



January 29, 2026

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Re: Request for Additional Appropriations – Police

Dear Council Secretary Moore:

The Police Department and the Budget Director have indicated a need to this Council for an increase in budgeted revenues and appropriations in the amount of \$217,000.00 to account for the receipt of a grant from the State of Michigan's Michigan Commission on Law Enforcement Standards (MCOLES) for CPE in-service training awarded.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Kristina K Battle", is written over a light grey rectangular background.

Kristina K Battle
Budget Director

Approved: 
Lori M. Stone, Mayor

The digital signature block includes a blue bracketed line on the left, the text "Signed by:" above the signature, the signature "Lori M. Stone" in a cursive font, and a long alphanumeric string "F040B73E57F248E..." below the signature.

cc: Rick Fox

RESOLUTION AMENDING GENERAL REVENUES AND APPROPRIATIONS FOR FISCAL 2026 BUDGET

A _____ Meeting of the City Council of the City of Warren, County of Macomb, Michigan held _____, 2026, 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, 2025 to June 30, 2026 was adopted by Council on May 13, 2025, and

WHEREAS, the Police Department and the Budget Director have indicated a need to this Council for an increase in budgeted revenues and appropriations in the amount of \$217,000.00 to account for the receipt of a grant from the State of Michigan's Michigan Commission on Law Enforcement Standards (MCOLES),

WHEREAS, the State of Michigan MCOLES Commission has implemented in-service training requirements for all licensed law enforcement with a three-year pilot program. Agencies will be awarded \$1,000.00 per full time law enforcement officer based on 2026 FTE Annual Registration information which is program year three,

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the original General Appropriation Resolution for Fiscal 2025 Budget, approves the additional revenues and appropriation of funds to the following budget line items in the General Fund Budget in the amount of \$217,000.00.

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Increase Revenues:</u>		
101-0080-54405	Police MCOLES CPE Training	\$ 217,000.00
<u>Increase Appropriations:</u>		
101-1301-82405	Police CPE Training Expense	\$ 217,000.00

BE IT FURTHER RESOLVED, that the City Council hereby revises the estimated appropriations for the General Fund Budget for fiscal 2026 in the amount of \$217,000.00.

AYES: Council Members _____

NAYS: Council Members _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2026.

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



MEMORANDUM

DATE: February 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Commission on Disabilities

City Council:

Pursuant to the provision of Section 2-265 of the Warren Code of Ordinances and by the authority vested in me, I hereby notify you of the following reappointment:

Name	Date of Expiration
John Couture	February 28, 2029

City Council approval is not required, however per City Charter Section 7.6, Council, at such meeting or at its next meeting, may disapprove such an appointment by a resolution which shall state the reasons for such disapproval.

Respectfully submitted,

Signed by:
Lori M Stone
F040B73E57F248E...

Lori M. Stone
Mayor

Cc: Clerk
Commission on Disabilities



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Tue 1/27/2026 4:50 PM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Disability Commission

Name

John Couture

Address

[REDACTED]

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

13.5

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

File Clerk for [REDACTED] in [REDACTED] for over 13 years

Education

[REDACTED] high school in [REDACTED] High School in [REDACTED] both in Michigan currently a student at [REDACTED]
[REDACTED] here in Warren Michigan

Affiliations (Clubs, Fraternal, Military, Church, etc.)

I'm a member of [REDACTED] Conference at [REDACTED] here in Warren and I'm also a Usher at [REDACTED] here in Warren

Political Offices held, if any (Please include dates of service)

I was a Precinct delegate in Warren for the 2020 General Election

Please feel free to add any additional information

I'm am very happy with being a resident here in Warren and I'm always riding the bus or walking around our community here in Warren Michigan USA

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



CITY CONTROLLER
ONE CITY SQUARE, SUITE 425
WARREN, MI 48093-6726
(586) 574-4600
www.cityofwarren.org

January 21, 2026

Mindy Moore
Council Secretary

RE: Financial Statement Audit Contract

Honorable Council Secretary Moore:

With the successful conclusion of the review of City financial operations for the fiscal year ended June 30, 2025, we would like to finalize payment to Plante Moran for services rendered. The most recent progress billing includes payment for services outside the scope of the original agreement. The majority of the costs relate to the conversion of the City's payroll from the original IDC software to the BS&A software and the substantial learning curve in every application in the transition from a .NET system with a locally maintained hardware infrastructure to a cloud-based system. The functioning of the cloud-based applications is much different than that of their .NET predecessors. Both different processes and more complex ways of sharing information across applications has made the transition tedious and cumbersome.

