result from and be directly caused by the gross negligence or recklessness of Lessor. The provisions of this section shall not be interpreted to prevent Tenant from recovering any losses under the coverage provided by Lessor's fire and extended coverage insurance policy, if any losses of Tenant are covered by that policy.

16.2. Destruction of Premises. If the Premises are partially damaged or destroyed through no fault of Tenant, Lessor shall, at its own expense, promptly repair and restore the Premises. Rent shall abate in whole or in part during the period of restoration according to the amount of destruction, if the destruction was not caused by Tenant. If the Premises are totally destroyed through no fault of Tenant or if the Premises cannot be repaired and restored within one hundred and twenty (120) days after the event of destruction, either party shall have the right to terminate this Lease, effective as of the date of the event, by giving the other party written notice of termination within thirty (30) calendar days after the occurrence of the event. If the notice is given within that time period, this Lease shall terminate, and rent shall be adjusted between the parties to the date of the occurrence of the event. If the notice is not given within the required period, this Lease shall continue and Lessor shall repair the Premises.

Exhibit G

Mutual Releases. Lessor and Tenant, and all parties claiming under them, mutually release and discharge each other from all claims and liabilities arising from or caused by any hazards covered by insurance on the leased Premises or covered by insurance in connection with property on or activities conducted on the Premises regardless of the cause of the damage or loss. Lessor and Tenant shall each cause appropriate clauses to be included in their respective insurance policies covering the Premises waiving subrogation against the other party consistent with the mutual release in this paragraph.

17. Lessee's Repairs.

Lessee shall not be responsible for the repair or replacement of any broken or damaged windows or other property caused by Lessee, or its employees, patrons, invitees, licensees or contractors on the Property in connection with Lessee's use, occupancy or exercise of rights under this Lease. Lessee agrees to complete any required repairs, if any, in an expeditious and workmanlike manner. If Lessee refuses or neglects to commence or complete the repairs required by Lessee in this paragraph, promptly and adequately, Lessor may, but shall not be required, make all or any part of said repairs and Lessee shall pay the cost upon evidence by Lessor of payment made, non-payment of which shall entitle Lessor to exercise any remedy available to it in the event of the non-payment by Lessee of rental or any other charge due to Lessor under this Lease.

18. Lessee's Property/ Risk.

18.1. Lessee's Liability. All Lessee's personal property, including trade fixtures, on the Property shall be kept at Lessee's sole risk. Lessor shall not be responsible or liable to Lessee for any loss of business or other loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the Lease Area or any part of the building of which the Lease Area are a part or for any loss or damage resulting to Lessee or its business or property from water, gas, sewer, or steam pipes that burst, overflow, stop, or leak; from heating, cooling, or plumbing fixtures; or from electric wires or gas odors within the Lease Area from any cause, except as may result from and be directly caused by the gross negligence or recklessness of Lessor. The provisions of this section shall not be interpreted to prevent Lessee from recovering any losses under the coverage provided by Lessor's fire and extended coverage insurance policy, if any losses of Lessee are covered by that policy.

18.2. Notice by Lessee. Lessee shall give immediate notice to Lessor in case of fire or accidents in the Lease Area or in the building of which the Lease Area is a part or of defects in any fixtures or equipment.

18.3. Subrogation. Lessee, and all parties claiming under Lessee releases and discharge each other from all claims and liabilities arising from or caused by any hazards covered by insurance on the Property and Lease Area or covered by insurance in connection with property on or activities conducted on the Property regardless of the cause of the damage or loss. Lessee shall cause appropriate clauses to be included in its insurance policies covering the Lease Area waiving subrogation against Lessor and additional insured parties.

19. Termination and Default.

Exhibit G

19.1. Surrender of Premises. Tenant shall surrender the Premises to Lessor at the expiration or termination of this Lease broom clean and restored to the condition as at the Commencement Date, except for normal wear and tear, or walls, carpentry, carpeting, and electrical wiring and other work installed and approved as a pre-occupancy improvement under the Lease, or otherwise required to remain by the Director of Public Service, which will become the property of and belong to Lessor.

19.2. Property Removal. Except as provided above, all other personal property and moveable equipment installed by Tenant in connection with the business conducted by it on the Premises shall remain the property of Tenant and shall be removed by it at the expiration of this Lease. Tenant shall repair any damage caused by such removal. Any fixtures or improvements installed by Tenant shall otherwise remain on the Property and become the property of Lessor, unless otherwise directed by Lessor.

19.3 Default and Reentry. If Tenant neglects or fails to perform its obligation to pay rent or other charges when due; or fails to perform any other covenants in this Lease to be observed and performed on its part, for ten (10) days after written notice by Lessor of the default or; if Tenant makes any assignment for the benefit of creditors or a receiver is appointed for Tenant; or if any proceedings are instituted by or against Tenant in bankruptcy (including reorganization) or under any insolvency laws, Lessor may reenter the Premises and may remove all persons and property and may seek to relet the Premises on any terms that Lessor, in its sole discretion, deems advisable. Lessor shall have the right, but is not required, to declare this Lease terminated prior to such action. Notwithstanding any termination of the Lease by Lessor or reentry by Lessor without a termination, Tenant shall continue to be liable to Lessor for rent owed under this Lease, any rent deficiency that results from a reletting of the Premises during the term of this Lease, and the cost of reletting the Premises.

Notwithstanding any reletting without termination, Lessor may at any time elect to terminate this Lease for any default by Tenant by giving written notice of the termination to Tenant.

Lessee is not occupying the Lease Area, Lessor retains all rights to use and occupy the Lease Area. Lessee shall allow prospective Lessees to inspect the Lease Area during that time period but with minimal interruption.

20.1. Vacating and Abandonment. Upon expiration or termination of the Lease or if Lessee vacates the Lease Area, evidenced by removal of property and/or cessation of services for four consecutive Sundays, any personal property left in the Lease Area shall be deemed abandoned, and Lessor, at its option, may take possession of any personal property left by Lessor and charge Lessee a monthly fee for storage of that property, and any such fee will be deemed additional rent due with the remaining rent due. All Rent for the remainder of the Term will continue to be due monthly through the expiration of the Term.

21. Non-Exclusive; Right of First Refusal. Tenant understands that this Lease is exclusive as to the Lease Area, and non-exclusive as to the Building. Lessor may lease other areas of the Building to third parties. Prior to leasing any other office space in the Building,

Exhibit G

Lessor agrees to give Tenant the right of first refusal to lease the area that will be leased. Lessor will provide Tenant with 60 days advance notice, and Tenant must exercise its option within 30 days of such notice by executing a binding commitment to exercise that option.

22. Condemnation. If the Premises or any part of them are taken for any public or quasi-public purpose pursuant to any power of eminent domain, or by private sale in lieu of eminent domain, this Lease shall terminate effective as of the date the public authority takes possession. All damages for the condemnation of the Premises or Building that is awarded for the taking shall be payable to and be the sole property of Lessor.

Tenant shall pay rent and other applicable charges up to the day the authority takes possession, subject to a proportionate refund by Lessor for any amount paid in advance for the period subsequent to the taking.

23. Assignment and Subletting. Tenant may not assign, sublet, or otherwise transfer or convey its interest, or portion of interest in this Lease and/or the Premises, without the prior written consent of the Lessor. Any sublet, assignment or transfer shall not relieve Tenant from its obligations under this Lease. The sale, issuance, or transfer of any voting control of Tenant shall be deemed to be an assignment under this section.

24. Notices. Any notice, demand or other communication (Notice), required or permitted under this Agreement, shall be given in writing, signed by an authorized representative of the party, and, except as provided below in this section, shall be mailed by first-class mail, postage prepaid, or hand-delivered, and addressed to the addresses and recipient below, except that notice of an administrative nature, such as scheduling work or trash removal, may be made to e-mail addresses to contracts designated by each party.

15. At the end of the Term Lessee shall deliver the Leased Premises to Lessor in a broom clean condition, subject to reasonable wear and tear and any damage existing as of the Effective Date, and free of all of Lessee's personal property and equipment associated with its use and occupancy of the Leased Premises.

16. The Leased Premises shall be used solely for the purposes of . Lessee shall be permitted s

17. Lessee's occupancy and use on and about the Property shall be at the sole and exclusive risk of Lessee, and Lessor shall not have any liability or obligation of any kind with regard to such occupation and use, excepting those arising out of the willful or negligent acts or omissions of Lessor. Lessee further agrees to indemnify, defend and hold Lessor harmless from all claims, liens, actions, causes of action, demands, rights, damages, costs, expenses, reasonable attorney fees arising out of or in any way related to any use of the Property by Lessee or its contractors, subcontractors, employees, agents, invitees, guests, or any persons for whom it is responsible at law, excepting those arising out of the willful or negligent acts or omissions of Lessor. Lessee agrees that it will obtain sufficient insurance covering liability and property damage to any property in the Premises, and naming Lessor as an additional insured and providing that such insurance coverage cannot be canceled without thirty (30) days written notice to Lessor.

Exhibit G

18. This Lease may be executed in multiple counterparts, in original or by fax or by delivery of a scanned counterpart in portable document format (PDF) by e-mail (which shall be deemed received if delivered in accordance with the Michigan Uniform Electronic Transactions Act, MCL §450.831 *et seq.*) and, when taken together, shall be considered an original. On such delivery, the signatures in the facsimile or PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart had been delivered to the other party in person.

[Signatures on following page]

Exhibit G

ACCORDINGLY, the parties have executed this Lease effective as of the Effective Date.

LESSEE:

De La Salle Collegiate,
a Michigan non-profit corporation,

By: _____

Name: _____

Its: Authorized Signatory

LESSOR

The City of Warren, incorporated January 1,
1957, under Act 279, P.A. 1909, as amended
(Home Rule Act)

By: _____

Name: _____

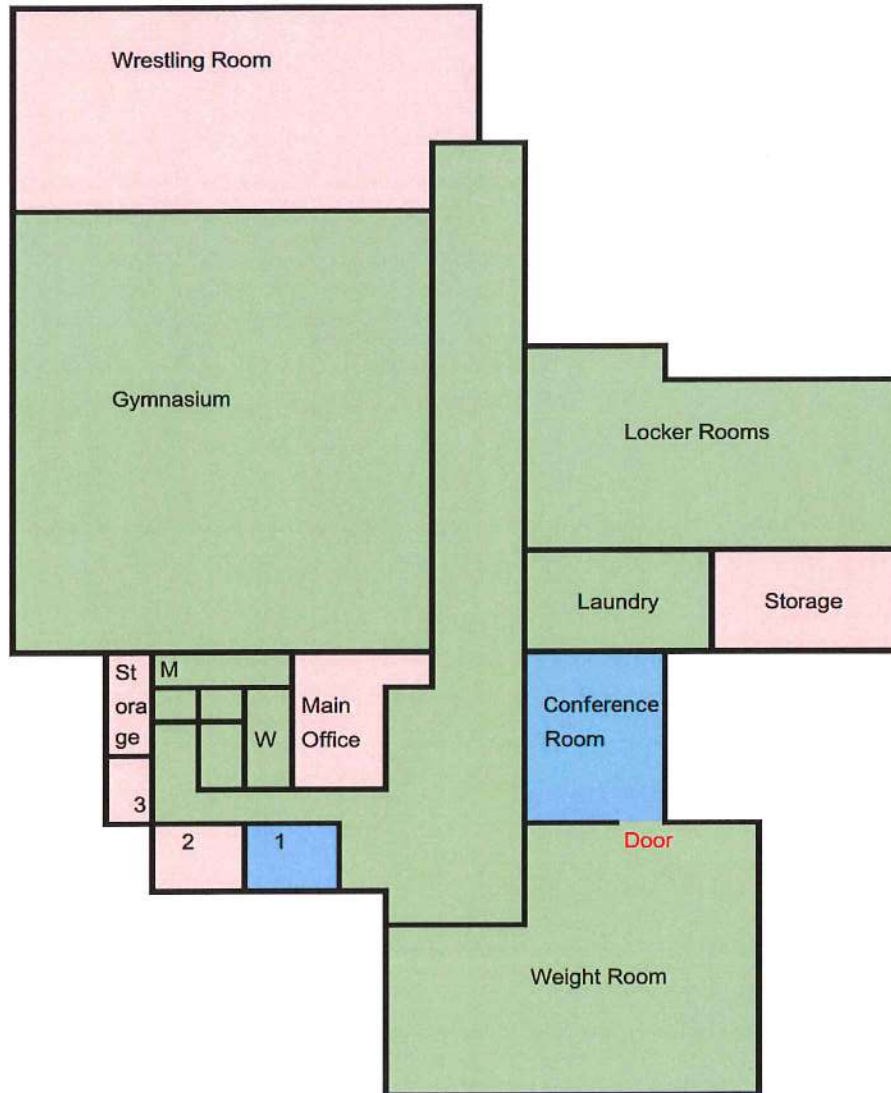
Its: _____

Post-Closing Occupancy Lease Signature Page

Exhibit G

EXHIBIT A
to Post-Closing Occupancy Lease

BROTHER ROBERT ACTIVITY CENTER



KEY	
Leased Premises	
Shared Space	
DLS Exclusive	

*not to scale

Exhibit G



Lori M. Stone, Mayor
One City Square, Suite 215
Warren, MI 48093

MEMORANDUM

DATE: June 18, 2024

TO: Mindy Moore, Council Secretary

RE: Appointees to Board of Review

City Council:

Pursuant to section 9.7 of City Charter and by the authority vested in me, I hereby notify you of the following appointments.

Name	Appointment	Date of Expiration
Sarah McCullough	New Appointment	June 30, 2028
Faisal Ahmed	Re-appointment	June 30, 2029

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,

A handwritten signature in purple ink that reads "Lori M. Stone".

Lori M. Stone
Mayor

Cc: Clerk
Assessing

New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Mon 3/4/2024 10:52 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Board of Review

Name

Sarah McCullough

Address

[REDACTED]
Warren, MI 48091

[Map It](#)

Cell Phone

Email

Number of Years a Warren Resident

7

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

Spalding DeDecker

Apr 2022 -

Apr 2023 Construction Inspector

- Monitor construction for compliance with project specifications
- Address residential concerns and questions
- Quantify, measure, and verify material quantities
- Write accurate inspector daily reports (IDRs) and send to main office in a timely manner

MCCARTHY & SMITH

Nov 2020 -

Jan 2022

Assistant Project Manager

- Managed multiple project budgets and schedules

- Estimated project repairs and scope of work
- Applied for state and local permits for various projects
- Interviewed and approved contractors during post bid

SIDOCK GROUP, INC

May 2018 -

Jun 2020

Project Engineer

- Acted as sole Project Manager managing multiple project budgets and schedules
- Estimated project repairs and scope of work
- Performed on-site progress tracking
- Prepared accurate and detailed construction reports

WALBRIDGE

May 2023 -

Mar 2018

Project Engineer

- Managed project document controls
- Prepared accurate and detailed project reports
- Investigated and resolved inconsistencies with on-site construction documents
- Prepared accurate and detailed construction reports

Education

May 2016 Master of Civil Engineering

UNIVERSITY OF DETROIT MERCY | DETROIT, MI

- Concentration: Construction Management

May 2015 Bachelor of Civil Engineering

UNIVERSITY OF DETROIT MERCY | DETROIT, MI

- Major: Civil, Structural, and Environmental Engineering
- Minor: Leadership

Affiliations (Clubs, Fraternal, Military, Church, etc.)

N/A

Political Offices held, if any (Please include dates of service)

N/A

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48091 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 2

1 Image / 1 Sketch

Property Owner: MCCULLOUGH SARAH
OCCUPANT**UB Customer Name:** [REDACTED]**Summary Information**

- > Residential Building Summary
 - Year Built: 1956
 - Bedrooms: 3
 - Full Baths: 1
 - Half Baths: 0
 - Sq. Feet: 939
 - Acres: 0.170
- > 4 Building Department records found

- > Assessed Value: \$72,000 | Taxable Value: \$33,026
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found

Owner Information

Not Available

Amount DueProperty Total **\$0.00****Permits**

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Electrical	PE-194271		FINALED	8/6/2002	8/13/2002	\$0.00	View
FENCE	PF18-00349		FINALED	9/11/2018		\$0.00	View
Mechanical	PM-86153		CLOSED	8/5/2002		\$0.00	View

1

Displaying items 1 - 3 of 3

[Apply for a Permit](#)**Attachments**


Date Created	Title	Record	
No records to display.			

1

Displaying items 0 - 0 of 0

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[REDACTED] WARREN, MI 48091 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
	
Property Owner: MCCULLOUGH SARAH	
Summary Information	
> Residential Building Summary	
- Year Built: 1956	- Bedrooms: 3
- Full Baths: 1	- Half Baths: 0
- Sq. Feet: 939	- Acres: 0.170
> 4 Building Department records found	
> Assessed Value: \$72,080 Taxable Value: \$33,026	
> 1 Special Assessment found	
> Property Tax information found	
> Utility Billing information found	
Item 1 of 2	1 Image / 1 Sketch

Owner and Taxpayer Information

Owner	MCCULLOUGH SARAH	Taxpayer	SEE OWNER INFORMATION
	[REDACTED]		
	INDIANAPOLIS, IN 46201		

Legal Description

"BRUCE PARK SUBDIVISION" LOT 50 L35 P9-10

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$50.69	\$50.69	01/03/2024	\$0.00
2023	Summer	\$1,719.72	\$1,719.72	01/03/2024	\$0.00
2022	Winter	\$45.73	\$45.73	12/27/2022	\$0.00
2022	Summer	\$1,578.29	\$1,578.29	12/28/2022	\$0.00
2021	Winter	\$103.93	\$103.93	12/28/2021	\$0.00
2021	Summer	\$1,583.69	\$1,583.69	12/31/2021	\$0.00
2020	Winter	\$47.58	\$47.58	12/23/2020	\$0.00
2020	Summer	\$1,613.54	\$1,613.54	12/29/2020	\$0.00
2019	Winter	\$44.33	\$44.33	12/30/2019	\$0.00
2019	Summer	\$1,516.64	\$1,516.64	12/30/2019	\$0.00
2018	Winter	\$43.74	\$43.74	12/28/2018	\$0.00
2018	Summer	\$1,405.44	\$1,405.44	12/28/2018	\$0.00

Load More Years

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By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

Warren, MI 48091 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: MCCULLOUGH SARAH UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- Residential Building Summary
 - Year Built: 1955
 - Bedrooms: 3
 - Bathrooms: 2
 - Full Baths: 0
 - Sq. Feet: 938
 - Acres: 0.170
- Assessed Value: \$72,000 | Taxable Value: \$91,020
- 1 Special Assessment found
- Property Tax Information found
- Utility Billing Information found
- 4 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Customer Information

Name: [REDACTED] OCCUPANT
Address: [REDACTED] Warren, MI 48091
Account Number: [REDACTED]

Amount Due

Total Amount Due: (\$58.19)
Pay Now

Current Bill

[Click here for a printer friendly version](#)

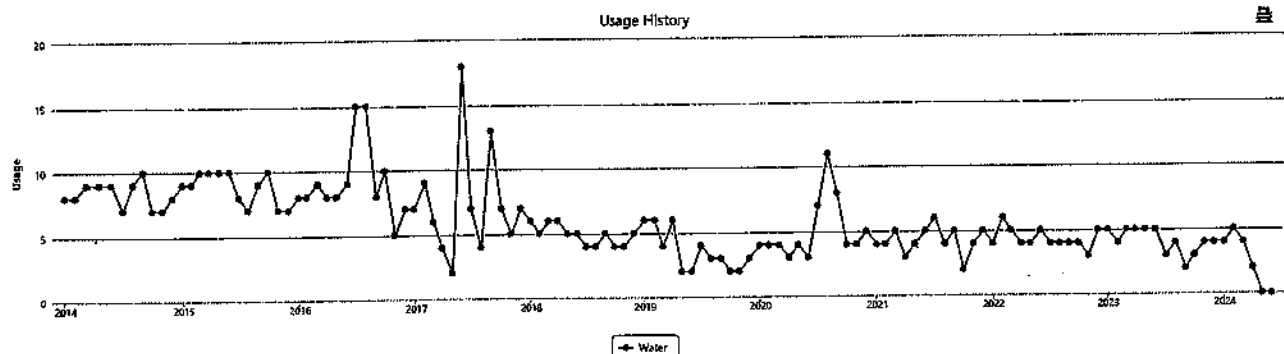
Amount Due (\$50.19)	Bill From 04/29/2024			
Due Date 05/28/2024	Bill To 05/30/2024			
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
FINAL BILL CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$0.00	\$0.00	\$0.00	\$0.00
SEWER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
STATE MANDATED FEE	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	(\$50.19)	\$0.00	(\$50.19)
WATER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	(\$50.19)	\$0.00	(\$50.19)

History (454 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Credit Transfer			0.00	0.00	\$0.00	(\$50.19)
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$20.37	(\$50.19)
5/30/2024	Meter Read	Water	Auto Read	956.00	0.00	\$0.00	(\$70.56)
5/14/2024	Credit Transfer			0.00	0.00	\$0.00	(\$70.56)
5/14/2024	Bill Calculated	03/26/24-04/29/24		0.00	0.00	\$20.37	(\$70.56)
4/29/2024	Meter Read	Water	Auto Read	956.00	0.00	\$0.00	(\$90.93)
4/11/2024	Credit Transfer			0.00	0.00	\$0.00	(\$90.93)
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$20.37	(\$90.93)
3/28/2024	Meter Read	Water	Auto Read	956.00	2.00	\$0.00	(\$111.30)
3/11/2024	Credit Transfer			0.00	0.00	\$0.00	(\$111.30)
3/11/2024	Bill Calculated	01/29/24-02/29/24		0.00	0.00	\$37.89	(\$111.30)
2/29/2024	Meter Read	Water	Auto Read	954.00	4.00	\$0.00	(\$149.19)
2/12/2024	Credit Transfer			0.00	0.00	\$0.00	(\$149.19)

Usage History Chart



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Mon 5/27/2024 2:03 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Board of Review

Name

Faisal Ahmed

Address

[REDACTED]

Warren, MI 48091

[Map It](#)

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

23 Years

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

Project Director,
Community Welfare Services of Metro Detroit. 2020 to present.
5047 Edwin St, Hamtramck, MI 48212. Phone : [REDACTED]

Senior Production Manager, 2001 to 2020
American MSC INC,
2401 Elliot Drive, Troy, MI 48062, Phone: [REDACTED]

Education

- *Masters degree in Industrial Psychology
University of Dhaka, Bangladesh,
- *Bachelor of Science,
University of Chittagong, Bangladesh.
- *Diploma in office management,
Institute of Business Administration, University of Dhaka.
- *RABQS-Certified ISO 9001:2008 Internal Auditor Training.
AIAG (Automotive Industry Action group).

Affiliations (Clubs, Fraternal, Military, Church, etc.)

- *Member at Large,
ICW (Islamic center of Warren)
- *Vice President,
MI-BADC (Bangladeshi American Democratic Caucus)
- *Vice President
GHH-MI (Golapgong Helping hands, USA)
- *Best social worker in Michigan, 2017, Awarded by GHH-MI.
- *Certificate of Graduation of the 2020 Warren Police department" Citizens Police Academy".
- *First Aid CPR/AED training from American Heart Association.
- *Basic training on Fire service Equipment operation from Fire Defense Equipment Co Inc.

Political Offices held, if any (Please include dates of service)

N/A

Please feel free to add any additional information

As a proud resident of Warren city for 23 years, & as a community leader, I have always been dedicated to helping people, which I love to do. Previously worked as a senior Production Manager at manufacturing plant, where over the past 20 years, I assisted many individuals in securing employment.

In our community, which primarily consists of Bangladeshi & other Asian residents, many new arrivals are unfamiliar with city's property taxes. They often come to me with their questions. This made me realize that if I were involved with the city's Board of Review, I could provide valuable assistance by answering their questions in their native language. By the way, I can fluently speak Bengali, Indian, Pakistani & little bit Arabic). many people are more comfortable discussing these matters without an interpreter.