Mindy Moore, Council Secretary
RE: Financial Statement Audit Contract
January 21, 2026
Page 2

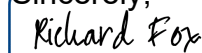
In recognition of the difficulty in adapting the cloud-based system to our processes, the scale of which is new to their software, BS&A management has responded with financial incentives that both cover the additional costs of the financial audit and provide training to help with fully integrating the City into the new system.

The purpose of this correspondence is to modify the audit contract to accommodate the additional costs. The contract with Plante Moran provides multiple hourly rates for ancillary services. The out-of-scope work performed by the auditor was clearly not anticipated in the original agreement. To facilitate the payment of the balance due to the auditor we need to modify the agreement to include those costs.

The out-of-scope services total \$56,930 - \$2,130 for additional work required for compliance with new GASB 101 requirements regarding compensated absences and \$54,800 related to additional testing and time requirements resulting from software transition.

Attached for your review and approval is the appropriate resolution.

Sincerely,
Signed by:



CF2C773236C54C9...

Richard Fox
City Controller

Signed by:



E640E2D7FFE5449...
Craig Treppa
Purchasing Agent

Concurred:
Approved:



F040B73E57F248E...
Lori M. Stone
Mayor

RESOLUTION

Document No: RFP-W-9764

Product or Service: Auditing Services Increase of Award

Requesting Department: Controller's Office/37th District Court

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 _____.

Sealed Request for Proposals were accepted, publicly opened and read on March 21, 2018 at 1 p.m.

On April 24, 2018, Warren City Council approved an award to Plante Moran, PLLC, 1098 Woodward Avenue, Detroit, MI 48226 to furnish Auditing Services for the City of Warren for a four (4) year period, with options to extend for three (3) additional two (2) year periods, with each extension having mutual consent of both parties and being subject to City Council approval. The award has subsequently been extended twice for two (2) year periods, once on March 8, 2022, and again on April 9, 2024, covering fiscal years ending June 30th 2022, 2023, 2024 and 2025.

The original contract award for the audits of Fiscal Year 2024 and 2025, as approved by Council on April 9, 2024, was \$333,555.00. That contract was subsequently increased to \$362,425.00 on February 25, 2025, to recognize additional review and compliance requirements of AICPA Statements of Accounting Standards effective for the first time in the review of Fiscal 2024 operations.

For the fiscal year ended June 30, 2025, additional services were needed for out-of-scope services required as the result of delays, conversion and review requirements in connection with the change of the City's payroll system to BS&A software and transition from a .NET system to a cloud-based system. Also adding to cost was new compliance requirements of GASB 101 regarding compensated absences. The total cost of the out-of-scope services for the Fiscal 2025 audit is \$56,930.00. We are asking that the Grand Total costs for audit services for Fiscal Years 2024 and 2025 be increased to \$419,355.00 (\$362,425.00 + \$56,930.00).

Funds are available in the various departmental accounts.

IT IS RESOLVED, that the agreement with Plante & Moran, PLLC for the audits of fiscal years 2024 and 2025 is hereby increased to a total cost not to exceed \$419,355.00 over the two-year period.

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:

(check where applicable) ☒ Proposal Documents
☐ 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 _____, 2026.

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 _____, 2026.

Sonja Buffa
City Clerk

City of Warren, MI: goodwill proposal*

BS&A greatly values our many years of strong relationship with the City of Warren. Your partnership and support is recognized and appreciated at the top levels of the BS&A organization.

BS&A is proposing a set of goodwill financial credits, as well as additional commitments. The goal of the structure of the credits is not only to provide financial consideration, but also to provide a structure to ensure continuous optimization of Warren's use of the BS&A software to get the most value from your investment.

Total Financial Credits: \$120,000

- \$60,000 subscription credit.
- \$60,000 training & consulting credit.
 - \$15k 2026
 - \$15k 2027
 - \$15k 2028
 - \$15k 2029

Other BS&A Commitments

- Assigned Customer Success Manager, specifically Kurt Kramer, for 6 months.
Estimated additional \$30,000 in value.
- 5-year contractual commitment with maximum year-over-year subscription increase capped at CPI.

Total financial credits is equivalent to ~28% of current year subscription. When additional value of CSM is added in, that total is ~35% of current year subscription.



DATE: FEBRUARY 2, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: ITB-W-1782; RECOMMENDATION OF AWARD TO FURNISH LARGE GATE VALVE & BLOW-OFF VALVE REPAIRS

The Purchasing Division concurs with the Water Division and recommends that Bid ITB-W-1782; to Furnish Large Gate Valve and Blow-off Valve Repairs, be awarded to the sole bidder, Xylem Dewatering Solutions, Inc., dba Wachs Water Services (Xylem), 84 Floodgate Road, Bridgeport, NJ 08014, in a total amount not to exceed \$277,500.00.

On Wednesday, January 28, 2026 at 1:00 PM local time, electronic bids to furnish Large Gate Valve and Blow-off Valve Repairs were publicly opened. Bids were solicited to two-hundred six (206) vendors through the BidNet® (MITN) system. One (1) vendor responded with a bid, which is detailed on the attached bid tabulation sheet for your review.

This recommendation before your honorable body today is for the mobilization, assessment, repair, repacking, and operating of a total of ten (10) 42" horizontal geared gate valves and nine (9) 12" Blow-off valves located in various locations throughout the City. These valves are essential to managing water flow along the 42-inch water main from Eight (8) Mile Road to Fourteen (14) Mile Road. These valves play a vital role in supplying water to residents and businesses located throughout the City of Warren.

The work to be completed by Xylem can be broken down into various segments and will be charged at the rates submitted in Xylem's bid; ITB-W-1782.

Horizontal Geared Gate (Cone) Valves:

Xylem will be responsible for assessing, providing "normal wear and tear" repairs, repacking, and operating a total of ten (10) cone valves ranging from 24" to 30". The initial cost for this work is \$6,000.00 per valve, for a total of \$60,000.00.

12" Blow-Off Valves:

Xylem will be responsible for assessing, providing "normal wear and tear" repairs, repacking, and exercising a total of nine (9) blow-off valves. The initial cost for this work is \$2,500.00 per valve, for a total of \$22,500.00.

Additional Work:

After the initial assessments and initial repairs are made of all of the valves, Xylem may need to make additional repairs that fall outside of the original scope of the bid specification. In these circumstances, a fixed fee of \$5,000.00 per day shall be assessed to the City. The Water Division is estimating that fifteen (15) days are needed to conduct these additional repairs. The total estimated cost for this Additional Work is \$75,000.00. Any additional work performed must be pre-authorized by the City's Water Division.

Additional Parts and Materials:

Xylem shall charge the City for any additional parts and materials that fall outside the initial scope of work at a 15% markup over cost. The Water Division estimates this amount to be \$80,000.00.

Mobilization Fee:

Xylem will be charging a total of \$8,000.00 for each time they need to mobilize their workforce and equipment. The Water Division is estimating that a total of five (5) mobilizations will be needed to complete this project, which amounts to an estimated total of \$40,000.00.

Summary of Estimated Cost:

DESCRIPTION	ESTIMATED COST
Horizontal Geared Gate (Cone) Valves	\$ 60,000.00
12" Blow-Off Valves	\$ 22,500.00
Additional Work	\$ 75,000.00
Additional Parts and Materials	\$ 80,000.00
Mobilization Fee	\$ 40,000.00
NOT TO EXCEED AMOUNT:	\$ 277,500.00

Funds are available in the following Account: 592-1540-80100.