Since 2019, I have gained significant experience working as a Board of Review member & my communication skills have been well recognized by both the Review Board & Assessing department.

I believe my experience and dedication would make me an asset to the Board of Review & allowing me to help Warren residents more effectively.

Thank you.


Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48091 (Property Address)

Parcel Number: Account Number:



Item 1 of 21 Image / 1 Sketch

Property Owner: BEGUM SHAHIDA & AHMED FAISAL
OCCUPANT

Summary Information

> Residential Building Summary

- Year Built: 1961

- Bedrooms: 2

- Full Baths: 1

- Half Baths: 0

- Sq. Feet: 1,625

- Acres: 0.184

> Utility Billing information found

> Assessed Value: \$94,310 | Taxable Value: \$36,929

> Property Tax information found

> 2 Building Department records found

Owner Information

Not Available

Amount Due

Property Total\$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB105160		EXPIRED	6/23/1997		\$0.00	View
Building	PB20-001754		FINALED	11/24/2020	12/7/2020	\$0.00	View

1

Displaying items 1 - 2 of 2

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0


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1 of 1

6/17/2024, 9:19 AM

WARREN, MI 48091 (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
	Property Owner: BEGUM SHAHIDA & AHMED FAISAL
Summary Information	
> Residential Building Summary	
- Year Built: 1961	- Bedrooms: 2
- Full Baths: 1	- Half Baths: 0
- Sq. Feet: 1,625	- Acres: 0.184
> Utility Billing information found	
> Assessed Value: \$94,310 Taxable Value: \$36,929	
> Property Tax information found	
> 2 Building Department records found	
Item: 1 of 2	1 Image / 1 Sketch

Owner and Taxpayer Information

Owner	BEGUM SHAHIDA & AHMED FAISAL	Taxpayer	SEE OWNER INFORMATION
WARREN, MI 48091-1942			

Legal Description

"SUPERVISORS PLAT OF PARKLANE SUBDIVISION" LOT 40 L24 P38

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$56.67	\$56.67	01/03/2024	\$0.00
2023	Summer	\$1,922.98	\$1,922.98	01/03/2024	\$0.00
2022	Winter	\$51.14	\$51.14	12/27/2022	\$0.00
2022	Summer	\$1,764.78	\$1,764.78	12/28/2022	\$0.00
2021	Winter	\$116.22	\$116.22	12/28/2021	\$0.00
2021	Summer	\$1,770.83	\$1,770.83	12/31/2021	\$0.00
2020	Winter	\$53.21	\$53.21	12/23/2020	\$0.00
2020	Summer	\$1,804.26	\$1,804.26	12/29/2020	\$0.00
2019	Winter	\$49.57	\$49.57	12/30/2019	\$0.00
2019	Summer	\$1,696.05	\$1,696.05	12/30/2019	\$0.00
2018	Winter	\$48.92	\$48.92	01/15/2019	\$0.00
2018	Summer	\$1,571.54	\$1,571.54	01/14/2019	\$0.00

Load More Years


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Warren, MI 48091 (Property Address)

Parcel Number: Account Number:



1 Image / 1 Sketch

Property Owner: BEGUM SHAHIDA & AHMED FAISAL

UB Customer Name: OCCUPANT

Summary Information

Budgetary Billing Summary

Year Built: 1981

Full Baths: 1

Sq. Feet: 1625

Bedrooms: 2

Half Baths: 0

Airac: 0.384

Assessed Value: \$94,310

Taxable Value: \$35,929

Property Tax Information found

2 Building Department Records found

Utility Billing Information found

Customer Information

Name: Address: Warren, MI 48091

Account Number:

Amount Due

Total Amount Due: \$64.14

Pay Now

Current Bill

[Click here for a printer friendly version](#)

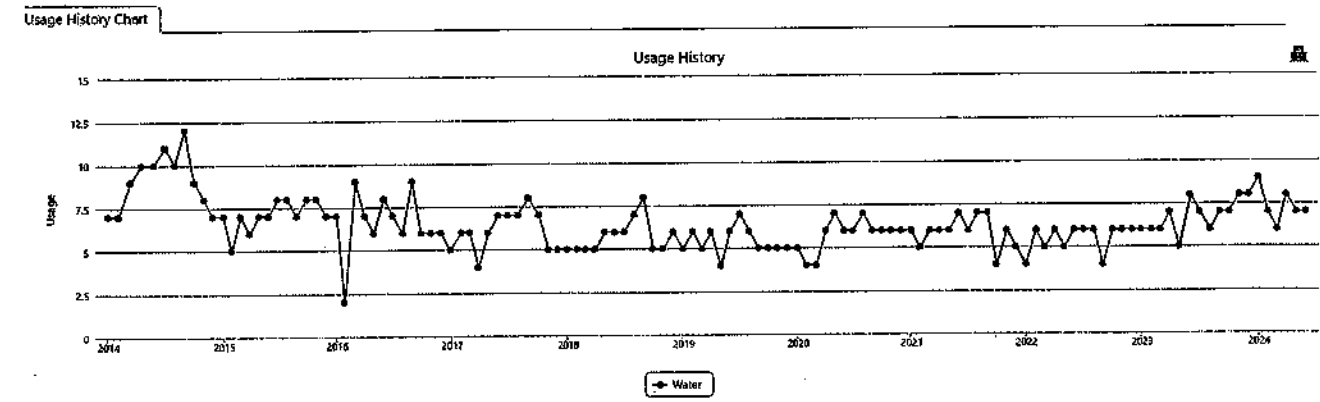
Amount Due	\$64.14	Bill From	04/29/2024	
Due Date	06/29/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$0.00	\$24.09	\$0.00	\$24.09
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE	\$0.00	\$6.72	\$0.00	\$6.72
WATER	\$0.00	\$30.46	\$0.00	\$30.46
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84
	\$0.00	\$64.14	\$0.00	\$64.14

History (406 Items Found)

Starting Date: Ending Date:

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$64.14	\$64.14
5/30/2024	Meter Read	Water	Auto Read	1023.00	7.00	\$0.00	\$0.00
5/22/2024	Payment Posted	R24-120625		0.00	0.00	(\$64.14)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$64.14	\$64.14
4/30/2024	Payment Posted	R24-103909		0.00	0.00	(\$71.25)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	1016.00	7.00	\$0.00	\$71.25
4/11/2024	Credit Transfer			0.00	0.00	\$0.00	\$71.25
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$72.91	\$71.25
4/9/2024	Payment Posted	R24-071890		0.00	0.00	(\$57.05)	(\$1.00)
3/28/2024	Meter Read	Water	Auto Read	1009.00	8.00	\$0.00	\$55.39
3/11/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$55.39	\$55.39
2/29/2024	Meter Read	Water	Auto Read	1001.00	6.00	\$0.00	\$0.00
2/29/2024	Payment Posted	R24-021341		0.00	0.00	(\$64.14)	\$0.00



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MEMORANDUM

DATE: June 18, 2024

TO: Mindy Moore, Council Secretary

RE: Downtown Development Authority Re-Appointments

City Council:

Pursuant to section 2.114 of the City of Warren Code of Ordinances and MCLA 125.4204, and by the authority vested in me, I hereby notify you of the following re-appointments:

Name	Date of Expiration
Nick Lavdas	June 30, 2026
Joe Vicari	June 30, 2026
Mike Wiegand	June 30, 2028
Gregory Jackson	June 30, 2028

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,



Lori M. Stone
Mayor

Cc: Clerk
DDA

From: Web Master <webmaster@cityofwarren.org>

Sent: Tuesday, June 18, 2024 10:37 AM

To: Web Master <webmaster@cityofwarren.org>

Subject: New submission from City Commission / Board Application

Commission / Board applied for

DDA Board Member

Name

Nicholas Lavdas

Address

[REDACTED]

[REDACTED]

[REDACTED]

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

60

Warren Business Owner

Yes

Name of Business

Lavdas Jewelry, Lavdas Limousines & Lavdas Properties

Appointment Request

- Re-Appointment Request

Work Experience

Owner of Lavdas

Education

High School

Affiliations (Clubs, Fraternal, Military, Church, etc.)

St. Johns Church

Political Offices held, if any (Please include dates of service)

N/A

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48092 (Property Address)

Parcel Number: [REDACTED] **Personal Property

Property Owner: LAVDAS JEWELRY

Summary Information

> Assessed Value: \$32,000 | Taxable Value: \$32,000

> Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner

LAVDAS JEWELRY

Taxpayer

SEE OWNER INFORMATION

[REDACTED]
WARREN, MI 48092

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$51.56	\$51.56	12/19/2023	\$0.00
2023	Summer	\$1,842.81	\$1,842.81	07/21/2023	\$0.00
2022	Winter	\$48.85	\$48.85	01/19/2023	\$0.00
2022	Summer	\$1,818.11	\$1,818.11	08/11/2022	\$0.00
2021	Winter	\$114.69	\$114.69	12/20/2021	\$0.00
2021	Summer	\$1,845.34	\$1,845.34	12/20/2021	\$0.00
2020	Winter	\$53.24	\$53.24	12/18/2020	\$0.00
2020	Summer	\$1,924.45	\$1,924.45	08/11/2020	\$0.00
2019	Winter	\$50.54	\$50.54	02/06/2020	\$0.00
2019	Summer	\$1,893.83	\$1,893.83	09/03/2019	\$0.00
2018	Winter	\$51.06	\$51.06	02/26/2019	\$0.00
2018	Summer	\$1,912.60	\$1,912.60	11/13/2018	\$0.00
Load More Years					

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28880 LORNA WARREN, MI 48093 (Property Address)

Parcel Number: 12-99-06-724-325 ****Personal Property**


No Images Found

Property Owner: LAVDAS LIMO'S

Summary Information

> Assessed Value: \$8,000 | Taxable Value: \$8,000 > Property Tax information found

Owner and Taxpayer Information

Owner	LAVDAS LIMO'S	Taxpayer	SEE OWNER INFORMATION
			

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/18/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$12.87	\$12.87	12/27/2023	\$0.00
2023	Summer	\$460.66	\$460.66	07/21/2023	\$0.00
2022	Winter	\$12.20	\$12.20	01/04/2023	\$0.00
2022	Summer	\$454.48	\$454.48	07/25/2022	\$0.00
2021	Winter	\$28.64	\$28.64	01/25/2022	\$0.00
2021	Summer	\$461.28	\$461.28	09/02/2021	\$0.00
2020	Winter	\$13.30	\$13.30	01/06/2021	\$0.00
2020	Summer	\$481.06	\$481.06	08/10/2020	\$0.00
2019	Winter	\$12.62	\$12.62	01/17/2020	\$0.00
2019	Summer	\$473.39	\$473.39	07/18/2019	\$0.00
2018	Winter	\$12.75	\$12.75	01/31/2019	\$0.00
2018	Summer	\$478.09	\$478.09	11/13/2018	\$0.00
Load More Years					

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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Thu 5/30/2024 10:45 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

DDA

Name

Joseph Vicari

Address

[REDACTED]
Warren, Michigan 48092

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

0

Warren Business Owner

Yes

Name of Business

Andiamo Restaurants

Appointment Request

- Re-Appointment Request

Work Experience

Owned my own businesses since 1984 in Warren , have 3 businesses in warren

Education

Central Michigan University

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Belong to Oakland Hill Country Club

Political Offices held, if any (Please include dates of service)

N/A

Please feel free to add any additional information

Did not see this text till 10:30 am this morning

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48092 (Property Address)

Parcel Number: [REDACTED] **Personal Property

Property Owner: ANDIAMO'S ITALIA

Summary Information

> Assessed Value: \$325,434 | Taxable Value: \$325,434 > Property Tax Information found

No Images Found

Owner and Taxpayer Information

Owner	ANDIAMO'S ITALIA	Taxpayer	SEE OWNER INFORMATION
	WARREN, MI 48092		

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate


Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$521.55	\$521.55	01/05/2024	\$0.00
2023	Summer	\$18,915.35	\$18,915.35	12/27/2023	\$0.00
2022	Winter	\$496.40	\$496.40	01/24/2023	\$0.00
2022	Summer	\$18,465.71	\$18,465.71	09/30/2022	\$0.00
2021	Winter	\$1,131.46	\$1,131.46	01/05/2022	\$0.00
2021	Summer	\$18,200.90	\$18,200.90	10/08/2021	\$0.00
2020	Winter	\$547.87	\$547.87	02/23/2021	\$0.00
2020	Summer	\$19,791.40	\$19,791.40	01/06/2021	\$0.00
2019	Winter	\$505.59	\$505.59	12/17/2019	\$0.00
2019	Summer	\$18,939.11	\$18,939.11	11/13/2019	\$0.00
2018	Winter	\$498.31	\$498.31	12/31/2018	\$0.00
2018	Summer	\$18,659.17	\$18,659.17	11/13/2018	\$0.00
Load More Years					

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[REDACTED] WARREN, MI 48092 (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
	Property Owner: VICARI REALTY Summary Information <ul style="list-style-type: none">> Commercial/Industrial Building Summary<ul style="list-style-type: none">- Yr Built: 1977- # of Buildings: 4- Total Sq.Ft.: 23,890> Assessed Value: \$1,234,540 Taxable Value: \$1,038,627> 30 Building Department records found> Property Tax information found> Utility Billing information found
Image 1 of 4	3 Images / 1 Sketch

Owner and Taxpayer Information

Owner	VICARI REALTY	Taxpayer	SEE OWNER INFORMATION
[REDACTED]			
WARREN, MI 48092-1285			

Legal Description

T1N,R12E SEC 4 COMM AT NE COR SEC 4; TH S89°05'W 1035.0 FT; TH S0°12'W 60.0 FT TO PT OF BEG; TH S0°12'E 360.87 FT; TH S89°05'W 207.0 FT; TH N0°12'W 360.87 FT; TH N89°05'E 207.0 FT TO PT OF BEG. 1.715 A

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$1,594.57	\$1,594.57	01/05/2024	\$0.00
2023	Summer	\$66,685.08	\$66,685.08	11/30/2023	\$0.00
2022	Winter	\$1,438.90	\$1,438.90	01/24/2023	\$0.00
2022	Summer	\$62,391.53	\$62,391.53	12/06/2022	\$0.00
2021	Winter	\$3,269.42	\$3,269.42	01/05/2022	\$0.00
2021	Summer	\$58,980.17	\$58,980.17	10/08/2021	\$0.00
2020	Winter	\$1,497.42	\$1,497.42	02/23/2021	\$0.00
2020	Summer	\$60,123.28	\$60,123.28	01/06/2021	\$0.00
2019	Winter	\$1,394.55	\$1,394.55	12/17/2019	\$0.00
2019	Summer	\$57,770.86	\$57,770.86	12/17/2019	\$0.00
2018	Winter	\$1,375.89	\$1,375.89	12/31/2018	\$0.00
2018	Summer	\$56,595.96	\$56,595.96	12/20/2018	\$0.00
Load More Years					

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Warren, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: VICARI REALTY UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- > Commercial/Industrial Building Summary
 - Year Built: 1977
 - # of Buildings: 4
 - Total SqFt: 23,890
- > Assessed Value: \$1,234,540 | Taxable Value: \$1,038,627
- > 30 Building Department records found
- > Property Tax Information found
- > Utility Billing Information found

Item 1 of 4 3 Images / 1 Sketch

2 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: 211923950

Customer Information

Name: [REDACTED] OCCUPANT
Address: [REDACTED] Warren, MI 48092
Account Number: [REDACTED]

Amount Due

Total Amount Due: \$1,554.84
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	Due Date	Bill From	Bill To	Previous Amount	Current Amount	Penalties & Interest	Balance
\$1,554.84	06/28/2024	04/29/2024	05/31/2024				
Billing Item							
COMMODITY				\$0.00	\$70.90	\$0.00	\$70.90
CROSS CONNECTION				\$0.00	\$28.05	\$0.00	\$28.05
SEWER				\$0.00	\$567.93	\$0.00	\$567.93
SEWER SERVICE CHARGE				\$0.00	\$8.12	\$0.00	\$8.12
STATE MANDATED FEE				\$0.00	\$158.40	\$0.00	\$158.40
WATER				\$0.00	\$718.08	\$0.00	\$718.08
WATER SERVICE CHARGE				\$0.00	\$3.36	\$0.00	\$3.36
				\$0.00	\$1,554.84	\$0.00	\$1,554.84

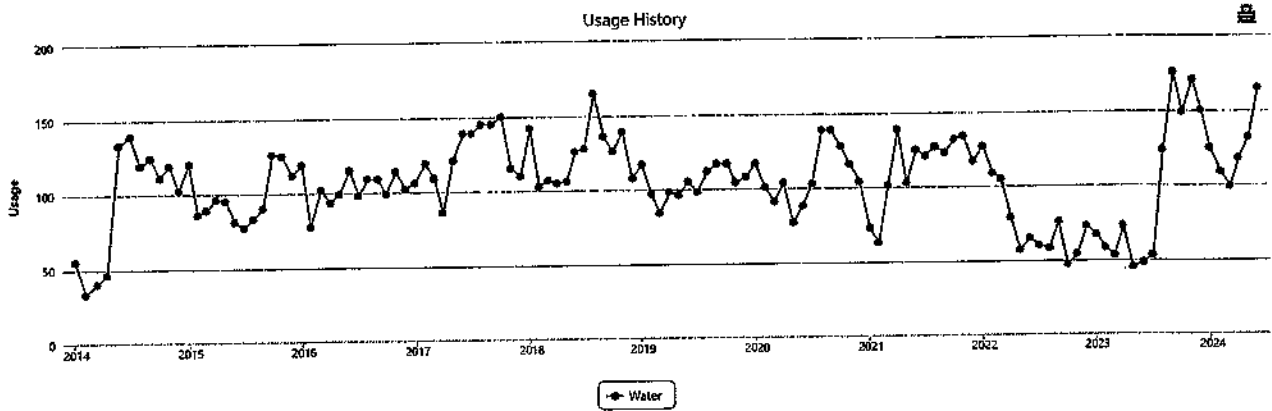
History (417 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED]

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$1,554.84	\$1,554.84
6/4/2024	Payment Posted	R24-147625		0.00	0.00	(\$1,246.16)	\$0.00
5/31/2024	Meter Read	Water	Auto Read	3683.00	165.00	\$0.00	\$1,246.16
5/14/2024	Bill Calculated	03/24/24-04/28/24		0.00	0.00	\$1,246.16	\$1,246.16
5/7/2024	Payment Posted	R24-110483		0.00	0.00	(\$1,115.22)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	3518.00	132.00	\$0.00	\$1,115.22
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$1,115.22	\$1,115.22
4/9/2024	Payment Posted	R24-071713		0.00	0.00	(\$937.50)	\$0.00
3/28/2024	Meter Read	Water	Auto Read	3386.00	118.00	\$0.00	\$937.50
3/11/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$937.50	\$937.50
3/6/2024	Payment Posted	R24-028340		0.00	0.00	(\$1,031.04)	\$0.00
2/29/2024	Meter Read	Water	Auto Read	3268.00	99.00	\$0.00	\$1,031.04
2/12/2024	Bill Calculated	12/21/23-01/28/24		0.00	0.00	\$1,031.04	\$1,031.04

Usage History Chart



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Wed 5/8/2024 4:00 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

DDA

Name

Michael Wiegand

Address

[REDACTED]
Warren, MI 48092

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

44

Warren Business Owner

Yes

Name of Business

Gazebo Banquet Center

Appointment Request

- Re-Appointment Request

Work Experience

Career long employee then owner of Gazebo (family business)

Education

Undergrad at MaComb Continuing education program giving by Andres Dauny in new urbanism

Affiliations (Clubs, Fraternal, Military, Church, etc.)

St Anne's Warren

Political Offices held, If any (Please include dates of service)

Present DDA member past board seat macomb unemployment commission


Please feel free to add any additional information

I live in The DDA district and have my business just outside district I own two commercial properties in district. One being the second PUD in the city. Being a mixed use building with office and residential

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48092 (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
	Property Owner: MLW REAL ESTATE LLC OCCUPANT
UB Customer Name: [REDACTED]	
Summary Information	
> Commercial/Industrial Building Summary	> Assessed Value: \$1,224,330 Taxable Value: \$747,044
- Yr Built: 2006	- # of Buildings: 7
- Total Sq.Ft.: 18,386	> 74 Building Department records found
> Property Tax Information found	
> Utility Billing information found	
Item 1 of 7	6 Images / 1 Sketch

11 Associated Properties Found for This Parcel

Currently viewing [REDACTED] [Click here to select a different property.](#)

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB07-158397		EXPIRED	10/16/2007	2/25/2010	\$0.00	View
Electrical	PE06-200708		CLOSED	9/21/2006	2/25/2010	\$0.00	View
Mechanical	PM06-091813		FINALED	9/15/2006	9/20/2007	\$0.00	View
Mechanical	PM06-092524		EXPIRED	12/28/2006	9/20/2007	\$0.00	View

1

Displaying items 1 - 4 of 4

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

Displaying Items 0 - 0 of 0

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[REDACTED] WARREN, MI (Property Address)

Account Number [REDACTED]

UB Customer Name: [REDACTED] OCCUPANT
Summary Information

No Images Found

919 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: 211922474

Customer Information

Name [REDACTED] OCCUPANT
Address [REDACTED] WARREN, MI

Account Number [REDACTED]

Amount Due

Total Amount Due \$116.24
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$116.24	Billed From	04/29/2024	
Due Date	05/28/2024	Billed To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$0.00	\$34.42	\$0.00	\$34.42
SEWER SERVICE CHARGE	\$0.00	\$20.30	\$0.00	\$20.30
STATE MANDATED L.M.T.R.	\$0.00	\$9.60	\$0.00	\$9.60
WATER	\$0.00	\$43.52	\$0.00	\$43.52
WATER SERVICE CHARGE	\$0.00	\$8.40	\$0.00	\$8.40
	\$0.00	\$116.24	\$0.00	\$116.24

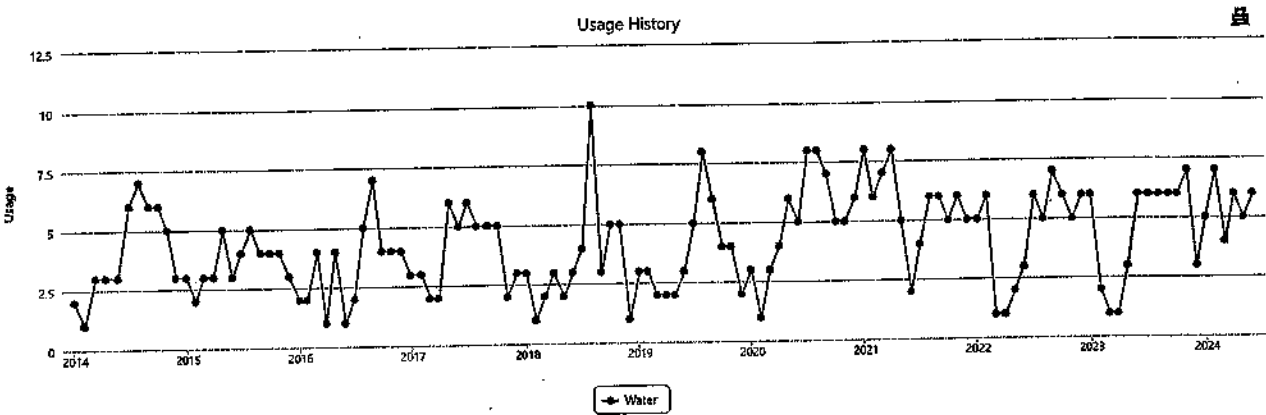
History (412 Items Found)

Starting Date: Ending Date:

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$116.24	\$116.24
5/31/2024	Meter Read	Water	Auto Read	596.00	6.00	\$0.00	\$0.00
5/24/2024	Payment Posted	R24-125904		0.00	0.00	(\$112.75)	\$0.00
5/14/2024	Credit Transfer			0.00	0.00	\$0.00	\$112.75
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$116.24	\$112.75
5/6/2024	Payment Posted	R24-109833		0.00	0.00	(\$119.73)	(\$3.49)
4/29/2024	Meter Read	Water	Auto Read	\$90.00	5.00	\$0.00	\$116.24
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$116.24	\$116.24
3/28/2024	Meter Read	Water	Auto Read	\$85.00	6.00	\$0.00	\$0.00
3/21/2024	Payment Posted	R24-044440		0.00	0.00	(\$116.24)	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/29/24		0.00	0.00	\$116.24	\$116.24
2/29/2024	Meter Read	Water	Auto Read	579.00	4.00	\$0.00	\$0.00
2/23/2024	Payment Posted	R24-003517		0.00	0.00	(\$116.24)	\$0.00

Usage History Chart



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WARREN, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: MLW REAL ESTATE LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 2006
 - # of Buildings: 7
 - Total Sq. Ft.: 10,386
- > Assessed Value: \$1,224,330 | Taxable Value: \$747,044
- > 74 Building Department records found
- > Property Tax Information found
- > Utility Billing information found

Item 1 of 7 6 Images / 1 Sketch

Owner and Taxpayer Information

Owner MLW REAL ESTATE LLC Taxpayer SEE OWNER INFORMATION
WARREN, MI 48092

Legal Description

JOHN WARNER SUBDIVISION (L7,P66) LOTS 6 THRU 15; INCL S 1/2 VAC ALLEY ADJ.; ALSO VAC 15.0 FT OF OLD CHICAGO RD ADJ.; ALSO A TRIANGULAR PORTION OF CHICAGO RD ROW DESC AS, BEG AT SE COR SD LOT 15; TH S02°28'W 9.77 FT; TH 213.59 FT ALG A CURVE TO SW, R 571, CB S75°51'13"W 212.57 FT; TH N05°19'25"E 85.91 FT; TH S88°09'30"E 200.0 FT TO POB; ALSO N 1/2 VAC ALLEY ADJ TO LOT 48

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History


Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$1,146.90	\$1,146.90	12/29/2023	\$0.00
2023	Summer	\$47,119.58	\$47,119.58	12/29/2023	\$0.00
2022	Winter	\$1,034.94	\$1,034.94	01/06/2023	\$0.00
2022	Summer	\$44,875.82	\$44,875.82	08/17/2022	\$0.00
2021	Winter	\$2,351.57	\$2,351.57	12/29/2021	\$0.00
2021	Summer	\$42,422.18	\$42,422.18	07/15/2021	\$0.00
2020	Winter	\$1,077.02	\$1,077.02	02/03/2021	\$0.00
2020	Summer	\$43,244.39	\$43,244.39	02/03/2021	\$0.00
2019	Winter	\$1,003.04	\$1,003.04	01/03/2020	\$0.00
2019	Summer	\$41,552.04	\$41,552.04	01/03/2020	\$0.00
2018	Winter	\$989.60	\$989.60	12/31/2018	\$0.00
2018	Summer	\$40,707.25	\$40,707.25	12/31/2018	\$0.00

Load More Years

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[REDACTED] WARREN, MI (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
	Property Owner: MLW REAL ESTATE LLC OCCUPANT
Summary Information	
> Commercial/Industrial Building Summary	> Assessed Value: \$1,224,330 Taxable Value: \$747,044
- Yr Built: 2006	- # of Buildings: 7
- Total Sq Ft: 18,366	> 74 Building Department records found
> Property Tax Information found	
> Utility Billing Information found	
Item: 1 of 7 6 Images / 1 Sketch	

2 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: [REDACTED]

Customer Information

Name: [REDACTED] OCCUPANT

Address: [REDACTED]
WARREN, MI

Account Number: [REDACTED]

Amount Due

Total Amount Due \$0.00

[Pay Now](#)

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$0.00	Bill From	04/30/2024	
Due Date	05/28/2024	Bill To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$0.00	\$0.00	\$0.00	\$0.00
SEWER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	\$0.00	\$0.00	\$0.00
WATER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00

History (125 Items Found)

Starting Date: [REDACTED]

Ending Date: [REDACTED]

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/30/24-05/31/24		0.00	0.00	\$0.00	\$0.00
5/14/2024	Bill Calculated	04/01/24-04/30/24		0.00	0.00	\$0.00	\$0.00
4/11/2024	Bill Calculated	02/29/24-04/01/24		0.00	0.00	\$0.00	\$0.00
3/11/2024	Bill Calculated	01/31/24-02/29/24		0.00	0.00	\$0.00	\$0.00
2/12/2024	Bill Calculated	12/31/23-01/31/24		0.00	0.00	\$0.00	\$0.00
1/12/2024	Bill Calculated	11/30/23-12/31/23		0.00	0.00	\$0.00	\$0.00
12/12/2023	Bill Calculated	10/31/23-11/30/23		0.00	0.00	\$0.00	\$0.00
11/14/2023	Bill Calculated	09/29/23-10/31/23		0.00	0.00	\$0.00	\$0.00
10/12/2023	Bill Calculated	08/31/23-09/29/23		0.00	0.00	\$0.00	\$0.00
9/12/2023	Bill Calculated	07/31/23-08/31/23		0.00	0.00	\$0.00	\$0.00
8/14/2023	Bill Calculated	06/30/23-07/31/23		0.00	0.00	\$0.00	\$0.00
7/12/2023	Bill Calculated	05/31/23-06/30/23		0.00	0.00	\$0.00	\$0.00
6/13/2023	Bill Calculated	04/30/23-05/31/23		0.00	0.00	\$0.00	\$0.00

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WARREN, MI 48092 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: GAZEBO REAL ESTATE LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1973
 - # of Buildings: 3
 - Total Sq.Ft.: 13,726
- > Assessed Value: \$459,440 | Taxable Value: \$379,336
- > 16 Building Department records found
- > Property Tax information found
- > Utility Billing information found

Item 1 of 4 3 Images / 1 Sketch

Owner and Taxpayer Information

Owner: GAZEBO REAL ESTATE LLC Taxpayer: SEE OWNER INFORMATION

WARREN, MI 48092-4733

Legal Description

ASSESSORS ADDITION BLOCK 1 PART OF LOT 5 DESC AS FOLL: COMM AT SW COR LOT 5; TH N01°06'E 108.0 FT ALG W LOT LINE TO POB; TH N01°06'E 288.0 FT ALG SD LOT LINE; TH S88°46'30"E 297.70 FT; TH S01°06'W 137.91 FT ALG E LOT LINE; TH SWLY 335.38 FT ALG CURVE CONCAVE TO NW WITH 720.03 FT RAD & L/C BEARING S64°36'48"W 332.36 FT TO POB 1.549 A

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$582.36	\$582.36	12/29/2023	\$0.00
2023	Summer	\$23,926.48	\$23,926.48	07/18/2023	\$0.00
2022	Winter	\$525.52	\$525.52	01/06/2023	\$0.00
2022	Summer	\$22,787.17	\$22,787.17	08/03/2022	\$0.00
2021	Winter	\$1,238.93	\$1,238.93	12/29/2021	\$0.00
2021	Summer	\$22,350.42	\$22,350.42	07/15/2021	\$0.00
2020	Winter	\$571.03	\$571.03	01/07/2021	\$0.00
2020	Summer	\$22,928.73	\$22,928.73	09/02/2020	\$0.00
2019	Winter	\$531.80	\$531.80	01/03/2020	\$0.00
2019	Summer	\$22,031.72	\$22,031.72	07/23/2019	\$0.00
2018	Winter	\$524.71	\$524.71	12/31/2018	\$0.00
2018	Summer	\$21,584.09	\$21,584.09	11/13/2018	\$0.00

Load More Years

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Customer Information

Name [REDACTED] CLIPANT
Address [REDACTED] WARREN, MI
Account Number [REDACTED]

Amount Due

Total Amount Due \$907.95
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$907.95	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
COMMODITY	\$0.00	\$40.39	\$0.00	\$40.39
CROSS CONNECTION	\$0.00	\$15.98	\$0.00	\$15.98
SEWER	\$0.00	\$323.55	\$0.00	\$323.55
SEWER SERVICE CHARGE	\$0.00	\$20.30	\$0.00	\$20.30
STATE MANDATED L MTR	\$0.00	\$90.24	\$0.00	\$90.24
WATER	\$0.00	\$409.09	\$0.00	\$409.09
WATER SERVICE CHARGE	\$0.00	\$8.40	\$0.00	\$8.40
	\$0.00	\$907.95	\$0.00	\$907.95

History (383 Items Found)

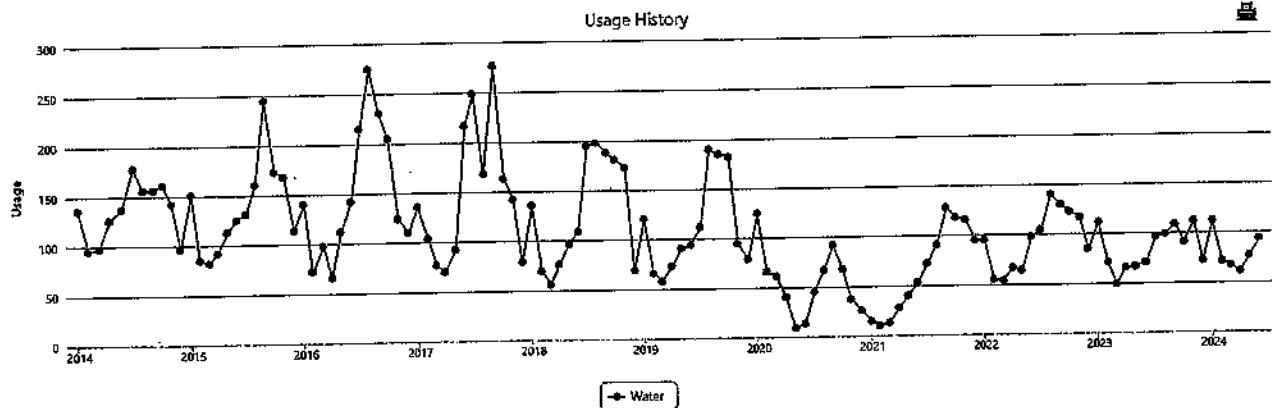
Starting Date

Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$907.95	\$907.95
6/3/2024	Payment Posted	R24-146614		0.00	0.00	(\$748.99)	\$0.00
5/30/2024	Meter Read	Water	Auto Read	16428.00	94.00	\$0.00	\$748.99
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$748.99	\$748.99
5/2/2024	Payment Posted	R24-107899		0.00	0.00	(\$599.27)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	16334.00	77.00	\$0.00	\$599.27
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$599.27	\$599.27
4/2/2024	Payment Posted	R24-068094		0.00	0.00	(\$655.39)	\$0.00
3/28/2024	Meter Read	Water	Auto Read	16257.00	61.00	\$0.00	\$655.39
3/11/2024	Bill Calculated	01/30/24-02/28/24		0.00	0.00	\$655.39	\$655.39
3/1/2024	Payment Posted	R24-024789		0.00	0.00	(\$692.81)	\$0.00
2/28/2024	Meter Read	Water	Auto Read	16196.00	67.00	\$0.00	\$692.81
2/12/2024	Bill Calculated	12/30/23-01/30/24		0.00	0.00	\$692.81	\$692.81

Usage History Chart



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[redacted] WARREN, MI (Property Address)

Parcel Number: [redacted] Account Number: [redacted]



Item 1 of 4 3 Images / 1 Sketch

Property Owner: GAZEBO REAL ESTATE LLC UB Customer Name: [redacted] OCCUPANT

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1973
 - # of Buildings: 3
 - Total Sq. Ft.: 13,726
- > Assessed Value: \$459,440 | Taxable Value: \$379,836
- > 16 Building Department records found
- > Property tag information found
- > Utility billing information found

New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Fri 5/31/2024 5:39 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

DDA

Name

Gregory Jackson

Address

[REDACTED]
st Clair Shores, Michigan 48203

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Number of Years a Warren Resident

N/A

Warren Business Owner

Yes

Name of Business

PRESTIGE CADILLAC

Appointment Request

- Re-Appointment Request

Work Experience

CEO of multifaceted automotive and real estate development company. Five year member of Warren Michigan DDA board.

Education

BS Accounting, MBA Finance & Marketing

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Kappa Alpha Psi Fraternity, Fellowship Chapel Church (Trustee), National Association of Automotive Dealers

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48093 (Property Address)

Parcel Number: [REDACTED]

Property Owner: JACKSON LAND HOLDING COMPANY, LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 2015
 - # of Buildings: 1
 - Total Sq.Ft.: 31,190
- > Assessed Value: \$3,784,650 | Taxable Value: \$2,934,137
- > Building Department Information found
- > Property Tax Information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner JACKSON LAND HOLDING COMPANY, LLC Taxpayer SEE OWNER INFORMATION

[REDACTED]
SAINT CLAIR SHORES, MI 48080

Legal Description

Legal Description not on file.

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$2,252.35	\$2,252.35	02/28/2024	\$0.00
2023	Summer	\$101,002.01	\$101,002.01	08/24/2023	\$0.00
2022	Winter	\$2,032.48	\$2,032.48	02/28/2023	\$0.00
2022	Summer	\$96,192.40	\$96,192.40	08/30/2022	\$0.00
2021	Winter	\$4,619.64	\$4,619.64	02/23/2022	\$0.00
2021	Summer	\$83,337.81	\$83,337.81	08/30/2021	\$0.00
2020	Winter	\$2,115.83	\$2,115.83	03/01/2021	\$0.00
2020	Summer	\$87,503.60	\$87,503.60	03/01/2021	\$0.00
2019	Winter	\$1,970.46	\$1,970.46	03/02/2020	\$0.00
2019	Summer	\$81,628.16	\$81,628.16	01/28/2020	\$0.00
2018	Winter	\$1,944.07	\$1,944.07	02/28/2019	\$0.00
2018	Summer	\$79,967.72	\$79,967.72	01/30/2019	\$0.00

Load More Years

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[REDACTED] WARREN, MI 48093 (Property Address)	
Parcel Number [REDACTED]	**Personal Property
Property Owner: PRESTIGE CADILLAC	
Summary Information	
> Assessed Value: \$725,000 Taxable Value: \$725,000	
> Property Tax Information found	
No Images Found	

Owner and Taxpayer Information

Owner	PRESTIGE CADILLAC	Taxpayer	SEE OWNER INFORMATION
[REDACTED]			
WARREN, MI 48093			

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

⊕ ****Note:** Delinquent Personal Taxes may not be accurate due to periodic interest and penalty calculations.


Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$1,160.68	\$1,160.68	02/28/2024	\$0.00	
2023	Summer	\$41,464.28	\$41,464.28	08/24/2023	\$0.00	
2022	Winter	\$1,069.19	\$0.00		\$1,069.19	** Read Note(s) Above
2022	Summer	\$39,772.40	\$39,772.40	08/30/2022	\$0.00	
2021	Winter	\$2,509.53	\$2,509.53	02/23/2022	\$0.00	
2021	Summer	\$40,368.48	\$40,368.48	08/30/2021	\$0.00	
2020	Winter	\$1,148.82	\$1,148.82	12/23/2020	\$0.00	
2020	Summer	\$41,497.68	\$41,497.68	09/09/2020	\$0.00	
2019	Winter	\$1,079.39	\$0.00		\$1,079.39	** Read Note(s) Above
2019	Summer	\$40,432.71	\$40,432.71	01/28/2020	\$0.00	
2018	Winter	\$486.85	\$486.85	02/28/2019	\$0.00	
2018	Summer	\$18,229.99	\$18,229.99	01/30/2019	\$0.00	
Load More Years						

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[REDACTED] WARREN, MI 48093 (Property Address)	
Parcel Number [REDACTED]	Property Owner: ROYAL CADILLAC LAND LLC
	Summary Information
	> Commercial/Industrial Building Summary
	- Yr Built: N/A - # of Buildings: 1
	- Total Sq.Ft.: N/A
> Assessed Value: \$370,890 Taxable Value: \$370,890	
> \$8 Building Department records found	
> Property Tax information found	
Item: 1 of 3 2 Images / 1 Sketch	

Owner and Taxpayer Information

Owner	ROYAL CADILLAC LAND LLC	Taxpayer	SEE OWNER INFORMATION
[REDACTED]			
SAINT CLAIR SHORES, MI 48080			

Legal Description

T1N, R12E, SEC 10; COMM AT W 1/4 POST SEC 10; TH S00°05'00"E 100.00 FT; TH N89°54'00"E 60.00 FT TO POB; TH N89°54'00"E 675.00 FT; TH S00°05'00"E 213.80 FT; TH N89°54'00"E 201.87 FT; TH S00°13'27"W 61.00 FT; TH S89°54'00"W 876.55 FT; TH N00°05'00"W 274.80 FT TO POB. 4.54 AC

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$1,275.46	\$1,275.46	02/28/2024	\$0.00	
2023	Summer	\$52,401.25	\$52,401.25	08/24/2023	\$0.00	
2022	Winter	\$1,208.50	\$1,208.50	02/28/2023	\$0.00	
2022	Summer	\$52,401.25	\$52,401.25	08/30/2022	\$0.00	
2021	Winter	\$2,836.53	\$2,836.53	02/23/2022	\$0.00	
2021	Summer	\$51,170.83	\$51,170.83	08/30/2021	\$0.00	
2020	Winter	\$1,317.35	\$1,317.35	03/01/2021	\$0.00	
2020	Summer	\$54,480.89	\$54,480.89	03/01/2021	\$0.00	
2019	Winter	\$1,250.13	\$0.00		\$1,250.13	** Read Note(s) Above
2019	Summer	\$51,788.39	\$51,788.39	01/28/2020	\$0.00	
2018	Winter	\$1,263.00	\$1,263.00	02/28/2019	\$0.00	
2018	Summer	\$51,952.39	\$51,952.39	01/30/2019	\$0.00	
Load More Years						

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WARREN, MI (Property Address)

Account Number

UB Customer Name: OCCUPANT

Summary Information

> Utility Billing Information found

No Images Found

3 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: 400050251

Customer Information

Name

Address

OCCUPANT

WARREN, MI

Account Number

Amount Due

Total Amount Due \$540.72

Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	Due Date	Bill From	Bill To	Previous Amount	Current Amount	Penalties & Interest	Balance
\$540.72	05/28/2024	04/29/2024	05/31/2024				
Billing Item							
COMMODITY HIGH				\$0.00	\$6.02	\$0.00	\$6.02
COMMODITY LOW				\$0.00	\$12.89	\$0.00	\$12.89
CROSS CONNECT HIGH				\$0.00	\$2.38	\$0.00	\$2.38
CROSS CONNECT LOW				\$0.00	\$5.10	\$0.00	\$5.10
CROSS CONNECTION				\$0.00	\$0.00	\$0.00	\$0.00
SEWER HIGH				\$0.00	\$48.19	\$0.00	\$48.19
SEWER LOW				\$0.00	\$103.26	\$0.00	\$103.26
SEWER SERVICE CHARGE				\$0.00	\$91.35	\$0.00	\$91.35
STATE MANDATED HIGH				\$0.00	\$13.44	\$0.00	\$13.44
STATE MANDATED LOW				\$0.00	\$28.80	\$0.00	\$28.80
TRANSFER CREDIT				\$0.00	\$0.00	\$0.00	\$0.00
WATER HIGH				\$0.00	\$60.93	\$0.00	\$60.93
WATER LOW				\$0.00	\$130.56	\$0.00	\$130.56
WATER SERVICE CHARGE				\$0.00	\$37.80	\$0.00	\$37.80
				\$0.00	\$540.72	\$0.00	\$540.72

History (411 Items Found)

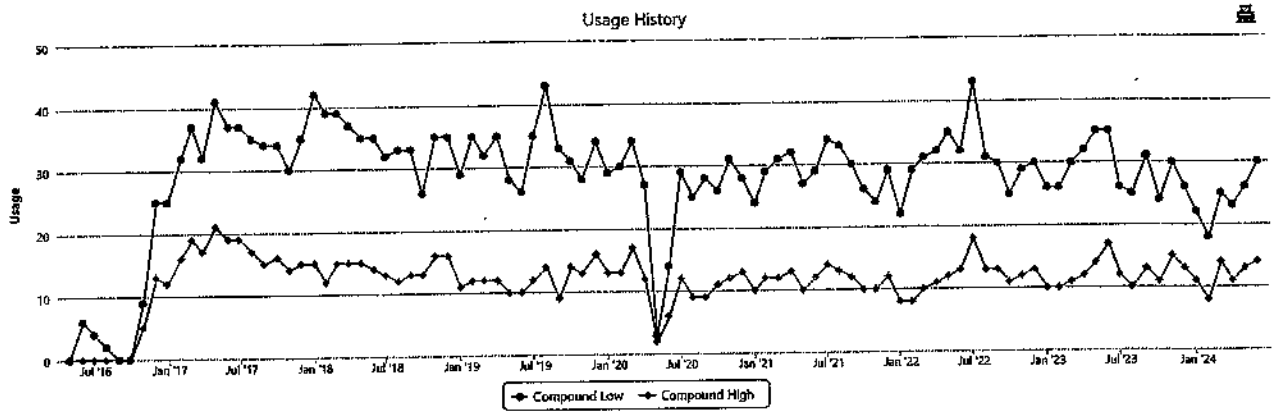
Starting Date

Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$540.72	\$540.72
5/31/2024	Meter Read	Compound Low	Auto Read	2776.00	30.00	\$0.00	\$0.00
5/31/2024	Meter Read	Compound High	Auto Read	1162.00	14.00	\$0.00	\$0.00
5/29/2024	Payment Posted	R24-131418		0.00	0.00	(\$493.95)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$493.95	\$493.95
4/29/2024	Meter Read	Compound Low	Auto Read	2745.00	26.00	\$0.00	\$0.00
4/29/2024	Meter Read	Compound High	Auto Read	1148.00	13.00	\$0.00	\$0.00
4/29/2024	Payment Posted	R24-094425		0.00	0.00	(\$447.18)	\$0.00
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$447.18	\$447.18
3/28/2024	Meter Read	Compound Low	Auto Read	2720.00	23.00	\$0.00	\$0.00
3/28/2024	Meter Read	Compound High	Auto Read	1135.00	11.00	\$0.00	\$0.00
3/26/2024	Payment Posted	R24-051452		0.00	0.00	(\$493.95)	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/29/24		0.00	0.00	\$493.95	\$493.95

Usage History Chart



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WARREN, MI (Property Address)
Account Number
UB Customer Name OCCUPANT
Summary Information
No Images Found
Utility Billing Information Found

3 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: 400050253

Customer Information

Name
Address
WARREN, MI
Account Number

Amount Due

Total Amount Due \$21.57
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	Due Date	Bill From	Bill To	Previous Amount	Current Amount	Penalties & Interest	Balance
\$21.57	05/28/2024	04/28/2024	05/28/2024				
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance			
COMMODITY	\$0.00	\$0.86	\$0.00	\$0.86			
CROSS CONNECTION	\$0.00	\$0.34	\$0.00	\$0.34			
SEWER	\$0.00	\$6.88	\$0.00	\$6.88			
SEWER SERVICE CHARGE	\$0.00	\$2.09	\$0.00	\$2.09			
STATE MANDATED FEE	\$0.00	\$1.92	\$0.00	\$1.92			
TRANSFER CREDIT	\$0.00	\$0.00	\$0.00	\$0.00			
WATER	\$0.00	\$8.70	\$0.00	\$8.70			
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84			
	\$0.00	\$21.57	\$0.00	\$21.57			

History (315 Items Found)

Starting Date

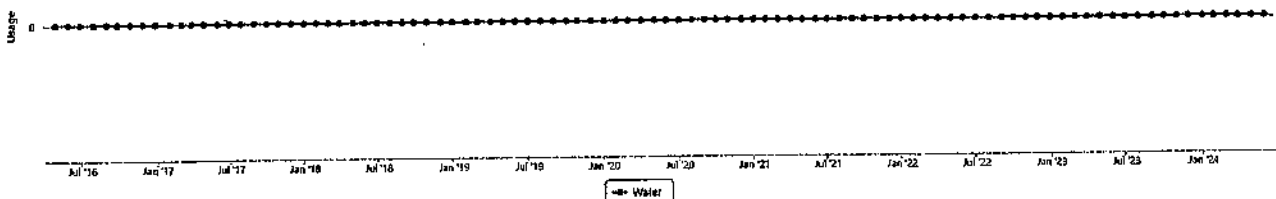
Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/28/24-05/30/24		0.00	0.00	\$21.57	\$21.57
5/30/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
5/29/2024	Payment Posted	R24-131417		0.00	0.00	(\$21.57)	\$0.00
5/14/2024	Bill Calculated	03/26/24-04/28/24		0.00	0.00	\$21.57	\$21.57
4/28/2024	Payment Posted	R24-094424		0.00	0.00	(\$21.57)	\$0.00
4/28/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$21.57
4/11/2024	Bill Calculated	02/28/24-03/26/24		0.00	0.00	\$21.57	\$21.57
3/26/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
3/26/2024	Payment Posted	R24-051450		0.00	0.00	(\$21.57)	\$0.00
3/11/2024	Bill Calculated	01/28/24-02/28/24		0.00	0.00	\$21.57	\$21.57
2/28/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
2/27/2024	Payment Posted	R24-009281		0.00	0.00	(\$21.57)	\$0.00
2/12/2024	Bill Calculated	12/31/23-01/28/24		0.00	0.00	\$21.57	\$21.57

Usage History Chart

Usage History



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WARREN, MI (Property Address)

Account Number: [REDACTED]

UB Customer Name: [REDACTED] OCCUPANT

Summary Information
> Utility Billing Information found

No Images Found

3 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record:

800050251

Customer Information

Name: 800050251 OCCUPANT
Address: [REDACTED] WARREN, MI
Account Number: [REDACTED]

Amount Due

Total Amount Due \$248.07
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$248.07	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
CROSS CONNECTION	\$0.00	\$9.01	\$0.00	\$9.01
Labor	\$0.00	\$0.00	\$0.00	\$0.00
Meter	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFER CREDIT	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	\$230.66	\$0.00	\$230.66
WATER SERVICE CHARGE	\$0.00	\$8.40	\$0.00	\$8.40
	\$0.00	\$248.07	\$0.00	\$248.07

History (313 Items Found)

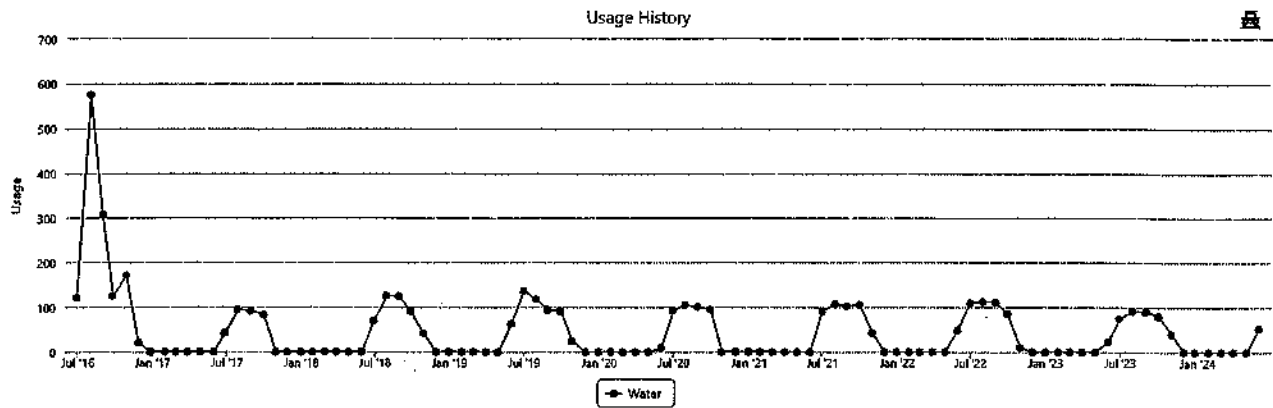
Starting Date

Ending Date

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Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$248.07	\$248.07
5/30/2024	Meter Read	Water	Auto Read	2312.00	53.00	\$0.00	\$0.00
5/29/2024	Payment Posted	R24-131416		0.00	0.00	(\$53.62)	\$0.00
5/14/2024	Bill Calculated	03/26/24-04/29/24		0.00	0.00	\$53.62	\$53.62
4/29/2024	Meter Read	Water	Auto Read	2259.00	0.00	\$0.00	\$0.00
4/29/2024	Payment Posted	R24-094426		0.00	0.00	(\$53.62)	\$0.00
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$53.62	\$53.62
3/26/2024	Meter Read	Water	Auto Read	2259.00	0.00	\$0.00	\$0.00
3/26/2024	Payment Posted	R24-051451		0.00	0.00	(\$53.62)	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/29/24		0.00	0.00	\$53.62	\$53.62
2/29/2024	Meter Read	Water	Auto Read	2259.00	0.00	\$0.00	\$0.00
2/27/2024	Payment Posted	R24-008280		0.00	0.00	(\$53.62)	\$0.00
2/12/2024	Bill Calculated	12/27/23-01/29/24		0.00	0.00	\$53.62	\$53.62

Usage History Chart



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MEMORANDUM

DATE: June 18, 2024

TO: Mindy Moore, Council Secretary

RE: Appointments to Parks & Recreation Commission

City Council:

I have appointed the following to serve on the Parks and Recreation commission in accordance with 23-32 (a) of the Code of Ordinances and by the authority vest in me. Notice of the appointment is provided to Council pursuant to section 7.6 of the City Charter.

Name	Appointment	Date of Expiration
George Chapp	New Appointment	June 30, 2027
Heather Craig	New Appointment	June 30, 2027
Mike McCrillis	Re-Appointment	June 30, 2027

Thank you for your attention to this matter.

Respectfully submitted,



Lori M. Stone
Mayor

Cc: Clerk
Parks & Recreation



James R. Fouts, Mayor
One City Square, Suite 215
Warren, MI 48093-6726

City Commission / Board Application

Commission / Board applied for: Parks & Recreation Advisory Commission

Name: George August Chapp

Address: [REDACTED] Warren, MI Zip: 48092

Phone: Home: [REDACTED] Work: [REDACTED] Cell: [REDACTED]

Email Address: [REDACTED]

Driver's License Number (for internal use ONLY): [REDACTED]

Number of Years a Warren Resident: 7.5 Warren Business Owner?

(Name of Business)

☒ New Appointment Request

☐ Re-Appointment Request

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony? YES NO X

Do you have any felony charges pending against you at this present time? YES NO X

If so, please complete the following:

Date of offense: Offense Description:

Where: Disposition:

Work Experience: I have extensive experience as a secondary social studies educator, administrator, and consultant. Additionally, I currently work as a clinical psychotherapist and behavioral health administrator. Please reference my CV for additional work details.

(Continued on reverse side)

Education: _____

Adlai Stevenson High School (Diploma, 1996), James Madison College/MSU
(BA-International Relations, 2000), Wayne State University (MA.T.- Social Studies Education, 2006),

Wayne State University (Ed.S.- K-12 Administration, 2011), MI School of Psychology (MA-Clinical Psychology, 2021), Wayne State University (Ed.D.-Ed Policy, Currently Enrolled)

Affiliations (Clubs, Fraternal, Military, Church, etc.): President, Warren-Sterling Heights
Area Democratic Club; Member, MDE Special Education Advisory Committee;
Co-Chair, St. Lawrence Catholic Church Applefest Committee;
Past-Chair, MI Psychological Association (MPA) Programming Committee

Political Offices held, if any (Please include dates of service): _____

Precinct Delegate, 2020-Current

Please feel free to add any additional information: I am passionate about community and economic
development, as both are critical in making for more
engaging, equitable and healthy communities. That is what I
seek to achieve by serving on a Warren municipal commission.

***NOTE: All potential appointments:**


- Prior to appointment, a background investigation will be conducted; and
- Applicant must be current on all outstanding taxes, water bills, permit fees or special assessments that are past due prior to date of appointment

Please return this application to the Mayor's Office

City of Warren
One City Square – Suite 215
Warren, MI 48093-6726
Phone: (586) 574-4520
Fax: (586) 574-4524
Email: mayor@cityofwarren.org

WARREN, MI 48092 (Property Address)

Parcel Number [redacted] Account Number [redacted]



Item 1 of 2 1 Image / 1 Sketch

Property Owner: CHAPP GEORGE A & KARA M
OCCUPANT

UB Customer Name: [redacted]

Summary Information

> Residential Building Summary

- Year Built: 1963

- Bedrooms: 3

- Full Baths: 1

- Half Baths: 1

- Sq. Feet: 1,651

- Acres: 0.158

> Assessed Value: \$133,690 | Taxable Value: \$65,949

> Property Tax information found

> 7 Building Department records found

> Utility Billing information found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
No records to display.						

1

Displaying items 0 - 0 of 0

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

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WARREN, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: CHAPP GEORGE A & KARA M

Summary Information

- > Residential Building Summary
 - Year Built: 1963
 - Full Baths: 1
 - Sq. Feet: 1,551
 - Bedrooms: 3
 - Half Baths: 1
 - Acres: 0.158
- > Assessed Value: \$133,690 | Taxable Value: \$65,949
- > Property Tax Information found
- > 7 Building Department records found
- > Utility Billing Information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner CHAPP GEORGE A & KARA M Taxpayer SEE OWNER INFORMATION

WARREN, MI 48092-2306

Legal Description

"CUMBERLAND SUBDIVISION" LOT 108 L48 P50-51

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$101.22	\$101.22	01/03/2024	\$0.00
2023	Summer	\$3,261.04	\$3,261.04	01/03/2024	\$0.00
2022	Winter	\$91.35	\$91.35	12/27/2022	\$0.00
2022	Summer	\$3,059.62	\$3,059.62	12/28/2022	\$0.00
2021	Winter	\$207.57	\$207.57	12/28/2021	\$0.00
2021	Summer	\$2,998.55	\$2,998.55	12/31/2021	\$0.00
2020	Winter	\$95.06	\$95.06	12/23/2020	\$0.00
2020	Summer	\$3,091.63	\$3,091.63	08/21/2020	\$0.00
2019	Winter	\$88.52	\$88.52	12/30/2019	\$0.00
2019	Summer	\$3,668.61	\$3,668.61	08/28/2019	\$0.00
2018	Winter	\$87.36	\$87.36	02/11/2019	\$0.00
2018	Summer	\$3,707.86	\$3,707.86	02/11/2019	\$0.00

Load More Years

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Warren, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 2 1 image / 1 sketch

Property Owner: CHAPP GEORGE A & KARA M

UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- Residential Building Summary
 - Year Built: 1963
 - Full Baths: 1
 - Sq. Feet: 1,651
 - Bedroom: 3
 - Hall Baths: 1
 - Acres: 0.158
- Utility Billing Information found.

- Assessed Value: \$338,690 | Taxable Value: \$65,849
- Property Tax Information found
- 7 Building Department records found

Customer Information

Name: [REDACTED] OCCUPANT
Address: [REDACTED] Warren, MI 48092
Account Number: 309916610

Amount Due

Total Amount Due: \$55.39
Pay Now

Current Bill

[Click here for a printer friendly version](#)

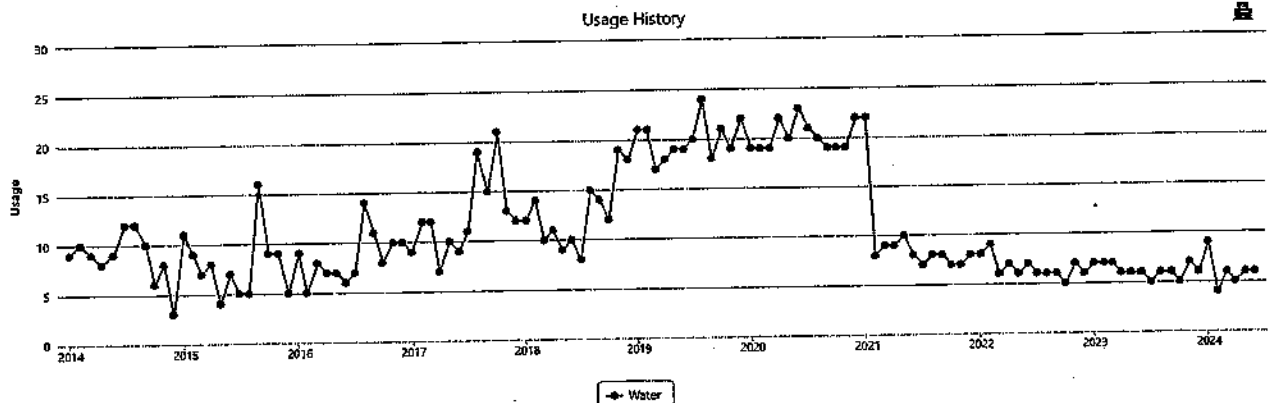
Amount Due	\$55.39	Bill From	04/29/2024		
Due Date	06/28/2024	Bill To	05/31/2024		
Billing Item		Previous Amount	Current Amount	Penalties & Interest	Balance
DELINQ NOTICE FEE		\$0.00	\$0.00	\$0.00	\$0.00
SEWER		\$0.00	\$20.65	\$0.00	\$20.65
SEWER SERVICE CHARGE		\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE		\$0.00	\$5.76	\$0.00	\$5.76
WATER		\$0.00	\$26.11	\$0.00	\$26.11
WATER SERVICE CHARGE		\$0.00	\$0.84	\$0.00	\$0.84
		\$0.00	\$55.39	\$0.00	\$55.39

History (431 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$55.39	\$55.39
6/10/2024	Payment Posted	R24-150698		0.00	0.00	(\$57.05)	\$0.00
6/7/2024	Penalty			0.00	0.00	\$1.66	\$57.05
5/31/2024	Meter Read	Water	Auto Read	1582.00	6.00	\$0.00	\$55.39
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$55.39	\$55.39
5/10/2024	Payment Posted	R24-111898		0.00	0.00	(\$46.64)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	1576.00	6.00	\$0.00	\$46.64
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$46.64	\$46.64
4/10/2024	Payment Posted	R24-072132		0.00	0.00	(\$57.05)	\$0.00
4/9/2024	Penalty			0.00	0.00	\$1.66	\$57.05
3/28/2024	Meter Read	Water	Auto Read	1570.00	5.00	\$0.00	\$55.39
3/11/2024	Bill Calculated	01/30/24-02/28/24		0.00	0.00	\$55.39	\$55.39
3/10/2024	Payment Posted	R24-081341		0.00	0.00	(\$59.03)	\$0.00

Usage History Chart

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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Wed 5/8/2024 3:46 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Parks and Recreation Commission

Name

Heather Craig

Address

[REDACTED]
Warren, MI 48088

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

44

Warren Business Owner

No

Appointment Request

- New Appointment Request

Work Experience

Paralegal & Board Liaison - Community Financial Credit Union; 5/2023 - Present

Paralegal/Case Analyst - Chapter 13 Bankruptcy Trustee, David Wm. Ruskin; 12/2016 - 5/2023

Massage Therapist - Self-Employed; 02/2006 - Present

Trustee Assistant - Chapter 7 Bankruptcy Trustee, Mark H. Shapiro; 05/2003 - 12/2016

Facility Director/Exercise Specialist - Total Fitness Concepts; 01/1998 - 05/2003

Education

Bachelor of Health and Exercise Science - Grand Valley State University

Certificate of Massage Therapy - Irene's School of Myomassology

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Great Lakes Four Wheel Drive Association - Member

I Heart Dog Rescue and Animal Shelter - Volunteer

Girls Scouts Southeast MI, Troop Leader, 2014 - 2019

Political Offices held, if any (Please include dates of service)

None

Please feel free to add any additional information


I am very passionate about our city parks. I am an avid runner and outdoor enthusiast. I would welcome the opportunity to make a positive change to the Parks and Recreation Department in the City of Warren. I am a life long resident of Warren and feel we have not even begun to tap into the resources that are available to make our parks and programs the best they can be. I feel it is important that everyone has access to recreational programs. I hope you take my application into consideration to become a member of the Parks and Recreation Commission.

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48088 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
Property Owner: THE CRAIG REVOCABLE TRUST OCCUPANT	
UB Customer Name: [REDACTED]	
Summary Information	
> Residential Building Summary	
- Year Built: 1962	- Bedrooms: 0
- Full Baths: 1	- Half Baths: 0
- Sq. Feet: 925	- Acres: 0.173
> 10 Building Department records found	
> Assessed Value: \$96,250 Taxable Value: \$48,373	
> 1 Special Assessment found	
> Property Tax Information found	
> Utility Billing Information found	



Item 1 of 2 1 Image / 1 Sketch

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB06-156250		FINALED	10/17/2006	9/7/2007	\$0.00	View
Building	PB10-164688		FINALED	9/16/2010	10/6/2010	\$0.00	View
RES - ROOF	PB24-000878		ISSUED	5/23/2024		\$0.00	View
Electrical	PE10-208577		FINALED	8/16/2010	11/15/2010	\$0.00	View
Electrical	PE-194212		EXPIRED	7/30/2002	11/1/2002	\$0.00	View
FENCE	PF06-20728		EXPIRED	4/24/2006		\$0.00	View
FENCE	PF2003-19723		EXPIRED	5/16/2003		\$0.00	View
Mechanical	PM10-097810		FINALED	8/16/2010	11/15/2010	\$0.00	View
Mechanical	PM-86123		FINALED	7/30/2002	11/4/2002	\$0.00	View

1

Displaying items 1 - 9 of 9

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

1

Displaying items 0 - 0 of 0

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WARREN, MI 48088 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: THE CRAIG REVOCABLE TRUST

Summary Information

> Residential Building Summary

- Year Built: 1952
- Full Baths: 1
- Sq. Feet: 925
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.173

> 10 Building Department records found


> Assessed Value: \$95,250 | Taxable Value: \$48,373

> 1 Special Assessment found

> Property Tax Information found

> Utility Billing information found

Item: 1 of 2 1 Image / 1 Sketch



Owner and Taxpayer Information

Owner THE CRAIG REVOCABLE TRUST Taxpayer SEE OWNER INFORMATION
31772 BEECHWOOD
WARREN, MI 48088-2086

Legal Description

"VAN THOME PARK SUB." LOT 267 L47 P.35-36

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Ⓜ **Note: On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$74.23	\$74.23	01/03/2024	\$0.00	
2023	Summer	\$2,391.94	\$2,391.94	01/03/2024	\$0.00	
2022	Winter	\$67.00	\$67.00	12/27/2022	\$0.00	
2022	Summer	\$3,087.30	\$2,244.21	12/28/2022	\$843.09	** Read Note(s) Above
2021	Winter	\$152.25	\$152.25	12/28/2021	\$0.00	
2021	Summer	\$2,633.19	\$2,199.37	12/31/2021	\$433.82	** Read Note(s) Above
2020	Winter	\$69.72	\$69.72	12/23/2020	\$0.00	
2020	Summer	\$2,722.68	\$2,267.66	12/29/2020	\$455.02	** Read Note(s) Above
2019	Winter	\$64.93	\$64.93	12/30/2019	\$0.00	
2019	Summer	\$2,186.10	\$2,186.10	12/30/2019	\$0.00	
2018	Winter	\$64.06	\$64.06	12/28/2018	\$0.00	
2018	Summer	\$2,156.41	\$2,156.41	12/28/2018	\$0.00	

- Load More Years

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Warren, MI 48093 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: THE CRAIG REVOCABLE TRUST UB-Customer Name: [REDACTED] OCCUPANT

Summary Information

- Residential Building Summary
 - Year Built: 1982
 - Bedrooms: 0
 - Full Baths: 1
 - Half Baths: 0
 - Sq. Feet: 915
 - Acre: 0.173
- Associated Values: \$36,250 (Taxable Value: \$48,373)
- 1 Special Assessment Fund
- Property Tax Information Fund
- Utility Billing Information Fund
- 10 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Customer Information

Name [REDACTED] OCCUPANT Account Number 112973530
Address [REDACTED] Warren, MI 48093

Amount Due

Total Amount Due \$55.39
Pay Now

Current Bill

[Click here for a printer friendly version](#)

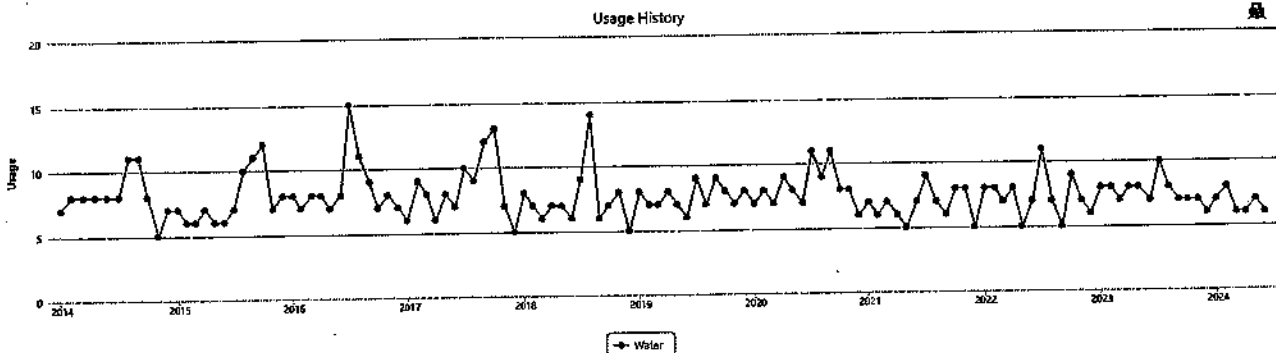
Amount Due Due Date	\$55.39 04/28/2024	Bill From Bill To	04/29/2024 05/30/2024			
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance		
DELINQ NOTICE FEE	\$0.00	\$0.00	\$0.00	\$0.00		
SEWER	\$0.00	\$20.05	\$0.00	\$20.05		
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03		
STATE MANDATED FEE	\$0.00	\$5.76	\$0.00	\$5.76		
WATER	\$0.00	\$24.11	\$0.00	\$24.11		
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84		
	\$0.00	\$55.39	\$0.00	\$55.39		

History (442 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/29/24		0.00	0.00	\$55.39	\$55.39
6/4/2024	Payment Posted	R24-148014		0.00	0.00	(\$64.14)	\$0.00
5/30/2024	Meter Read	Water	Auto Read	1055.00	6.00	\$0.00	\$64.14
5/14/2024	Bill Calculated	03/28/24-04/28/24		0.00	0.00	\$64.14	\$64.14
5/10/2024	Payment Posted	R24-111875		0.00	0.00	(\$112.44)	\$0.00
4/23/2024	Meter Read	Water	Auto Read	1049.00	7.00	\$0.00	\$112.44
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$55.39	\$112.44
4/9/2024	Penalty			0.00	0.00	\$1.65	\$57.05
3/28/2024	Meter Read	Water	Auto Read	1042.00	6.00	\$0.00	\$55.39
3/11/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$55.39	\$55.39
2/28/2024	Meter Read	Water	Auto Read	1056.00	6.00	\$0.00	\$0.00
2/15/2024	Payment Posted	R24-992297		0.00	0.00	(\$127.22)	\$0.00
2/12/2024	Bill Calculated	12/27/23-01/29/24		0.00	0.00	\$72.91	\$127.22

Usage History Chart



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Thu 5/9/2024 7:20 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Parks and Recreation

Name

Michael McCrillis

Address

[REDACTED]
Warren, Michigan 48092

[Map It](#)

Home Phone

[REDACTED]

Email

[REDACTED]

Number of Years a Warren Resident

12

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48092 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: MCCRILLIS TINA M & MICHAEL **UB Customer Name:** [REDACTED] OCCUPANT

Summary Information

- > Residential Building Summary
 - Year Built: 1962
 - Full Baths: 1
 - Sq. Feet: 1,240
 - Bedrooms: 3
 - Half Baths: 1
 - Acres: 0.196
- > Assessed Value: \$119,780 | Taxable Value: \$60,419
- > Property Tax information found
- > 9 Building Department records found
- > Utility Billing information found

Item 1 of 3 2 Images / 1 Sketch

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB2004-151141		EXPIRED	8/23/2004		\$0.00	View
RES - ALTERATION-REPAIR	PB22-001288		FINALED	7/28/2022	9/6/2023	\$0.00	View
Electrical	PE21-000606		FINALED	4/26/2021	2/10/2022	\$0.00	View
FENCE	PF09-21760		FINALED	5/20/2009		\$0.00	View
Mechanical	PM21-000677		FINALED	4/26/2021	2/10/2022	\$0.00	View
Mechanical	PM21-000740		FINALED	4/30/2021	2/10/2022	\$0.00	View
RES - MECHANICAL	PM22-001094		FINALED	6/22/2022	7/20/2022	\$0.00	View
Plumbing	PP18-000975		FINALED	11/1/2018	11/8/2018	\$0.00	View
RES - PLUMBING	PP22-000594		FINALED	7/26/2022	4/25/2023	\$0.00	View

1

Displaying Items 1 - 9 of 9

[Apply for a Permit](#)

Attachments


Date Created	Title	Record
No records to display.		