Respectfully Submitted,

Signed by:

Shanah Turner

D3220749F3AC487...

Shanah Turner
Assistant Buyer

Read and Concur,

Signed by:

Craig Treppa

E610E2D7FFE5449...

Craig Treppa
Purchasing Agent

Signed by:

Kris Battle

F6FDC83AE1C142B...

Kris Battle
Budget Director

DocuSigned by:

Richard Fox

CF2C773236C54C9...

Richard Fox
Controller

Signed by:

Lori M Stone

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Lori M. Stone
Mayor

ITB-W-1782

**WACHS WATER SERVICES
AS-READ BID DETAIL**

**FURNISH TEN (10) LARGE
GATE VALVE REPAIRS
Page 5 OF 18**

ITEM A: 42" HORIZONTAL GEARED GATE VALVES Pricing is to be complete for Initial Mobilizing, Assessing, Repairing, Repacking, and Operating (exercising).					
ITEM	LOCATION OF GATE VALVE(S)	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
A1.	32899 Van Dyke Ave., Warren, MI 48093	24" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A2.	31250 Van Dyke Ave., Warren, MI 48093	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A3.	29000 Van Dyke Ave., Warren, MI 48093	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A4.	28851 Hoover Rd., Warren, MI 48093	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A5.	27003 Hoover Rd., Warren, MI 48093	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A6.	27027 Schoenherr Rd., Warren, MI 48088	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A7.	26851 Schoenherr Rd., Warren, MI 48089	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A8.	13560 10 Mile Rd., Warren, MI 48089	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A9.	23849 Groesbeck Hwy., Warren, MI 48089	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A10.	23055 Groesbeck Hwy., Warren, MI 48089	30" Cone Valve	1	\$ 6,000.00	\$ 6,000.00
A11.	Mobilization Fee (Total for ten (10) 42" Horizontal Geared Gate Valves			LOT	\$ 8,000.00
ITEM A TOTAL:					\$ 68,000.00

ITEM B: 42" HORIZONTAL GEARED GATE VALVES ADDITIONAL WORK		
ITEM	ADDITIONAL WORK	PRICE
B1.	Daily Rate for furnishing additional work for 42" Horizontal Geared Gate Valves	\$ 5,000.00
B2.	Markup on Parts and Materials that are used in conjunction with additional work	15% Markup Over Vendor Cost
B3.	Mobilization Fee (per event) if additional work is needed	\$ 8,000.00

(OPTIONAL) ITEM C: 12" BLOW-OFF VALVES Pricing is to be complete for Initial Mobilizing, Assessing, Repairing, Repacking, and Operating (exercising).				
ITEM	DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
C1.	12" Blow-off Valves	9	\$ 2,500.00	\$ 22,500.00
ITEM C TOTAL:				\$ 22,500.00

(OPTIONAL) ITEM D: 12" BLOW-OFF VALVES ADDITIONAL WORK		
ITEM	ADDITIONAL WORK	PRICE
D1.	Daily Rate for furnishing additional work for 12" Blow-off Valves	\$ 5,000.00
D2.	Markup on Parts and Materials that are used in conjunction with additional work	15% Markup Over Vendor Cost
D3.	Mobilization Fee (per event) if additional work is needed	\$ 8,000.00



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

David Koss
Superintendent

January 30, 2026

Craig Treppa, Purchasing Agent
Purchasing Division of the City of Warren

Re: ITB-W-1782 – Large Gate Valve Repairs

Dear Mr. Treppa:

The Water Division recommends awarding the contract for ITB-W-1782 to Xylem Dewatering Solutions, doing business as Wachs Water Services, for the repairs of one 24-inch and nine 30-inch cone valves in the City's water distribution system. The contract as submitted is for services to mobilize, evaluate and perform maintenance and minor repairs to the valves in an amount of \$68,000.00. Additional work in Option C of the bid for nine 12-inch blow-off valves to be evaluate and perform maintenance and minor repairs to the valves in the amount of \$22,500.00 for a total of \$90,500.00. The Water Division recommends fund to complete the necessary repairs with additional work and parts. The Water Division is estimating four mobilization fees at \$8000.00 for a total of \$32,000.00. An extra fifteen days of work at \$5000.00 a day for a total of \$75,000.00. An estimate of \$80,000.00 for parts and materials that are used in conjunction with additional work not to exceed \$277,500.00. Please find the attached Bid Summary detailing the valves scheduled for repairs.