1

Displaying items 0 - 0 of 0

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[REDACTED] WARREN, MI 48092 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
Property Owner: MCCRILLIS TINA M & MICHAEL	
Summary Information	
> Residential Building Summary	
- Year Built: 1962	- Bedrooms: 3
- Full Baths: 1	- Half Baths: 1
- Sq. Feet: 1,240	- Acres: 0.196
> Utility Billing Information found	
> Assessed Value: \$119,780 Taxable Value: \$60,419	
> Property Tax information found	
> 9 Building Department records found	
	
Item 1 of 3 2 Images / 1 Sketch	

Owner and Taxpayer Information

Owner

MCCRILLIS TINA M & MICHAEL Taxpayer

SEE OWNER INFORMATION

WARREN, MI 48092-2680

Legal Description

"VALLEY HI SUBDIVISION" LOT 32 L50 P23

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$92.73	\$92.73	01/03/2024	\$0.00
2023	Summer	\$2,987.58	\$2,987.58	01/03/2024	\$0.00
2022	Winter	\$83.67	\$83.67	12/27/2022	\$0.00
2022	Summer	\$2,803.03	\$2,803.03	12/28/2022	\$0.00
2021	Winter	\$190.16	\$190.16	12/28/2021	\$0.00
2021	Summer	\$2,747.02	\$2,747.02	12/31/2021	\$0.00
2020	Winter	\$87.06	\$87.06	12/23/2020	\$0.00
2020	Summer	\$2,832.33	\$2,832.33	12/29/2020	\$0.00
2019	Winter	\$81.12	\$81.12	12/30/2019	\$0.00
2019	Summer	\$2,730.65	\$2,730.65	12/30/2019	\$0.00
2018	Winter	\$80.03	\$80.03	01/10/2019	\$0.00
2018	Summer	\$2,693.49	\$2,693.49	01/10/2019	\$0.00

Load More Years

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Warren, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: MCCRILLIS TINA M & MICHAEL **UB Customer Name:** [REDACTED] OCCUPANT

Summary Information

➤ Resident Bill Building Summary

- Year Built 1982
- Full Baths 1
- Sq. Feet 1,240

➤ Bedrooms 3


- Full Baths 1
- Acre 0.195

➤ Assessed Value: \$119,700 | Taxable Value: \$69,419

- Property Tax Information found
- Building Department records found

➤ Utility Billing Information found

Item 1 of 3 2 Images / 1 Sketch



Customer Information

Name [REDACTED] OCCUPANT
Address [REDACTED]
Warren, MI 48092

Account Number [REDACTED]

Amount Due

Total Amount Due **\$46.64**
[Pay Now](#)

Current Bill

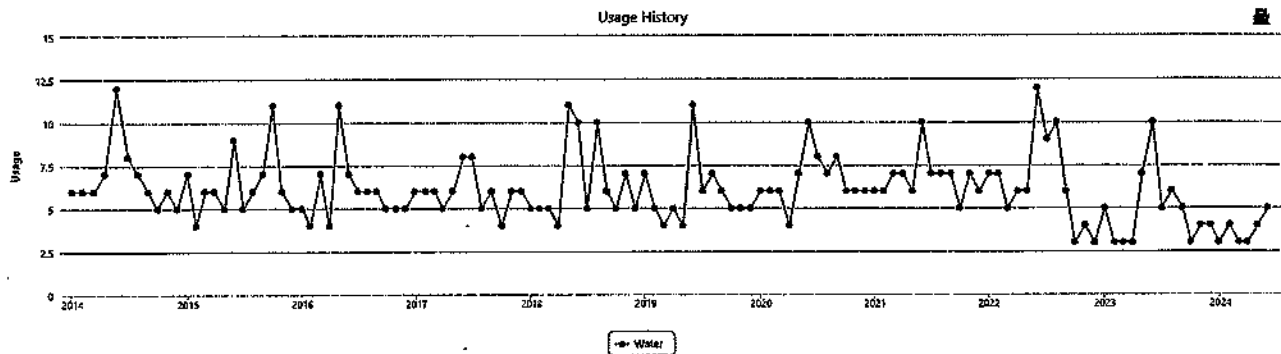
[Click here for a printer friendly version](#)

Amount Due	Due Date	Bill From	Bill To		
\$46.64	05/28/2024	04/29/2024	05/31/2024		
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance	
DELINQ NOTICE FEE	\$0.00	\$0.00	\$0.00	\$0.00	
SEWER	\$0.00	\$17.21	\$0.00	\$17.21	
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03	
STATE MANDATED FEE	\$0.00	\$4.80	\$0.00	\$4.80	
Turn Off	\$0.00	\$0.00	\$0.00	\$0.00	
Turn On	\$0.00	\$0.00	\$0.00	\$0.00	
WATER	\$0.00	\$21.76	\$0.00	\$21.76	
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84	
	\$0.00	\$46.64	\$0.00	\$46.64	

History (405 Items Found)

Starting Date	Ending Date							
Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance	
6/1/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$46.64	\$46.64	
5/31/2024	Meter Read	Water	Auto Read	828.00	5.00	\$0.00	\$0.00	
5/17/2024	Payment Posted	R24-114774		0.00	0.00	(\$58.83)	\$0.00	
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$37.89	\$37.89	
5/10/2024	Penalty			0.00	0.00	\$1.76	\$60.94	
4/29/2024	Meter Read	Water	Auto Read	823.00	4.00	\$0.00	\$59.16	
4/1/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$29.14	\$59.16	
4/5/2024	Penalty			0.00	0.00	\$0.86	\$30.02	
3/28/2024	Meter Read	Water	Auto Read	819.00	3.00	\$0.00	\$29.14	
3/11/2024	Bill Calculated	01/30/24-02/28/24		0.00	0.00	\$29.14	\$29.14	
2/28/2024	Meter Read	Water	Auto Read	816.00	3.00	\$0.00	\$0.00	
2/13/2024	Payment Posted	R24-089638		0.00	0.00	(\$67.91)	\$0.00	
2/12/2024	Bill Calculated	12/28/23-01/30/24		0.00	0.00	\$37.89	\$67.91	

Usage History Chart



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Lori M. Stone, Mayor
One City Square, Suite 215
Warren, MI 48093

MEMORANDUM

DATE: June 18, 2024

TO: Mindy Moore, Council Secretary

RE: **New Appointments** to Planning Commission

City Council:

Pursuant to section 7.22 of the City Charter and MCLA 125.3815, and by the authority vested in me, I hereby notify you of these new appointments:

Name	Date of Expiration
Andrey Duzyj	June 30, 2025
Michael Holowaty	June 30, 2026
Syed Hoque	June 30, 2027

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,

A handwritten signature in purple ink, appearing to read "Lori M. Stone".

Lori M. Stone
Mayor

Cc: Clerk
Planning

New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Wed 6/5/2024 10:44 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Planning Commission

Name

Andrey Duzyj

Address

[REDACTED]
Warren, MI 48091

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

55

Warren Business Owner

No

Appointment Request

- New Appointment Request

Work Experience

QC manager Cylectron Corp

Owner- Trig Tool, Inc.

Education

Assoc of Arts-MCC

Planning Society of Michigan

DSQR General Electric Aircraft Engine Group

Affiliations (Clubs, Fraternal, Military, Church, etc.)

President BOD Future Credit Union

President BOD Ukrainian Cultural Center

Chair and vice Chair Ukrainian Congress Committee
Member St. Josaphat Church
Co-Chair Sunflower Festival, Gaming Division-

Political Offices held, if any (Please include dates of service)

Warren Planning Commission-1991-2000
Warren TIFA-- 2001-2008
Macomb County Commissioner District 1-2004-2010 & 2014-2020

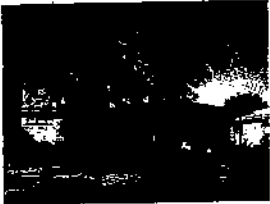
Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48091 (Property Address)

Parcel Number [redacted] Account Number [redacted]



Item 1 of 3 2 Images / 1 Sketch

Property Owner: DUZYJ ANDREY I & DORIS
OCCUPANT

UB Customer Name: [redacted]

Summary Information

- > Residential Building Summary
 - Year Built: 1965
 - Full Baths: 2
 - Sq. Feet: 2,008
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.208

- > Assessed Value: \$196,540 | Taxable Value: \$75,016
- > Property Tax Information found
- > Building Department Information found
- > Utility Billing Information found

Owner Information

Not Available

Amount Due

Property Total \$0.00


Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

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WARREN, MI 48091 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
	Property Owner: DUZYJ ANDREY I & DORIS
Summary Information	
> Residential Building Summary	
- Year Built: 1965	- Bedroom: 0
- Full Baths: 2	- Half Baths: 0
- Sq. Feet: 2,808	- Acres: 0.208
> Utility Billing information found	
> Assessed Value: \$146,540 Taxable Value: \$75,016	
> Property Tax information found	
> Building Department information found	
Item 1 of 3 2 Images / 1 Sketch	

Owner and Taxpayer Information

Owner	DUZYJ ANDREY I & DORIS	Taxpayer	SEE OWNER INFORMATION
[REDACTED]			
WARREN, MI 48091			

Legal Description

"ST. JOSAPHAT'S MISSION SUB." LOT 18 L47 P.49-50

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$115.14	\$115.14	01/17/2024	\$0.00
2023	Summer	\$3,709.38	\$3,709.38	08/29/2023	\$0.00
2022	Winter	\$103.88	\$103.88	01/06/2023	\$0.00
2022	Summer	\$3,480.24	\$3,480.24	09/07/2022	\$0.00
2021	Winter	\$236.11	\$236.11	01/12/2022	\$0.00
2021	Summer	\$3,410.71	\$3,410.71	07/28/2021	\$0.00
2020	Winter	\$108.13	\$108.13	12/30/2020	\$0.00
2020	Summer	\$3,516.58	\$3,516.58	09/03/2020	\$0.00
2019	Winter	\$100.69	\$100.69	01/10/2020	\$0.00
2019	Summer	\$3,390.11	\$3,390.11	07/30/2019	\$0.00
2018	Winter	\$99.36	\$99.36	12/27/2018	\$0.00
2018	Summer	\$3,343.95	\$3,343.95	11/13/2018	\$0.00
<input type="button" value="Load More Years"/>					


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Warren, MI 48091 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 3 2 Images / 1 Sketch

Property Owner: DUZY, ANDREY I & DORIS

UB Customer Name: [REDACTED] OCCUPANT

Secondary Information

Residential Building Summary

Year Built: 1985

Bedrooms: 0

Full Baths: 2

Half Baths: 0

Sq. Feet: 2,008

Acres: 0.209

Assessed Value: \$1465.40

Market Value: \$75,016

Property Tax Information found

Building Department Information found

Amount Due

Total Amount Due: \$40.13

Pay Now

Customer Information

Name: 305951374 OCCUPANT
Address: [REDACTED] Warren, MI 48091
Account Number: [REDACTED]

Current Bill

[Click here for a printer friendly version](#)

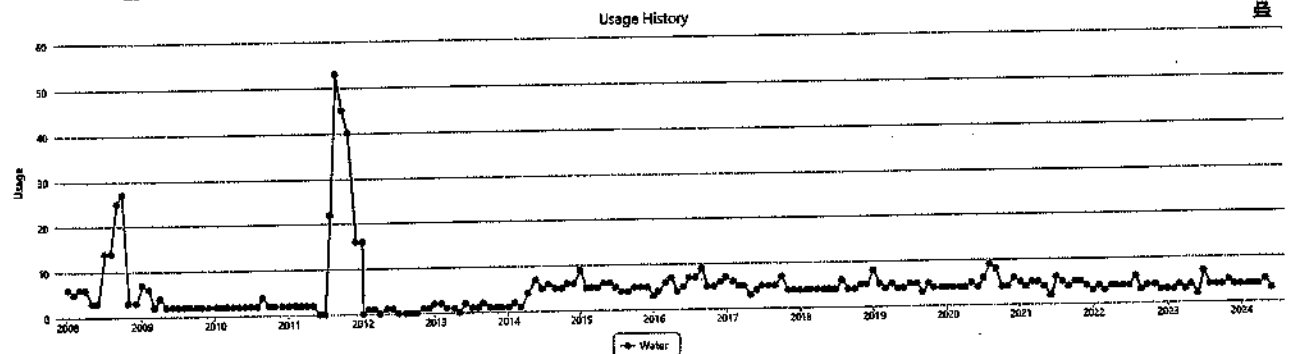
Amount Due	\$40.13	Bill From	04/29/2024	
Due Date	05/29/2024	Bill To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
DELINQ NOTICE FEE	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$3.84	\$10.33	\$0.12	\$14.29
SEWER SERVICE CHARGE	\$2.03	\$2.03	\$0.05	\$4.12
STATE MANDATED FEE	\$4.00	\$2.88	\$0.14	\$7.82
WATER	\$0.00	\$13.06	\$0.00	\$13.06
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84
	\$10.87	\$29.14	\$0.32	\$40.13

History (544 Items Found)

Starting Date	Ending Date	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024		04/29/24-05/31/24		0.00	0.00	\$29.14	\$40.13
6/7/2024				0.00	0.00	\$0.32	\$10.99
5/31/2024		Water	Auto Read	602.00	3.00	\$0.00	\$10.67
5/24/2024		R24-125163		0.00	0.00	(\$75.00)	\$10.67
5/14/2024		03/28/24-04/29/24		0.00	0.00	\$46.64	\$56.67
5/10/2024				0.00	0.00	\$1.14	\$59.03
4/29/2024		Water	Auto Read	599.00	5.00	\$0.00	\$37.88
4/11/2024		02/28/24-03/28/24		0.00	0.00	\$37.89	\$37.89
3/29/2024		Water	Auto Read	\$94.00	4.00	\$0.00	\$0.00
3/25/2024		R24-046760		0.00	0.00	(\$65.47)	\$0.00
3/11/2024		01/31/24-02/28/24		0.00	0.00	\$37.89	\$65.47
3/7/2024				0.00	0.00	\$0.84	\$26.58
2/29/2024		Water	Auto Read	590.00	4.00	\$0.00	\$27.74

Usage History Chart

Usage History



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1 of 1

6/17/2024, 9:32 AM

New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Thu 2/22/2024 9:06 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Planning Cpmmission

Name

Michael Holowaty

Address

[REDACTED]

Warren, Michigan 48089

[Map It](#)

Home Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for Internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

68

Warren Business Owner

No

Appointment Request

- New Appointment Request

Work Experience

Shipping-Rec'g (10 yrs) Lincoln Die Cast Roseville, MI
Cust Svc (5 yrs) OnStar Warren, MI

Education

Assoc Degree- Baker College Computer Info Systems

Affiliations (Clubs, Fraternal, Military, Church, etc.)


Knights of Columbus ; St. Josaphat Council ; Warren, MI (Grand Knight-5 years)

Please feel free to add any additional information

Been observing City Council & Planning Commission meetings on TV for the past 15 Years.
Worked on various candidate election campaign.

WARREN, MI 48089 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Item 1 of 2 1 Image / 1 Sketch

Property Owner: HOLOWATY GERALD
OCCUPANT

UB Customer Name: [REDACTED]

Summary Information

> Residential Building Summary

- Year Built: 1950

- Full Baths: 1

- Sq. Feet: 1,123

- Bedrooms: 0

- Half Baths: 1

- Acres: 0.211

> 3 Building Department records found

> Assessed Value: \$58,660 | Taxable Value: \$25,553

> 1 Special Assessment found

> Property Tax Information found

> Utility Billing Information found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB103664		EXPIRED	9/27/1996		\$0.00	View
Mechanical	PM09-095383		FINALED	1/21/2009	1/29/2009	\$0.00	View
Plumbing	PP09-097869		FINALED	10/7/2009	10/14/2009	\$0.00	View

1

Displaying items 1 - 3 of 3

[Apply for a Permit](#)

Attachments

Date Created	Title	Record	
No records to display.			

1

Displaying items 0 - 0 of 0

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WARREN, MI 48089 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: HOLOWATY GERALD

Summary Information

> Residential Building Summary

- Year Built: 1950
- Full Baths: 1
- Sq. Feet: 1,123
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.211

> 3 Building Department records found


> Assessed Value: \$58,860 | Taxable Value: \$25,553

> 1 Special Assessment found

> Property Tax Information found

> Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch



Owner and Taxpayer Information

Owner

HOLOWATY GERALD

Taxpayer

SEE OWNER INFORMATION

WARREN, MI 48089-3904

Legal Description

SUPERVISORS PLAT NO 14 OF DENG'S SMALL FARMS E 50 FT OF N 184 FT OF LOT 26 L19 P.2

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

2 **Note: On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$39.19	\$39.19	02/28/2024	\$0.00
2023	Summer	\$1,281.68	\$1,281.68	02/28/2024	\$0.00
2022	Winter	\$35.39	\$35.39	02/27/2023	\$0.00
2022	Summer	\$1,232.87	\$1,232.87	02/08/2023	\$0.00
2021	Winter	\$80.41	\$80.41	02/28/2022	\$0.00
2021	Summer	\$1,177.77	\$1,177.77	02/28/2022	\$0.00
2020	Winter	\$36.81	\$36.81	02/26/2021	\$0.00
2020	Summer	\$1,210.17	\$1,210.17	01/14/2021	\$0.00
2019	Winter	\$34.28	\$0.00		\$34.28 ** Read Note(s) Above
2019	Summer	\$1,182.41	\$850.00	01/31/2020	\$332.41 ** Read Note(s) Above
2018	Winter	\$33.84	\$2.17	11/13/2018	\$31.67 ** Read Note(s) Above
2018	Summer	\$1,135.42	\$1,135.42	11/13/2018	\$0.00

Load More Years

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Warren, MI 48099 (Property Address)

Parcel Number [REDACTED]

Account Number [REDACTED]

Property Owner: HOLOWATY GERALD

UB Customer Name: [REDACTED] OCCUPANT



Block 1 of 2

Tridge/71 Street

Summary Information

Residential Billing Summary

- Year Built: 1950
- Bedrooms: 0
- Full Baths: 1
- Sq. Feet: 1,723
- Half Baths: 1
- Acres: 0.21

3 Building Department records found

- Addressed Val: \$58,660 | Taxable Value: \$25,531
- 1 Special Assessment found
- Property Tax Information found
- Utility Billing Information found

Customer Information

Name
Address[REDACTED] OCCUPANT
Warren, MI 48099

Account Number

109914425

Amount Due

Total Amount Due \$25.31
[Pay Now](#)

Current Bill

[Click here for a printer friendly version](#)

Amount Due	Due Date	Bill From	Bill To	Previous Amount	Current Amount	Penalties & Interest	Balance
\$25.31	05/28/2024	04/29/2024	05/30/2024				
Billing Item							
SEWER				\$0.00	\$10.33	\$0.00	\$10.33
SEWER SERVICE CHARGE				\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE				\$0.00	\$2.89	\$0.00	\$2.89
WATER				\$0.00	\$9.23	\$0.00	\$9.23
WATER SERVICE CHARGE				\$0.00	\$0.84	\$0.00	\$0.84
				\$0.00	\$25.91	\$0.00	\$25.31

History (472 Items Found)

Starting Date

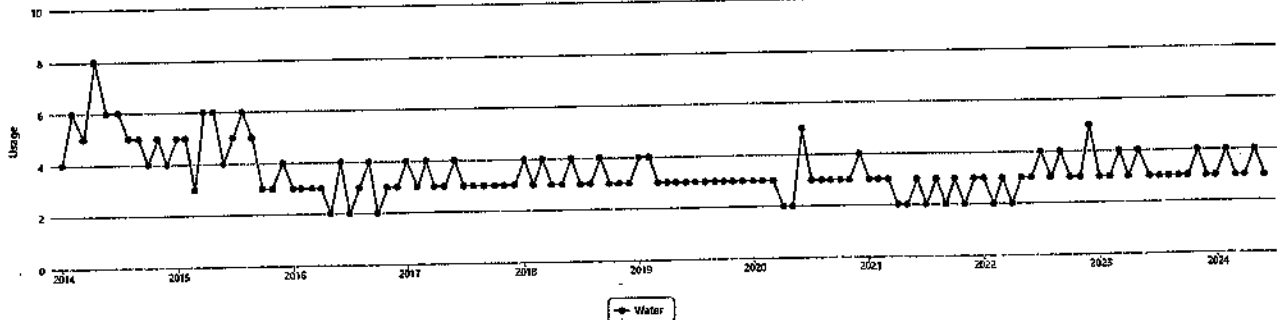
Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Credit Transfer			0.00	0.00	\$0.00	\$25.31
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$25.14	\$25.31
5/30/2024	Meter Read	Water	Auto Read	\$08.00	3.00	\$0.00	(\$3.83)
5/30/2024	Payment Posted	R24-193209		0.00	0.00	(\$35.00)	(\$3.83)
5/14/2024	Credit Transfer			0.00	0.00	\$0.00	\$31.17
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$37.89	\$31.17
4/30/2024	Payment Posted	R24-103413		0.00	0.00	(\$30.00)	(\$6.72)
4/29/2024	Meter Read	Water	Auto Read	\$05.00	4.00	\$0.00	\$29.28
4/11/2024	Credit Transfer			0.00	0.00	\$0.00	\$29.28
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$29.14	\$29.28
4/2/2024	Payment Posted	R24-066966		0.00	0.00	(\$35.00)	(\$6.06)
3/28/2024	Meter Read	Water	Auto Read	\$01.00	3.00	\$0.00	\$29.14
3/11/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$29.14	\$29.14

Usage History Chart

Usage History



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Thu 3/7/2024 11:42 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Planning Commission

Name

Syed Hoque

Address

[REDACTED]
Warren, MI 48092

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

14

Warren Business Owner

Yes

Name of Business

Real Estate Advantage

Appointment Request

- New Appointment Request

Work Experience

Working as a production supervisor in auto industries for 18 years. Real Estate Agent and investor for 13 years.

Education

High School Diploma, in addition to attending Macomb and Wayne County Community College also attended CMU.

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Executive vice president - Bangladeshi American Public Affairs Committee. Current executive committee member and founder president of Bangla Press Club Michigan and former General Secretary of Bangladesh Association of Michigan. Board Treasurer Frontier International Academy. Board member Islamic Center of North Detroit.


Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 21 Image / 1 Sketch

Property Owner: HOQUE SYED S & SHELLY
OCCUPANT

Summary Information

> Residential Building Summary

- Year Built: 1954

- Full Baths: 1

- Sq. Feet: 2,324

- Bedrooms: 5

- Half Baths: 2

- Acres: 0.183

> Assessed Value: \$167,520 | Taxable Value: \$91,262

> Property Tax Information found

> 16 Building Department records found

> Utility Billing Information found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
-------------	---------------	--------------------	--------	-------------	-----------------	------------

No records to display.

Displaying items 0 - 0 of 0

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.


Displaying items 0 - 0 of 0

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WARREN, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Property Owner: HOQUE SYED S & SHELLY
Summary Information

- > Residential Building Summary
 - Year Built: 1964
 - Full Baths: 1
 - Sq. Feet: 2,324
 - Bedrooms: 5
 - Half Baths: 2
 - Acres: 0.183
- > Assessed Value: \$167,520 | Taxable Value: \$91,262
- > Property Tax Information found
- > 16 Building Department records found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner	HOQUE SYED S & SHELLY	Taxpayer	SEE OWNER INFORMATION
	WARREN, MI 48092		

Legal Description

"WILDWOOD PARK SUBDIVISION" LOT 215 L48 P.20-22

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$140.09	\$140.09	02/17/2024	\$0.00
2023	Summer	\$4,670.71	\$4,670.71	02/13/2024	\$0.00
2022	Winter	\$126.42	\$126.42	01/25/2023	\$0.00
2022	Summer	\$4,297.53	\$4,297.53	10/31/2022	\$0.00
2021	Winter	\$232.82	\$232.82	12/09/2021	\$0.00
2021	Summer	\$3,447.52	\$3,447.52	12/09/2021	\$0.00
2020	Winter	\$106.63	\$106.63	01/10/2021	\$0.00
2020	Summer	\$3,467.86	\$3,467.86	08/27/2020	\$0.00
2019	Winter	\$99.30	\$99.30	12/09/2019	\$0.00
2019	Summer	\$3,426.86	\$3,426.86	12/09/2019	\$0.00
2018	Winter	\$97.99	\$97.99	01/24/2019	\$0.00
2018	Summer	\$3,297.77	\$3,297.77	11/14/2018	\$0.00
Load More Years					

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Warren, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: HOQUE SYED S & SHELLY US Customer Name [REDACTED] OCCUPANT

Summary Information

- Residential Building Summary:
 - Year Built: 1984
 - Bedrooms: 5
 - Full Baths: 1
 - Half Baths: 2
 - Sq. Feet: 2,324
 - Acres: 0.189
- Utility Billing Information: Found

> Assessed Value: \$167,520 | Market Value: \$81,252

> Property Tax Information: Found

> 16 Building Department records found

Item 1 of 2 Image / T Sketch

Customer Information

Name [REDACTED] OCCUPANT
Address [REDACTED]
Warren, MI 48092

Account Number [REDACTED]

Amount Due

Total Amount Due \$107.91
Pay Now

Current Bill

[Click here for a printer friendly version](#)

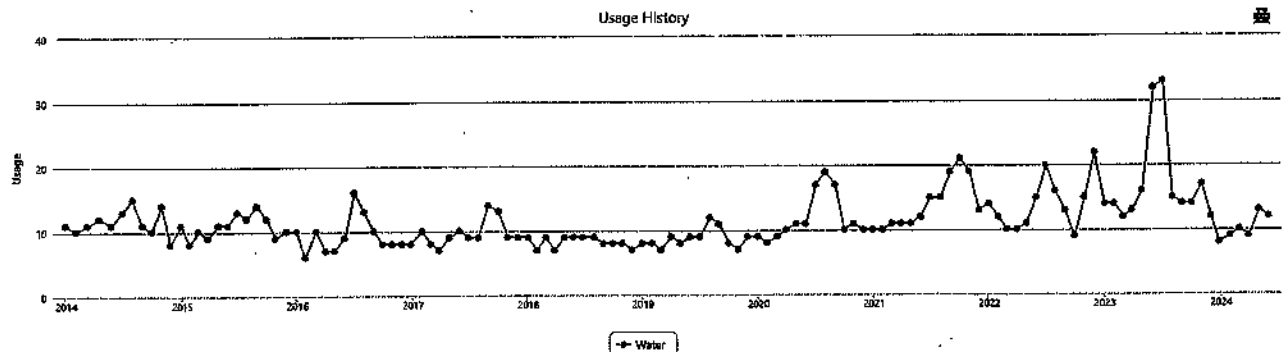
Amount Due	\$107.91	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
DELINQ NOTICE FEE	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$0.00	\$41.30	\$0.00	\$41.30
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE	\$0.00	\$11.52	\$0.00	\$11.52
Turn On	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	\$52.22	\$0.00	\$52.22
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84
	\$0.00	\$107.91	\$0.00	\$107.91

History (410 Items Found)

Starting Date [REDACTED] Ending Date [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$107.91	\$107.91
5/31/2024	Meter Read	Water	Auto Read	1611.00	12.00	\$0.00	\$0.00
5/31/2024	Payment Posted	R24-138111		0.00	0.00	(\$116.68)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$116.68	\$116.68
4/30/2024	Payment Posted	R24-099683		0.00	0.00	(\$81.66)	\$0.00
4/23/2024	Meter Read	Water	Auto Read	1596.00	13.00	\$0.00	\$81.66
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$81.66	\$81.66
3/28/2024	Meter Read	Water	Auto Read	1586.00	9.00	\$0.00	\$0.00
3/28/2024	Payment Posted	R24-056725		0.00	0.00	(\$80.41)	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$80.41	\$80.41
2/29/2024	Payment Posted	R24-017020		0.00	0.00	(\$81.66)	\$0.00
2/28/2024	Meter Read	Water	Auto Read	1572.00	10.00	\$0.00	\$81.66
2/12/2024	Bill Calculated	12/26/23-01/29/24		0.00	0.00	\$81.66	\$81.66

Usage History Chart



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Lori M. Stone, Mayor
One City Square, Suite 215
Warren, MI 48093

MEMORANDUM

DATE: June 18, 2024

TO: Mindy Moore, Council Secretary

RE: Re-Appointments to Sidewalk and Tree Commission

City Council:

Pursuant to 9.7 of the City Charter and by the authority vest in me, I hereby notify you of the following re-appointments:

Name	Appointment	Date of Expiration
Michael Tyro	Re-appointment	June 30, 2025
Mary Miller	Re-appointment	June 30, 2027

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,

A handwritten signature in purple ink, reading "Lori M. Stone".

Lori M. Stone
Mayor

Cc: Clerk
Engineering

Fw: New submission from City Commission / Board Application

Mayor <mayor@cityofwarren.org>

Fri 6/7/2024 12:05 AM

To: Judith Smith <jsmith@cityofwarren.org>

From: Web Master <webmaster@cityofwarren.org>

Sent: Thursday, June 6, 2024 12:33 AM

To: Web Master <webmaster@cityofwarren.org>

Subject: New submission from City Commission / Board Application

Commission / Board applied for

Sidewalk and Tree Board of Review

Name

Michael Tyro

Address

[REDACTED]
Warren, MI 48093-2480

[Map It](#)

Home Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Number of Years a Warren Resident

41

Warren Business Owner

Yes

Work Experience


Chivas Yard Management

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

• No

[REDACTED] WARREN, MI 48093 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
Property Owner: TYRO ROSE UB Customer Name: [REDACTED] CCUPANT	
Summary Information	
> Residential Building Summary	
- Year Built: 1961	- Bedrooms: 0
- Full Baths: 2	- Half Baths: 0
- Sq. Feet: 2,223	- Acres: 0.264
> 1 Building Department records found	
> Assessed Value: \$157,190 Taxable Value: \$93,390	
> 1 Special Assessment found	
> Property Tax information found	
> Utility Billing information found	



Item 1 of 2 1 Image / 1 Sketch

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Plumbing	PP-90084		FINALED	4/16/2002	4/16/2002	\$0.00	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

1

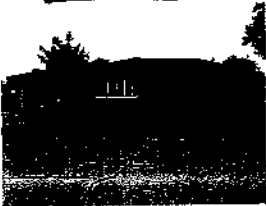
Displaying items 0 - 0 of 0

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WARREN, MI 48093 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 21 Image / 1 Sketch

Property Owner: TYRO ROSE

Summary Information

> Residential Building Summary

- Year Built: 1961

- Full Baths: 2

- Sq. Feet: 2,223

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.264

> Assessed Value: \$157,190 | Taxable Value: \$93,390

> 1 Special Assessment found

> Property Tax Information found

> Utility Billing Information found

> 1 Building Department records found

Owner and Taxpayer Information

Owner

TYRO ROSE

WARREN, MI 48093-2480

Taxpayer

SEE OWNER INFORMATION

Legal Description

"BERKSHIRE MANOR SUB." LOT 63 & N 26 FT LOT 64 L47 P44

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History


Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$143.34	\$143.34	01/04/2024	\$0.00
2023	Summer	\$4,617.93	\$4,617.93	01/04/2024	\$0.00
2022	Winter	\$129.36	\$129.36	12/28/2022	\$0.00
2022	Summer	\$4,332.69	\$4,332.69	12/28/2022	\$0.00
2021	Winter	\$293.95	\$293.95	12/28/2021	\$0.00
2021	Summer	\$4,246.10	\$4,246.10	12/28/2021	\$0.00
2020	Winter	\$134.62	\$134.62	12/30/2020	\$0.00
2020	Summer	\$4,377.88	\$4,377.88	12/30/2020	\$0.00
2019	Winter	\$125.38	\$125.38	01/02/2020	\$0.00
2019	Summer	\$4,220.75	\$4,220.75	01/02/2020	\$0.00
2018	Winter	\$123.70	\$123.70	12/31/2018	\$0.00
2018	Summer	\$4,163.02	\$4,163.02	12/31/2018	\$0.00

Load More Years

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Item 1 of 21 Image / 1 Sketch

Warren, MI 48093 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: TYRO ROSE UB Customer Name: [REDACTED] OCCUPANT

Summary Information

Residential Building Summary

- View: 849, 1361

- Bedrooms: 0

- Full Bath: 2

- Half Bath: 0

- Sq. Feet: 2,233

- Acres: 0.266

> 1 Building Department records found

> Assessed Value: \$157,190 | Taxable Value: \$33,890

> 1 Special Assessment found

> Property Tax Information found

> Utility Billing Information found

Customer Information

Name: [REDACTED] OCCUPANT
Address: 29148 BRANCHCREEK Warren, MI 48093
Account Number: [REDACTED]

Amount Due

Total Amount Due \$64.14

Pay Now

Current Bill

[Click here for a printer friendly version](#)

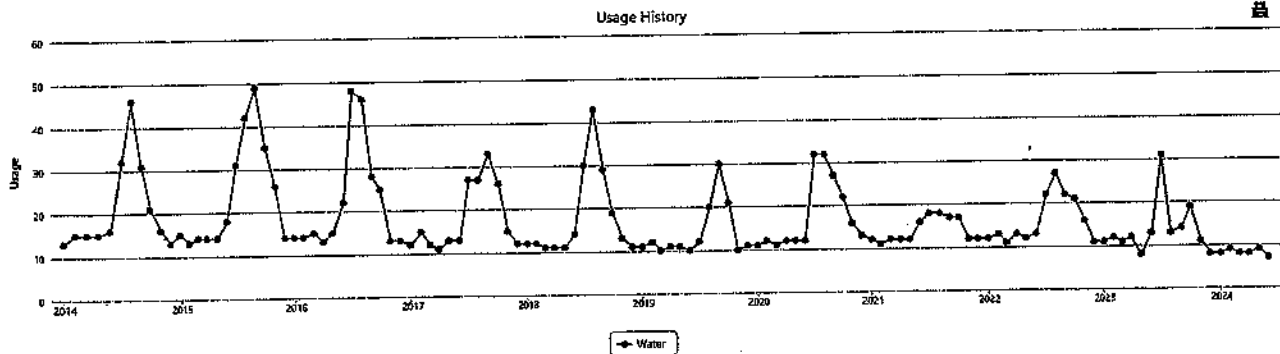
Amount Due	\$64.14	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	06/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$0.00	\$24.09	\$0.00	\$24.09
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE	\$0.00	\$6.72	\$0.00	\$6.72
WATER	\$0.00	\$30.46	\$0.00	\$30.46
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84
	\$0.00	\$64.14	\$0.00	\$64.14

History (378 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-06/30/24		0.00	0.00	\$64.14	\$64.14
5/30/2024	Meter Read	Water	Auto Read	2436.00	7.00	\$0.00	\$0.00
5/22/2024	Payment Posted	R24-121021		0.00	0.00	(\$81.66)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$91.66	\$91.66
5/1/2024	Payment Posted	R24-106513		0.00	0.00	(\$77.66)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	2429.00	8.00	\$0.00	\$77.64
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$72.91	\$77.64
4/9/2024	Payment Posted	R24-072020		0.00	0.00	(\$157.03)	\$4.73
4/9/2024	Penalty			0.00	0.00	\$4.73	\$161.76
3/26/2024	Meter Read	Water	Auto Read	2420.00	8.00	\$0.00	\$157.03
3/11/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$72.91	\$157.03
3/7/2024	Penalty			0.00	0.00	\$2.46	\$84.12
2/28/2024	Meter Read	Water	Auto Read	2412.00	8.00	\$0.00	\$81.66

Usage History Chart



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Mon 5/20/2024 5:23 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Sidewalk and Tree Board of Review

Name

Mary Miller

Address

[REDACTED]
Warren, MI 48092

[Map It](#)

Home Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

69

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

1967 to 1973 City of Warren

1990 to 2006 Macomb Intermediate School District

Education

High School Diploma

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Member of St. Mary, Our Lady Queen of Families parish

Sidewalk and Tree Board of Review - 10 years

Please feel free to add any additional information

I have volunteered for almost all of my adult life:

In school (Cromie), in hospitals and nursing homes.

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48092 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: MILLER-THOMAS M & MARY K
OCCUPANT

UB Customer Name: [REDACTED]

Summary Information

- > Residential Building Summary
 - Year Built: 1996
 - Bedrooms: 2
 - Full Baths: 2
 - Half Baths: 0
 - Sq. Feet: 1,430
 - Acres: N/A
- > Utility Billing Information found
- > Assessed Value: \$114,600 ; Taxable Value: \$88,978
- > Property Tax Information found
- > 5 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB19-000704		EXPIRED	5/13/2019		\$0.00	View
Building	PB2003-148744		FINALED	9/24/2003	2/9/2005	\$0.00	View
Electrical	PE17-001333		FINALED	7/26/2017	9/22/2017	\$0.00	View
Mechanical	PM17-001181		FINALED	7/26/2017	8/23/2017	\$0.00	View
Plumbing	PP15-000248		FINALED	3/17/2015	6/18/2015	\$0.00	View

1

Displaying items 1 - 5 of 5

[Apply for a Permit](#)**Attachments**

Date Created	Title	Record
No records to display.		

1

Displaying items 0 - 0 of 0

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WARREN, MI 48092 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: MILLER THOMAS M & MARY K

Summary Information

- > Residential Building Summary
 - Year Built: 1996
 - Full Baths: 2
 - Sq. Feet: 1,430
- Bedrooms: 2
- Half Baths: 0
- Acres: N/A
- > Assessed Value: \$114,600 | Taxable Value: \$88,978
- > Property Tax Information found
- > 5 Building Department records found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner

MILLER THOMAS M & MARY K Taxpayer

SEE OWNER INFORMATION

WARREN, MI 48092

Legal Description

PALMER WOODS ESTATES M.C.C.P. NO.439 UNIT 36 L5965 P742-789

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$136.57	\$136.57	12/28/2023	\$0.00
2023	Summer	\$4,399.78	\$4,399.78	01/03/2024	\$0.00
2022	Winter	\$123.25	\$123.25	12/27/2022	\$0.00
2022	Summer	\$4,127.97	\$4,127.97	12/27/2022	\$0.00
2021	Winter	\$280.06	\$280.06	12/22/2021	\$0.00
2021	Summer	\$4,045.50	\$4,045.50	12/31/2021	\$0.00
2020	Winter	\$128.25	\$128.25	12/23/2020	\$0.00
2020	Summer	\$4,171.08	\$4,171.08	12/21/2020	\$0.00
2019	Winter	\$119.45	\$119.45	12/30/2019	\$0.00
2019	Summer	\$4,021.34	\$4,021.34	12/20/2019	\$0.00
2018	Winter	\$117.86	\$117.86	12/28/2018	\$0.00
2018	Summer	\$3,966.48	\$3,966.48	12/31/2018	\$0.00

Load More Years

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Parcel Name: [REDACTED] Account Number: [REDACTED] Warren, MI 48092 (Property Address)

Property Owner: MILLER THOMAS M & MARY K US Customer Name: [REDACTED] OCCUPANT

Summary Information

- Residential Building Summary
 - Year Built: 1999
 - Full Bath: 2
 - Sq. Feet: 1,430
- Additional Information
 - Bedrooms: 2
 - Half Bath: 0
 - Acres: N/A

Assessed Value: \$14,600 | Market Value: \$66,370

Property Tax Information Found

5 Building Department records found

1 Utility Billing Information found

Item 1 of 1 1 Image / 1 Sketch

Amount Due

Total Amount Due \$46.64

Pay Now

Customer Information

Name: [REDACTED] OCCUPANT Account Number: [REDACTED]

Address: [REDACTED] Warren, MI 48092

Current Bill

[Click here for a printer friendly version](#)

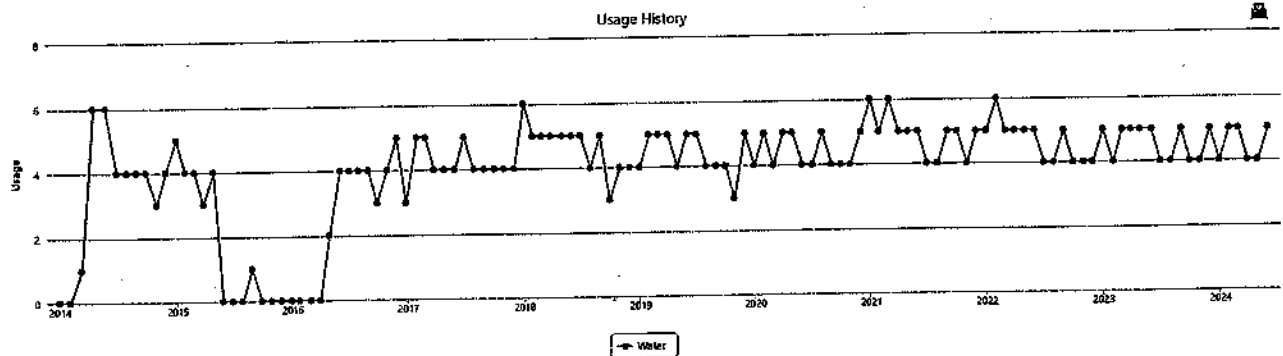
Amount Due Due Date	\$46.64 06/26/2024	Bill From Bill To	04/29/2024 05/31/2024			
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance		
SEWER	\$0.00	\$17.21	\$0.00	\$17.21		
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03		
STATE MANDATED FEE	\$0.00	\$4.80	\$0.00	\$4.80		
WATER	\$0.00	\$21.76	\$0.00	\$21.76		
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84		
	\$0.00	\$46.64	\$0.00	\$46.64		

History (384 Items Found)

Starting Date: [REDACTED] Ending Date: [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$46.64	\$46.64
5/31/2024	Meter Read	Water	Auto Read	561.00	5.00	\$0.00	\$0.00
5/31/2024	Payment Posted	R24-138643		0.00	0.00	(\$37.89)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$37.89	\$37.89
4/30/2024	Payment Posted	R24-089415		0.00	0.00	(\$37.89)	\$0.00
4/28/2024	Meter Read	Water	Auto Read	556.00	4.00	\$0.00	\$37.89
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$37.89	\$37.89
3/28/2024	Meter Read	Water	Auto Read	552.00	4.00	\$0.00	\$0.00
3/28/2024	Payment Posted	R24-059458		0.00	0.00	(\$46.64)	\$0.00
3/11/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$46.64	\$46.64
2/29/2024	Meter Read	Water	Auto Read	548.00	5.00	\$0.00	\$0.00
2/29/2024	Payment Posted	R24-016756		0.00	0.00	(\$46.64)	\$0.00
2/12/2024	Bill Calculated	12/30/23-01/30/24		0.00	0.00	\$46.64	\$46.64

Usage History Chart



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MEMORANDUM

DATE: July 3, 2024

TO: Mindy Moore, Council Secretary

RE: Tax Increment Finance Authority (TIFA)

City Council:

Pursuant to MCL 125.4304 and by the authority vested in me, I hereby notify you of the following appointments

Name	Appointment	Date of Expiration
Hassen Charara	Re-appointment	June 30, 2027
Ron Gerst	Re-appointment	June 30, 2025
Helen Hicks	New appointment	June 30, 2028
Joe Taupin	New appointment	June 30, 2028
Joe Tringale	Re-appointment	June 30, 2027

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,



Lori M. Stone
Mayor

Cc: Clerk
TIFA

New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Tue 3/12/2024 4:23 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Tifa

Name

Hassen Charara

Address

[REDACTED]

Dearborn, Dearborn mi 48124

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Warren Business Owner

Yes

Name of Business

Warren quick Lube

Appointment Request

- Re-Appointment Request

Work Experience

Business and management

Education

HFCC

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

20835 VAN DYKE WARREN, MI 48091 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 4 3 Images / 1 Sketch

Property Owner: F M H H INC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1969
 - # of Buildings: 2
 - Total Sq.Ft.: 1,740
- > 1 Special Assessment found
- > 23 Building Department records found
- > Assessed Value: \$181,700 | Taxable Value: \$136,545
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner

F M H H INC

Taxpayer

SEE OWNER INFORMATION

WARREN, MI 48089

Legal Description

RIVARDS GARDENS SUB'N LOTS 9,10 & 11 L4 P.39

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$209.60	\$209.60	12/27/2023	\$0.00
2023	Summer	\$9,213.04	\$9,213.04	12/27/2023	\$0.00
2022	Winter	\$189.14	\$189.14	02/07/2023	\$0.00
2022	Summer	\$8,839.41	\$8,839.41	08/26/2022	\$0.00
2021	Winter	\$429.79	\$429.79	02/07/2022	\$0.00
2021	Summer	\$8,386.20	\$8,386.20	08/30/2021	\$0.00
2020	Winter	\$196.83	\$196.83	02/09/2021	\$0.00
2020	Summer	\$8,615.80	\$8,615.80	09/10/2020	\$0.00
2019	Winter	\$214.42	\$214.42	02/28/2020	\$0.00
2019	Summer	\$8,387.01	\$8,387.01	09/03/2019	\$0.00
2018	Winter	\$180.88	\$180.88	02/28/2019	\$0.00
2018	Summer	\$8,100.12	\$8,100.12	11/13/2018	\$0.00

Load More Years

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[REDACTED] WARREN, MI 48089 (Property Address)

Parcel Number [REDACTED] **Personal Property

Property Owner: WARREN QUICK LUBE

Summary Information

> Assessed Value: \$10,000 | Taxable Value: \$10,000 > Property Tax Information found

No Images Found

Owner and Taxpayer Information

Owner WARREN QUICK LUBE Taxpayer SEE OWNER INFORMATION

[REDACTED]

WARREN, MI 48089

Legal Description

PERSONAL PROPERTY PARCEL Default Legal Description

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$16.10	\$16.10	12/27/2023	\$0.00
2023	Summer	\$587.20	\$587.20	12/27/2023	\$0.00
2022	Winter	\$16.74	\$16.74	02/07/2023	\$0.00
2022	Summer	\$650.67	\$650.67	08/26/2022	\$0.00
2021	Winter	\$34.02	\$34.02	02/07/2022	\$0.00
2021	Summer	\$549.29	\$549.29	08/30/2021	\$0.00
2020	Winter	\$15.78	\$15.78	02/09/2021	\$0.00
2020	Summer	\$577.04	\$577.04	09/10/2020	\$0.00
2019	Winter	\$16.77	\$16.77	02/28/2020	\$0.00
2019	Summer	\$547.13	\$547.13	09/03/2019	\$0.00
2018	Winter	\$4.75	\$4.75	02/28/2019	\$0.00
2018	Summer	\$177.98	\$177.98	11/13/2018	\$0.00

Load More Years


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WARREN, MI (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 4 3 Images / 1 Sketch

Property Owner: F M H H INC

US Customer Name: WARREN QUICK LU

Summary Information

> Commercial/Industrial Building Summary

- Wt Built 1969

- # of Buildings: 2

- Total Sq Ft: 1,740

> 1 Special Assessment found

> 23 Building Department records found

> Assessed Value: \$181,700 | Taxable Value: \$136,545

> Property Tax Information found

> Utility Billing Information found

2 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record:

Customer Information

Name: WARREN QUICK LU
Address: [REDACTED] Account Number: [REDACTED]
[REDACTED] WARREN, MI

Amount Due

Total Amount Due: \$110.11
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$110.11	Bill From	04/30/2024	
Due Date	06/28/2024	Bill To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
COMMODITY	\$2.58	\$1.29	\$0.11	\$3.98
CROSS CONNECTION	\$1.02	\$0.51	\$0.04	\$1.57
Labor	\$0.00	\$0.00	\$0.00	\$0.00
Register	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$20.65	\$10.33	\$0.84	\$31.82
SEWER SERVICE CHARGE	\$8.12	\$8.12	\$0.49	\$16.73
STATE MANDATED FEE	\$5.76	\$2.88	\$0.23	\$8.87
WATER	\$26.11	\$13.06	\$1.05	\$40.22
WATER SERVICE CHARGE	\$3.36	\$3.36	\$0.20	\$6.92
	\$67.60	\$39.55	\$2.96	\$110.11

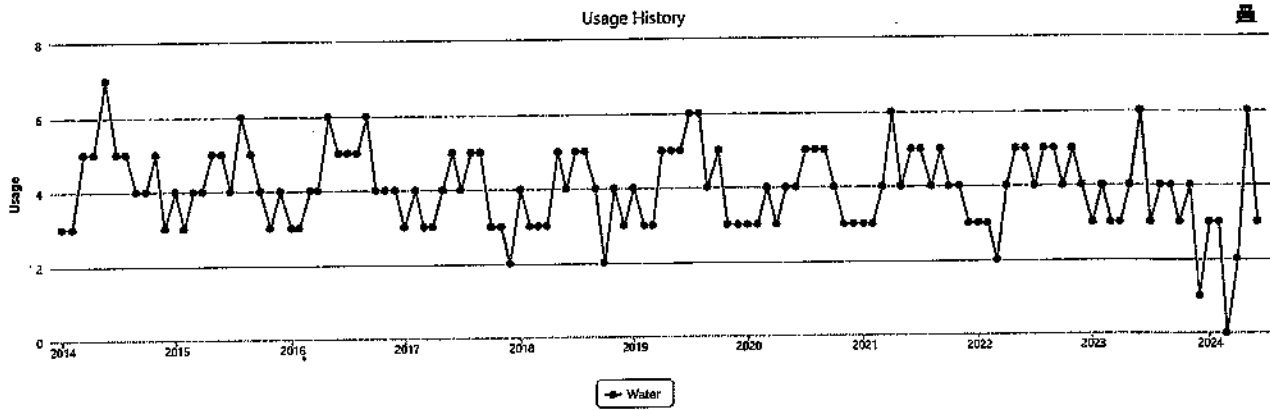
History (396 Items Found)

Starting Date:	Ending Date:	Click here for a printer friendly version					
Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/30/24-05/31/24		0.00	0.00	\$39.55	\$110.11
6/7/2024	Penalty			0.00	0.00	\$2.05	\$70.56
5/31/2024	Meter Read	Water	Auto Read	11.00	3.00	\$0.00	\$68.51
5/14/2024	Bill Calculated	03/28/24-04/30/24		0.00	0.00	\$67.60	\$68.51
5/14/2024	Payment Posted	R24-112849		0.00	0.00	(\$30.18)	\$0.91
5/10/2024	Penalty			0.00	0.00	\$0.91	\$31.09
4/30/2024	Meter Read	Water	Auto Read	8.00	6.00	\$0.00	\$30.18
4/11/2024	Bill Calculated	02/24/24-03/28/24		0.00	0.00	\$30.18	\$30.18
3/28/2024	Meter Read	Water	Estimate	2.00	2.00	\$0.00	\$0.00
3/19/2024	Payment Posted	R24-038374		0.00	0.00	(\$123.50)	\$0.00
3/11/2024	Bill Calculated	01/31/24-02/24/24		0.00	0.00	\$30.18	\$123.50
2/27/2024	Payment Posted	R24-008427		0.00	0.00	(\$39.55)	\$93.32
2/24/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$132.87

Usage History Chart

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6/17/2024, 10:49 AM



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Wed 3/6/2024 12:21 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

TIFA

Name

Ronald Gerst

Address

[REDACTED]
ROYAL OAK, Michigan 48067
[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Warren Business Owner

Yes

Name of Business

RSG Industrial Repair / Battrey Warehouse of Michigan

Appointment Request

- Re-Appointment Request

Work Experience

30 plus years of business ownership, 27 years of them within the City of Warren

Education

High School;

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

WARREN, MI 48091 (Property Address)

Parcel Number: [REDACTED] Personal Property

Property Owner: R S G INDUSTRIAL REPAIR

Summary Information

> Assessed Value: \$55,256 | Taxable Value: \$55,256 > Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner

R S G INDUSTRIAL REPAIR
RONALD GERST

Taxpayer

SEE OWNER INFORMATION

WARREN, MI 48091

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

⊕ ****Note:** Delinquent Personal Taxes may not be accurate due to periodic interest and penalty calculations.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$112.83	\$112.83	12/14/2023	\$0.00	
2023	Summer	\$4,735.48	\$4,735.48	12/14/2023	\$0.00	
2022	Winter	\$105.32	\$105.32	12/27/2022	\$0.00	
2022	Summer	\$4,624.24	\$4,624.24	12/27/2022	\$0.00	
2021	Winter	\$268.85	\$268.85	01/11/2022	\$0.00	
2021	Summer	\$4,984.46	\$4,984.46	11/24/2021	\$0.00	
2020	Winter	\$124.85	\$124.85	01/25/2021	\$0.00	
2020	Summer	\$5,374.58	\$5,374.58	01/25/2021	\$0.00	
2019	Winter	\$0.00	\$0.00		\$0.00	
2019	Summer	\$0.00	\$0.00		\$0.00	
2018	Winter	\$20.76	\$0.00		\$20.76	** Read Note(s) Above
2018	Summer	\$972.03	\$0.00		\$972.03	** Read Note(s) Above

Load More Years

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[Privacy - Terms](#)

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WARREN, MI 48091 (Property Address)


Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: GERST RONALD S

Summary Information

- > Commercial/Industrial Building Summary
 - Yr. Built: 1947
 - # of Buildings: 1
 - Total Sq. Ft.: 1,800
- > 1 Special Assessment found
- > 10 Building Department records found
- > Assessed Value: \$28,000 | Taxable Value: \$18,451
- > Property Tax information found
- > Utility Billing information found

Item 1 of 3 2 Images / 1 Sketch



Owner and Taxpayer Information

Owner **GERST RONALD S** Taxpayer **SEE OWNER INFORMATION**

WARREN, MI 48091

Legal Description

LIBERTY PARK SUBDIVISION LOTS 109 & 110 L9 P36

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$28.30	\$28.30	12/19/2023	\$0.00
2023	Summer	\$1,193.00	\$1,193.00	12/19/2023	\$0.00
2022	Winter	\$25.55	\$25.55	01/11/2023	\$0.00
2022	Summer	\$1,136.28	\$1,136.28	01/11/2023	\$0.00
2021	Winter	\$58.05	\$58.05	01/11/2022	\$0.00
2021	Summer	\$1,077.83	\$1,077.83	01/11/2022	\$0.00
2020	Winter	\$26.58	\$26.58	01/28/2021	\$0.00
2020	Summer	\$1,099.07	\$1,099.07	01/28/2021	\$0.00
2019	Winter	\$24.76	\$24.76	01/08/2020	\$0.00
2019	Summer	\$1,061.10	\$1,061.10	01/08/2020	\$0.00
2018	Winter	\$24.45	\$24.45	12/19/2018	\$0.00
2018	Summer	\$1,040.35	\$1,040.35	12/19/2018	\$0.00

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WARREN, MI (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: GERST RONALD S UB Customer Name: [REDACTED] OCCUPANT


Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1947 - # of Buildings: 1
 - Total Sq Ft: 1,800
- > 1 Special Assessment found
- > 10 Building Department records found

> Assessed Value: \$28,000 | Taxable Value: \$18,454

> Property Tax Information found

> Utility Billing Information found



Ref: 1 of 3 2 Images / 1 Sketch

Customer Information

Name 20921374 OCCUPANT
Address [REDACTED] Account Number [REDACTED]
WARREN, MI

Amount Due

Total Amount Due \$21.57
Pay Now

Current Bill

[Click here for a printer friendly version](#)

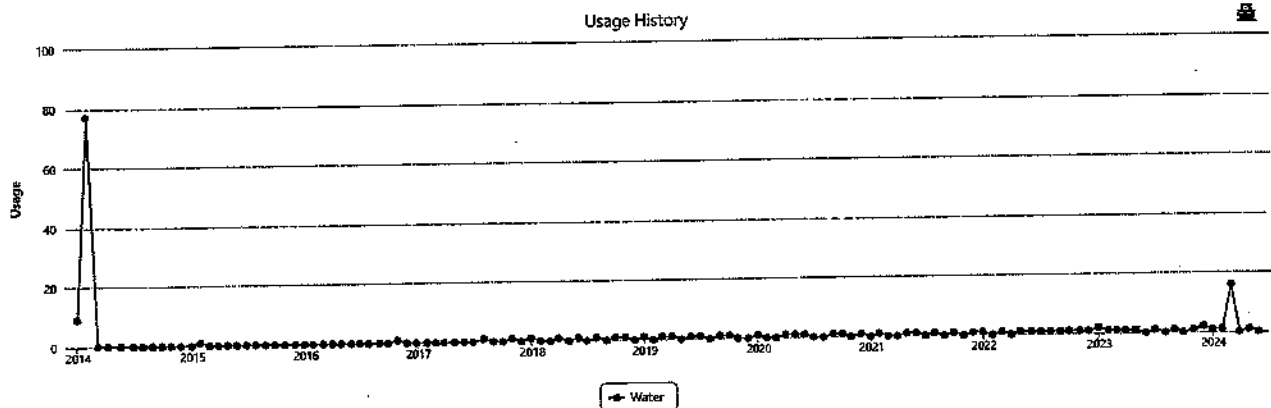
Amount Due	\$21.57	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
COMMODITY	\$0.00	\$0.86	\$0.00	\$0.86
CROSS CONNECTION	\$0.00	\$0.34	\$0.00	\$0.34
SEWER	\$0.00	\$6.88	\$0.00	\$6.88
SEWER SERVICE CHARGE	\$0.00	\$2.03	\$0.00	\$2.03
STATE MANDATED FEE	\$0.00	\$1.92	\$0.00	\$1.92
WATER	\$0.00	\$8.70	\$0.00	\$8.70
WATER SERVICE CHARGE	\$0.00	\$0.84	\$0.00	\$0.84
	\$0.00	\$21.57	\$0.00	\$21.57

History (420 Items Found)

Starting Date Ending Date [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/1/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$21.57	\$21.57
5/30/2024	Meter Read	Water	Auto Read	188.00	0.00	\$0.00	\$0.00
5/30/2024	Payment Posted	R24-132939		0.00	0.00	(\$21.57)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$21.57	\$21.57
4/29/2024	Meter Read	Water	Auto Read	188.00	1.00	\$0.00	\$0.00
4/20/2024	Payment Posted	R24-080362		0.00	0.00	(\$21.57)	\$0.00
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$21.57	\$21.57
3/28/2024	Meter Read	Water	Auto Read	187.00	0.00	\$0.00	\$0.00
3/21/2024	Payment Posted	R24-042997		0.00	0.00	(\$152.53)	\$0.00
3/11/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$152.53	\$152.53
2/29/2024	Meter Read	Water	Auto Read	187.00	16.00	\$0.00	\$0.00
2/17/2024	Payment Posted	R24-993351		0.00	0.00	(\$21.57)	\$0.00
2/12/2024	Bill Calculated	12/30/23-01/30/24		0.00	0.00	\$21.57	\$21.57

Usage History Chart



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Wed 3/13/2024 5:14 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

TIFF

Name

Helen Hicks

Address

[REDACTED]
Warren, MI 48089, Warren MI 48089

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for Internal use ONLY)

[REDACTED]

Warren Business Owner

Yes

Name of Business

Macomb County Habitat for Humanity

Appointment Request

- New Appointment Request

Work Experience

For several decades I have been the Chief Executive Officer or the Vice President of Development for strong not-for-profit organizations, winning numerous awards for each and strengthening them with new volunteers, grants, donors, and programs.

Currently, I serve as the President and CEO of Habitat for Humanity in Macomb County, MI. Since 2012, with the help

of a superb team, I have been able to oversee all operations and transform each department. In development, unrestricted giving is at an all-time high; I orchestrated the largest single non-government grant in the agency's history; a record number of homes have been built and rehabbed, (176) - many in Warren, and a ReStore in Mount Clemens was sold to alleviate debt and a new ReStore has been purchased in a "donor centric" area. A second store has been donated which boosted our balance sheet by \$250,000 and then moved to another location south of that building at the city of Warren's request and expense. These two stores represent 54% of all operational revenue. We are known for our Critical Repair Program which assists low-income seniors, single mothers, and families with exterior repairs. These efforts have been very helpful in strengthening our bottom line. With 68 affiliates in the state, our agency received Affiliate of the Year status in 2022 from Habitat Michigan.

Education

Master's Degree in Educational Administration with a specialization in Human Resource Management, Marygrove College, Detroit; Bachelor's Degree, Major, English, Minor, Humanities. Marygrove College, Detroit

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Member, Business Networking International, 2021 to present

Member, Clinton Valley Kiwanis Club, 2022 to present

Board Member, American House Foundation, 2007 to 2010

Board/Advisory Board Member, DSG, 2013 - present

Chair, Sojourner Foundation, 2009 - 2011; 2004-2005; 2005-2006

Vice-Chair, Central Region, America's Second Harvest, 2001

Chair, United Way of Oakland County, Emergency Needs Initiative, 2000-2003

Class of 2000-2001, Leadership Oakland; Class of 2001-2002, Leadership Michigan

Class of 2005-2006, Leadership Macomb

Selected by Gov. Granholm as one of 37 mentors to run the Mackinac Bridge with her.

Political Offices held, if any (Please include dates of service)

N/A

Please feel free to add any additional information

2023 The Best of MI Business Award; Non-Profit category featured in Corps Magazine

Affiliate of the Year, Awarded by Habitat Michigan, October 2022

2022 Notable Women in Construction, Architecture and Design, Crain's Detroit Business, June 2022

Diversity and Inclusion Leaders Award, Macomb County Chamber, September 2021

Macomb County Hall of Fame Award, Macomb County Foundation, August 2019

Distinguished Alumni Award, Marygrove College, 2015

Athena Award Nominee, Macomb County Chamber, May 1, 2015

Leadership Award, L. Brooks Patterson, Oakland County Executive, Nominated by Comerica, April 2005

Leadership Award, Best Non-Profit, Leadership Oakland, April 2004

Best-Managed Non-Profit Award, Crain's Detroit Business, 2001

Executive Woman of the Year Award, Grant Thornton and Crain's Detroit Business

Michiganiaan of the Year Award, The Detroit News, 2000

National Hunger's Hope Award in Development, America's Second Harvest, 2000

Jeanne Vogt Leadership Award, Accounting Aid Society, 2000

Agency of the Year Award, Open Door Human Services, 1999

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?


- No

WARREN, MI 48089 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: MACOMB COUNTY HABITAT FOR HUMANITY
Name: [REDACTED] OCCUPANT

UB Customer



Item 1 of 8 7 Images / 1 Sketch

Summary Information

> Commercial/Industrial Building Summary

- Yr Built: 1965

- # of Buildings: 1

- Total Sq Ft: 6,082

> 1 Special Assessment found

> 17 Building Department records found

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax Information found

> Utility Billing Information found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB12-168587		FINALED	9/17/2012	10/12/2012	\$0.00	View
Building	PB2004-068721		CANCELED			\$0.00	View
Building	PB2004-084932		CANCELED			\$0.00	View
COM - ALTERATION	PB22-001527		EXPIRED	6/14/2023	6/21/2023	\$0.00	View
COM - ALTERATION	PB23-000376		CLOSED			\$0.00	View
CEMENT	PC08-52413		FINALED	6/18/2008	6/27/2008	\$0.00	View
Electrical	PE11-210578		FINALED	4/29/2011	6/23/2011	\$0.00	View
Electrical	PE2004-121774		CANCELED			\$0.00	View
COM - ELECTRICAL	PE23-000822		FINALED	6/7/2023	8/31/2023	\$0.00	View
Mechanical	PM11-099140		FINALED	4/29/2011	6/7/2011	\$0.00	View

1 2

Displaying items 1 - 10 of 14

[Apply for a Permit](#)

Attachments

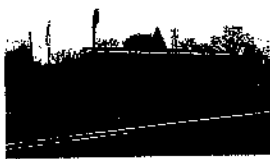
Date Created	Title	Record
No records to display.		

Displaying Items 0 - 0 of 0

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[REDACTED] WARREN, MI 48089 (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
Property Owner: MACOMB COUNTY HABITAT FOR HUMANITY	
Summary Information	
> Commercial/Industrial Building Summary	
- Yr Built: 1965	- # of Buildings: 1
- Total Sq.Ft.: 6,082	
> 1 Special Assessment found	
> 17 Building Department records found	
> Assessed Value: \$0 Taxable Value: \$0	
> Property Tax information found	
> Utility Billing information found	



Item 1 of 8 7 Images / 1 Sketch

Owner and Taxpayer Information

Owner	CITY OF WARREN TIFA MAYBELLE BURNETTE LIBRARY ONE CITY SQUARE WARREN, MI 48093-6726	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

Legal Description

PIPERS VAN DYKE SUBDIVISION NO 4 LOTS 905 TO 910 INCL L4 P92

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$0.00	\$0.00		\$0.00
2023	Summer	\$0.00	\$0.00		\$0.00
2022	Winter	\$0.00	\$0.00		\$0.00
2022	Summer	\$0.00	\$0.00		\$0.00
2021	Winter	\$0.00	\$0.00		\$0.00
2021	Summer	\$0.00	\$0.00		\$0.00
2020	Winter	\$0.00	\$0.00		\$0.00
2020	Summer	\$0.00	\$0.00		\$0.00
2019	Winter	\$0.00	\$0.00		\$0.00
2019	Summer	\$0.00	\$0.00		\$0.00
2018	Winter	\$0.00	\$0.00		\$0.00
2018	Summer	\$0.00	\$0.00		\$0.00

Load More Years

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Warren, MI 48089 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Property Owner: MACOMB COUNTY HABITAT FOR HUMANITY

UB Customer Name: [REDACTED] OCCUPANT

Summary Information

> Commercial/Industrial Building Summary

- Year Built: 1983
- # of Buildings: 1
- Total SqFt: 6,082


> 1 Special Assessment found

> 17 Building Department records found

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax Information found

> Utility Billing Information found



Item 1 of 8

7 Images / 1 Sketch

Customer Information

Name

Address

OCCUPANT

Warren, MI 48063

Account Number

[REDACTED]

Amount Due

Total Amount Due \$122.24

Pay Now

Current Bill

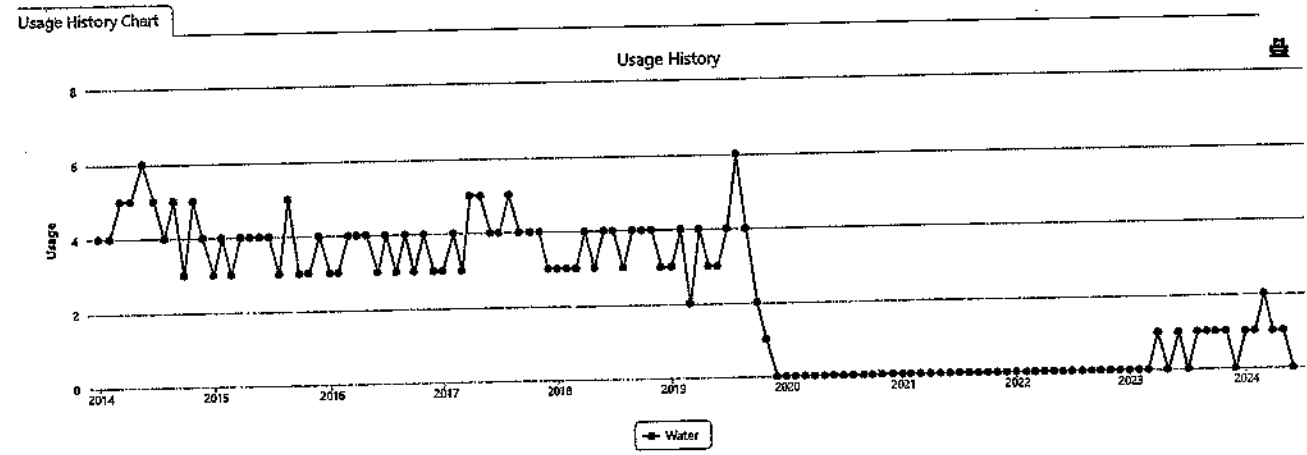
Click here for a printer friendly version

Amount Due	\$122.24	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
COMMODITY	\$0.00	\$4.30	\$0.00	\$4.30
CROSS CONNECTION	\$0.00	\$1.70	\$0.00	\$1.70
SEWER	\$0.00	\$34.42	\$0.00	\$34.42
SEWER SERVICE CHARGE	\$0.00	\$20.30	\$0.00	\$20.30
STATE MANDATED L MTR	\$0.00	\$9.60	\$0.00	\$9.60
WATER	\$0.00	\$43.52	\$0.00	\$43.52
WATER SERVICE CHARGE	\$0.00	\$8.40	\$0.00	\$8.40
	\$0.00	\$122.24	\$0.00	\$122.24

History (350 Items Found)

Click here for a printer friendly version

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/1/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$122.24	\$122.24
5/31/2024	Payment Posted	R24-143614		0.00	0.00	(\$122.24)	\$0.00
5/30/2024	Meter Read	Water	Actual	365.00	0.00	\$0.00	\$122.24
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$122.24	\$122.24
4/29/2024	Meter Read	Water	Auto Read	365.00	1.00	\$0.00	\$0.00
4/26/2024	Payment Posted	R24-062293		0.00	0.00	(\$122.24)	\$0.00
4/1/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$122.24	\$122.24
3/28/2024	Meter Read	Water	Auto Read	364.00	1.00	\$0.00	\$0.00
3/28/2024	Payment Posted	R24-062413		0.00	0.00	(\$122.24)	\$0.00
3/1/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$122.24	\$122.24
3/1/2024	Payment Posted	R24-024652		0.00	0.00	(\$122.24)	\$0.00
2/28/2024	Meter Read	Water	Auto Read	363.00	2.00	\$0.00	\$122.24
2/12/2024	Bill Calculated	12/30/23-01/29/24		0.00	0.00	\$122.24	\$122.24



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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Mon 4/15/2024 11:34 AM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

TIFA Board

Name

Joseph Toupin

Address

[REDACTED]
Royal Oak, Michigan 48073

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Number of Years a Warren Resident

30

Warren Business Owner

Yes

Name of Business

Property Owner - 21805 Van Dyke, 21823 Van Dyke

Appointment Request

- New Appointment Request

Work Experience

Toupin Management LLC, Management Consulting. Management Consultant for small to middle market manufacturing/service businesses. Huf Group, Vice President-Global Account Management. Global business leader for an Automotive supplier serving global OEMs.

Education

Michigan State University-Executive MBA, Oakland University-Bachelors of Arts, Organizational Communications

Affiliations (Clubs, Fraternal, Military, Church, etc.)

St. Hugo of the Hills, Catholic Church/School, St Elizabeth Ann Seton, Catholic Church


Please feel free to add any additional information

I grew up in Warren and currently own two buildings on Van Dyke.

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48089 (Property Address)	
Parcel Number: [REDACTED]	Account Number: [REDACTED]
	Property Owner: TOUPIN DANIEL & JOSEPH OCCUPANT
	UB Customer Name: [REDACTED]
Summary Information	
<ul style="list-style-type: none">> Commercial/Industrial Building Summary<ul style="list-style-type: none">- Yr Built: 1950- # of Buildings: 3- Total Sq.Ft.: 9,213> 1 Special Assessment found> 14 Building Department records found	
<ul style="list-style-type: none">> Assessed Value: \$190,170 Taxable Value: \$134,307> Property Tax information found> Utility Billing information found	
Item 1 of 2	1 Image / 1 Sketch

3 Associated Properties Found for This Parcel

Currently viewing [REDACTED] [Click here to select a different property.](#)

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB110427		EXPIRED	6/18/1999		\$0.00	View
Building	PB2004-044655		CANCELED			\$0.00	View
Building	PB2004-095432		CANCELED			\$0.00	View
Electrical	PE2004-165785		CANCELED			\$0.00	View
FENCE	PF19-00412		FINALED	12/12/2019		\$0.00	View
Sign	PSG04-1704		CANCELED			\$0.00	View

1

Displaying items 1 - 6 of 6

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		


Displaying items 0 - 0 of 0

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WARREN, MI 48091 (Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Item: 1 of 2 1 Image / 1 Sketch

Property Owner: TOUPIN DANIEL & JOSEPH UB Customer Name: R TOUPIN

Summary Information

> Commercial/Industrial Building Summary

- Yr Built: 1950 - # of Buildings: 3

- Total Sq.Ft.: 9,213

> 1 Special Assessment found

> 14 Building Department records found

> Assessed Value: \$190,170 | Taxable Value: \$134,307

> Property Tax information found

> Utility Billing information found

3 Associated Properties Found for This Parcel

Currently viewing [REDACTED] [Click here to select a different property.](#)

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
CEMENT	PC12-53072		FINALED	7/27/2012		\$0.00	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

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6/17/2024, 11:04 AM

WARREN, MI 48089 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: TOUPIN DANIEL & JOSEPH

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1950
 - Total Sq.Ft.: 9,213
 - # of Buildings: 3
- > 1 Special Assessment found
- > 14 Building Department records found
- > Assessed Value: \$190,170 | Taxable Value: \$134,307
- > Property Tax Information found
- > Utility Billing Information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner TOUPIN DANIEL & JOSEPH **Taxpayer** SEE OWNER INFORMATION
[REDACTED]
WARREN, MI 48089-2361

Legal Description

PIPERS VAN DYKE SUBDIVISION NO 4 LOTS 1010 & 1011 EXC PART FOR HWY L4 P92

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate**Tax History******Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.


Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$206.16	\$206.16	02/26/2024	\$0.00	
2023	Summer	\$7,899.36	\$7,899.36	01/29/2024	\$0.00	
2022	Winter	\$186.04	\$186.04	01/24/2023	\$0.00	
2022	Summer	\$7,587.16	\$7,587.16	01/24/2023	\$0.00	
2021	Winter	\$333.35	\$333.35	01/20/2022	\$0.00	
2021	Summer	\$5,659.15	\$5,659.15	01/20/2022	\$0.00	
2020	Winter	\$152.66	\$152.66	02/26/2021	\$0.00	
2020	Summer	\$5,848.97	\$5,848.97	01/22/2021	\$0.00	
2019	Winter	\$154.24	\$154.24	03/02/2020	\$0.00	
2019	Summer	\$5,782.14	\$3,320.10	01/31/2020	\$2,462.04	** Read Note(s) Above
2018	Winter	\$140.28	\$140.28	02/28/2019	\$0.00	
2018	Summer	\$5,493.04	\$5,493.04	02/15/2019	\$0.00	

Load More Years

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WARREN, MI 48091 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: TOUPIN DANIEL & JOSEPH

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1990
 - # of Buildings: 3
 - Total Sq.Ft: 9,213
- > 1 Special Assessment found
- > 14 Building Department records found

> Assessed Value: \$190,170 | Taxable Value: \$134,307

> Property Tax Information found

> Utility Billing Information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner TOUPIN DANIEL & JOSEPH Taxpayer SEE OWNER INFORMATION
WARREN, MI 48089-2361

Legal Description

PIPERS VAN DYKE SUBDIVISION NO 4 LOTS 1010 & 1011 EXC PART FOR HWY L4 P92

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Ⓢ **Note: On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$206.16	\$206.16	02/26/2024	\$0.00	
2023	Summer	\$7,899.36	\$7,899.36	01/29/2024	\$0.00	
2022	Winter	\$186.04	\$186.04	01/24/2023	\$0.00	
2022	Summer	\$7,587.16	\$7,587.16	01/24/2023	\$0.00	
2021	Winter	\$333.35	\$333.35	01/20/2022	\$0.00	
2021	Summer	\$5,659.15	\$5,659.15	01/20/2022	\$0.00	
2020	Winter	\$152.66	\$152.66	02/26/2021	\$0.00	
2020	Summer	\$5,848.97	\$5,848.97	01/22/2021	\$0.00	
2019	Winter	\$154.24	\$154.24	03/02/2020	\$0.00	
2019	Summer	\$5,782.14	\$3,320.10	01/31/2020	\$2,462.04	** Read Note(s) Above
2018	Winter	\$140.28	\$140.28	02/28/2019	\$0.00	
2018	Summer	\$5,493.04	\$5,493.04	02/15/2019	\$0.00	

Load More Years

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Warren, MI 48089 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: TOUPIN DANIEL & JOSEPH UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- > Commercial/Industrial Building Summary
 - yr built 1950
 - # of Buildings: 3
 - Total SqFt: 9,213
- > 1 Special Assessment found
- > 14 Building Department records found

> Assessed Value: \$190,170 | Taxable Value: \$334,307

> Property Tax Information found

> Utility Billing Information found

Item 1 of 2 1 Usage / 1 Sketch

2 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record:

201940086

Customer Information

Name [REDACTED] OCCUPANT

Address [REDACTED] Warren, MI 48089

Account Number 201940086

Amount Due

Total Amount Due \$30.18

Pay Now

Current Bill[Click here for a printer friendly version](#)

Amount Due Due Date	\$30.18 06/28/2024	Bill From Bill To	04/29/2024 05/30/2024			
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance		
COMMODITY	\$0.00	\$0.86	\$0.00	\$0.86		
CROSS CONNECTION	\$0.00	\$0.34	\$0.00	\$0.34		
SEWER	\$0.00	\$6.88	\$0.00	\$6.88		
SEWER SERVICE CHARGE	\$0.00	\$8.12	\$0.00	\$8.12		
STATE MANDATED FEE	\$0.00	\$1.92	\$0.00	\$1.92		
WATER	\$0.00	\$8.70	\$0.00	\$8.70		
WATER SERVICE CHARGE	\$0.00	\$3.36	\$0.00	\$3.36		
	\$0.00	\$30.18	\$0.00	\$30.18		

History (380 Items Found)

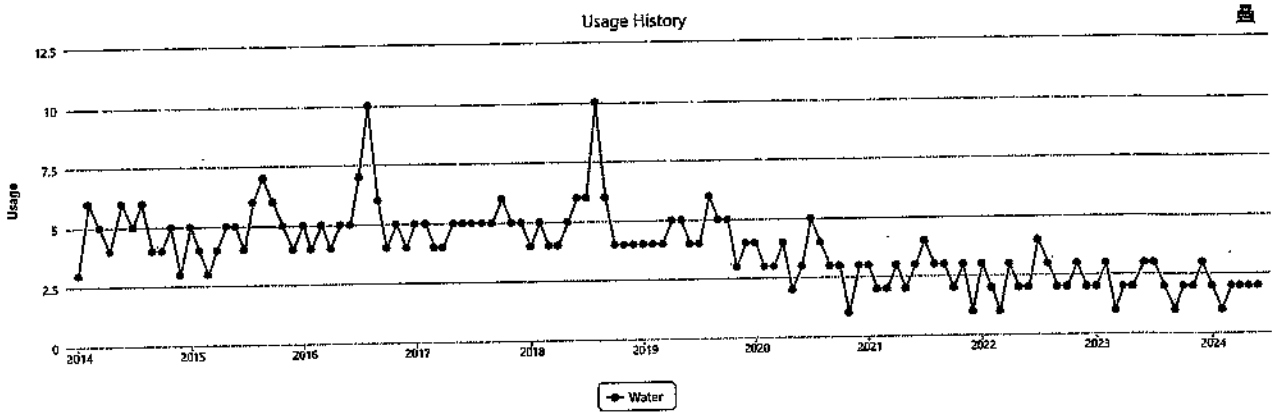
Starting Date

Ending Date

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$30.18	\$30.18
5/31/2024	Payment Posted	R24-136735		0.00	0.00	(\$30.18)	\$0.00
5/30/2024	Meter Read	Water	Auto Read	569.00	2.00	\$0.00	\$30.18
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$30.18	\$30.18
4/30/2024	Payment Posted	R24-097285		0.00	0.00	(\$30.18)	\$0.00
4/29/2024	Meter Read	Water	Auto Read	567.00	2.00	\$0.00	\$30.18
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$30.18	\$30.18
3/28/2024	Meter Read	Water	Auto Read	565.00	2.00	\$0.00	\$0.00
3/28/2024	Payment Posted	R24-066933		0.00	0.00	(\$30.18)	\$0.00
3/11/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$30.18	\$30.18
2/29/2024	Meter Read	Water	Auto Read	563.00	2.00	\$0.00	\$0.00
2/29/2024	Payment Posted	R24-014629		0.00	0.00	(\$30.18)	\$0.00
2/12/2024	Bill Calculated	12/30/23-01/30/24		0.00	0.00	\$30.18	\$30.18

Usage History Chart



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Warren, MI 48089 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Item 1 of 2 1 Image / 1 Sketch

Property Owner: TOUPIN DANIEL & JOSEPH

UB Customer Name: R TOUPIN

Summary Information

- > Commercial/Industrial Building Summary
 - yr Built: 1950
 - # of Buildings: 3
 - Total SqFt: 9,213
- > 1 Special Assessment found
- > 14 Building Department records found

- > Assessed Value: \$190,170 | Taxable Value: \$134,307
- > Property Tax Information found
- > Utility Billing Information found

2 Associated Records Found for this Parcel

Select an associated record from the drop down below to view more detailed information.

View Record: 201940114

Customer Information

Name: R TOUPIN
Address: [REDACTED]
Warren, MI 48089
Account Number: [REDACTED]

Amount Due

Total Amount Due: \$0.00
Pay Now

Current Bill

[Click here for a printer friendly version](#)

Amount Due	\$0.00	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/31/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
SEWER	\$0.00	\$0.00	\$0.00	\$0.00
SEWER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	\$0.00	\$0.00	\$0.00
WATER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00

History (251 Items Found)

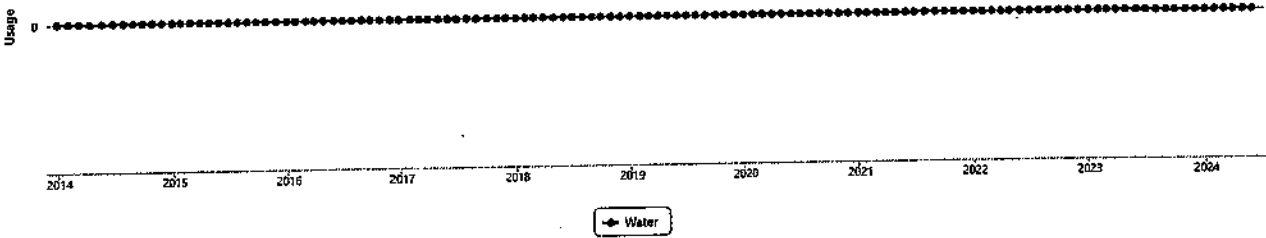
Starting Date: Ending Date:

[Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$0.00	\$0.00
5/31/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$0.00	\$0.00
4/29/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$0.00	\$0.00
3/28/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/29/24		0.00	0.00	\$0.00	\$0.00
2/29/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
2/12/2024	Bill Calculated	12/30/23-01/29/24		0.00	0.00	\$0.00	\$0.00
1/29/2024	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
1/12/2024	Bill Calculated	11/30/23-12/30/23		0.00	0.00	\$0.00	\$0.00
12/30/2023	Meter Read	Water	Auto Read	0.00	0.00	\$0.00	\$0.00
12/12/2023	Bill Calculated	10/31/23-11/30/23		0.00	0.00	\$0.00	\$0.00

Usage History Chart

Usage History



Water

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New submission from City Commission / Board Application

Web Master <webmaster@cityofwarren.org>

Tue 4/30/2024 12:33 PM

To: Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

TIFA

Name

Joe Tringale

Address

[REDACTED]
[REDACTED]

Warren, Warren 48089

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Warren Business Owner

Yes

Name of Business

Redskin Auto Sales


Appointment Request

- Re-Appointment Request

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

[REDACTED] WARREN, MI 48089 (Property Address)	
Parcel Number [REDACTED]	Account Number [REDACTED]
Property Owner: JNT INVESTMENTS LLC	
OCCUPANT	
UB Customer Name: [REDACTED]	
	
Summary Information	
> Commercial/Industrial Building Summary	
- Yr Built: 1958 - # of Buildings: 3	
- Total Sq.Ft: 5,046	
> 1 Special Assessment found	
> 46 Building Department records found	
> Assessed Value: \$301,810 Taxable Value: \$190,039	
> Property Tax information found	
> Utility Billing information found	
Item 1 of 3	2 Images / 1 Sketch

2 Associated Properties Found for This Parcel

Currently viewing [REDACTED] [Click here to select a different property.](#)

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB11-165448		EXPIRED	3/16/2011		\$0.00	View
Building	PB12-167887		EXPIRED	5/23/2012	5/26/2012	\$0.00	View
Building	PB2004-028299		CANCELED			\$0.00	View
Building	PB2004-028849		CANCELED			\$0.00	View
Building	PB2004-110691		CANCELED			\$0.00	View
Building	PB2004-119547		CANCELED			\$0.00	View
Electrical	PE11-209879		FINALED	1/25/2011	2/1/2011	\$0.00	View
Electrical	PE2004-160711		CANCELED			\$0.00	View
Mechanical	PM2004-060062		CANCELED			\$0.00	View
Plumbing	PP2004-015271		CANCELED			\$0.00	View

1 2 3

Displaying items 1 - 10 of 25

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
No records to display.		

Displaying items 0 - 0 of 0

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WARREN, MI 48089 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: JNT INVESTMENTS LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1958
 - # of Buildings: 3
 - Total Sq.Ft.: 5,045
- > 1 Special Assessment found
- > 48 Building Department records found

> Assessed Value: \$301,810 | Taxable Value: \$190,039

> Property Tax information found

> Utility Billing information found

Item 1 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner [REDACTED] JNT INVESTMENTS LLC Taxpayer [REDACTED] SEE OWNER INFORMATION

WARREN, MI 48089

Legal Description

SEC 34 COMM AT SW COR SEC 34; TH N06°45'W 890.50 FT; TH E 53.41 FT; TH N07°06'W 230.23 FT ALG E LINE VAN DYKE TO POB; TH N07°06'W 209.80 FT; TH S89°45'05"E 300.0 FT ALG S LINE WINCHESTER SUB; TH S07°06'E 408.49 FT; TH W 99.83 FT ALG N LINE FISHER RD; TH N07°06'W 200.0 FT; TH W 200.0 FT TO POB 1.884 A

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$291.73	\$291.73	12/15/2023	\$0.00
2023	Summer	\$12,822.49	\$12,822.49	07/18/2023	\$0.00
2022	Winter	\$267.24	\$267.24	12/15/2022	\$0.00
2022	Summer	\$12,488.58	\$12,488.58	07/22/2022	\$0.00
2021	Winter	\$616.95	\$616.95	12/13/2021	\$0.00
2021	Summer	\$12,037.78	\$12,037.78	07/16/2021	\$0.00
2020	Winter	\$287.96	\$287.96	12/09/2020	\$0.00
2020	Summer	\$12,603.84	\$12,603.84	09/01/2020	\$0.00
2019	Winter	\$315.25	\$315.25	02/11/2020	\$0.00
2019	Summer	\$12,331.20	\$12,331.20	01/29/2020	\$0.00
2018	Winter	\$265.96	\$265.96	02/28/2019	\$0.00
2018	Summer	\$12,191.12	\$12,191.12	02/28/2019	\$0.00

Load More Years

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WARREN, MI 48089 (Property Address)

Parcel Number: [REDACTED] **Personal Property

Property Owner: REDSKIN AUTO & RV SALES

Summary Information
> Assessed Value: \$0 | Taxable Value: \$0 > Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner REDSKIN AUTO & RV SALES **Taxpayer** SEE OWNER INFORMATION
WARREN, MI 48089

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate


Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$0.00	\$0.00		\$0.00
2023	Summer	\$0.00	\$0.00		\$0.00
2022	Winter	\$0.00	\$0.00		\$0.00
2022	Summer	\$0.00	\$0.00		\$0.00
2021	Winter	\$0.00	\$0.00		\$0.00
2021	Summer	\$0.00	\$0.00		\$0.00
2020	Winter	\$0.00	\$0.00		\$0.00
2020	Summer	\$0.00	\$0.00		\$0.00
2019	Winter	\$0.00	\$0.00		\$0.00
2019	Summer	\$0.00	\$0.00		\$0.00
2018	Winter	\$0.00	\$0.00		\$0.00
2018	Summer	\$0.00	\$0.00		\$0.00

Load More Years

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WARREN, MI 48089 (Property Address)

Parcel Number: [REDACTED] **Personal Property

Property Owner: US AUTO RENTAL

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Building Department information found

> Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner	US AUTO RENTAL	Taxpayer	SEE OWNER INFORMATION
	WARREN, MI 48089		

Legal Description

PERSONAL PROPERTY PARCEL

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/17/2024

Recalculate

Tax History

⊕ **Note: Delinquent Personal Taxes may not be accurate due to periodic interest and penalty calculations.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$0.00	\$0.00		\$0.00	
2023	Summer	\$0.00	\$0.00		\$0.00	
2022	Winter	\$0.00	\$0.00		\$0.00	
2022	Summer	\$0.00	\$0.00		\$0.00	
2021	Winter	\$0.00	\$0.00		\$0.00	
2021	Summer	\$0.00	\$0.00		\$0.00	
2020	Winter	\$4.13	\$0.00		\$4.13	** Read Note(s) Above
2020	Summer	\$157.11	\$0.00		\$157.11	** Read Note(s) Above
2019	Winter	\$3.67	\$0.00		\$3.67	** Read Note(s) Above
2019	Summer	\$124.42	\$0.00		\$124.42	** Read Note(s) Above
2018	Winter	\$0.00	\$0.00		\$0.00	
2018	Summer	\$0.00	\$0.00		\$0.00	
Load More Years						

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Warren, MI 48089 (Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Property Owner: JNT INVESTMENTS LLC UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- > Commercial/Industrial Building Summary
 - W Bldg: 1938
 - # of Buildings: 3
 - Total Sq.Ft: 5,046
- > Assessed Value: \$301,810 (Taxable Value: \$190,039)
- > Property Tax Information found
- > Utility Billing Information found
- > 1 Special Assessment found
- > 49 Building Department records found

Item 1 of 3 2 Images / 1 Sketch

Customer Information

Name 201921374 OCCUPANT
Address [REDACTED] Account Number 201921374
Warren, MI 48089

Amount Due

Total Amount Due **\$123.72**
[Pay Now](#)

Current Bill

[Click here for a printer friendly version](#)

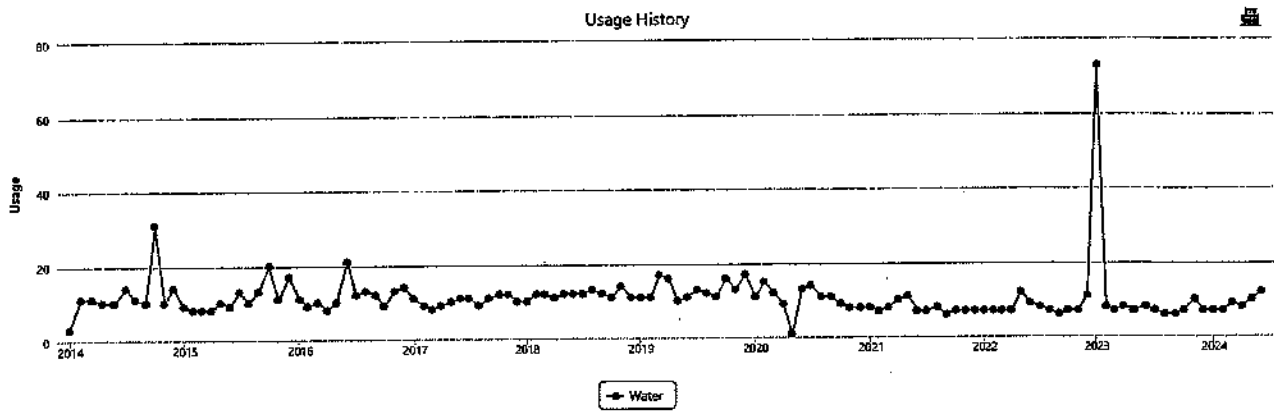
Amount Due	\$123.72	Bill From	04/29/2024	
Due Date	06/28/2024	Bill To	05/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
COMMODITY	\$0.00	\$5.16	\$0.00	\$5.16
CROSS CONNECTION	\$0.00	\$2.04	\$0.00	\$2.04
NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$0.00	\$41.30	\$0.00	\$41.30
SEWER SERVICE CHARGE	\$0.00	\$8.12	\$0.00	\$8.12
STATE MANDATED FEE	\$0.00	\$11.52	\$0.00	\$11.52
WATER	\$0.00	\$52.22	\$0.00	\$52.22
WATER SERVICE CHARGE	\$0.00	\$3.36	\$0.00	\$3.36
	\$0.00	\$123.72	\$0.00	\$123.72

History (287 Items Found)

Starting Date [REDACTED] Ending Date [REDACTED] [Click here for a printer friendly version](#)

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2024	Bill Calculated	04/29/24-05/30/24		0.00	0.00	\$123.72	\$123.72
5/30/2024	Meter Read	Water	Auto Read	1524.00	12.00	\$0.00	\$0.00
5/28/2024	Payment Posted	R24-128745		0.00	0.00	(\$105.02)	\$0.00
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$105.02	\$105.02
4/29/2024	Meter Read	Water	Auto Read	1512.00	10.00	\$0.00	\$0.00
4/24/2024	Payment Posted	R24-085981		0.00	0.00	(\$86.32)	\$0.00
4/11/2024	Bill Calculated	02/28/24-03/28/24		0.00	0.00	\$86.32	\$86.32
3/28/2024	Meter Read	Water	Auto Read	1502.00	8.00	\$0.00	\$0.00
3/21/2024	Payment Posted	R24-043099		0.00	0.00	(\$95.67)	\$0.00
3/11/2024	Bill Calculated	01/29/24-02/28/24		0.00	0.00	\$95.67	\$95.67
2/28/2024	Meter Read	Water	Auto Read	1494.00	9.00	\$0.00	\$0.00
2/22/2024	Payment Posted	R24-998941		0.00	0.00	(\$76.95)	\$0.00
2/12/2024	Bill Calculated	12/28/23-01/29/24		0.00	0.00	\$76.95	\$76.95

Usage History Chart



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