The bid pertains to the operation and repairs of critical components within the City's water system. The valves in question are essential to managing water flow along the 42-inch water main from Eight Mile to Fourteen Mile. They play a vital role in supplying water to subdivisions located throughout the City of Warren.

Fund are available in the Water and Sewer System account #592-1540-80100.

I will be available for City Council for any questions they may have in regarding this request. You can reach me at the office at 586.759.9234 or my cell at 586.601.5450.

If you concur with my recommendations, please forward to the Mayor and City Council for approval.

Sincerely,

Signed by:

Derek Richter

75F08CAD5C7D46F...

Derek Richter, Deputy Superintendent
City of Warren Water Division

RESOLUTION

Document No: ITB-W-1782

Product or Service: Furnish Large Gate Valve & Blow-off Valve Repairs

Requesting Department: Water Division

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 Wednesday, January 28, 2026 at 1:00pm Local Time.

The following bids have been received by City Council:

BIDDER:**AMOUNT:****Please see attached bid tabulation**

The bid of Xylem Dewatering Solutions, Inc., dba Wachs Water Services (Xylem), 84 Floodgate Road, Bridgeport, NJ 08014, has been determined to be the sole bidder to furnish large gate valve repairs, in a total amount not to exceed \$277,500.00, at the estimated costs shown in the table below.

DESCRIPTION	ESTIMATED COST
Horizontal Geared Gate (Cone) Valves	\$ 60,000.00
12" Blow-Off Valves	\$ 22,500.00
Additional Work	\$ 75,000.00
Additional Parts and Materials	\$ 80,000.00
Mobilization Fee	\$ 40,000.00
NOT TO EXCEED AMOUNT:	\$ 277,500.00

Funds are available in the following Account: 592-1540-80100.

IT IS RESOLVED, that the bid of Xylem Dewatering Solutions, Inc., dba Wachs Water Services (Xylem), is hereby accepted by City Council in a total amount not to exceed \$277,500.00, in the estimated costs shown in the table above.

IT IS FURTHER RESOLVED, that any necessary additional work that falls outside the original scope of the bid specification, must be pre-authorized by the City's Water Division.

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 _____, 2026.

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
_____, 2026.

Sonja Buffa
City Clerk



DATE: JANUARY 27, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: ITB-W-1784; RECOMMENDATION OF AWARD TO FURNISH & DELIVER RAPID SET EMULSION RS-2

The Purchasing Division concurs with the Department of Public Works (DPW) and recommends that Bid ITB-W-1784; to Furnish & Deliver Rapid Set Emulsion RS-2, be awarded to the sole bidder, Michigan Paving & Materials, Co., 1950 Williams Street, Alma, MI 48801, for a one (1) year period, with the option to renew for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$78,250.00.

On Wednesday, January 21, 2026 at 1:00 PM local time, electronic bids to furnish and deliver Rapid Set Emulsion RS-2 were publicly opened. Bids were solicited through the BidNet® (MITN) system. One (1) vendor responded with a bid, which is detailed on the attached bid tabulation sheet for your review.

Rapid Set Emulsion RS-2 is a light tar that is mixed with limestone in a process called seal patching. Seal patching is used to repair pot holes and has a much longer life span than cold patching. RS-2 is for warm weather use and MWS-90 is for cold weather use.

If approved by your honorable body, this award will commence on April 29, 2026, or upon the official date of City Council approval, whichever occurs later, for a one (1) year period, with the option to renew for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$78,250.00.

Funds are available in the following Account: 101-0000-10900.

Respectfully Submitted,

Signed by:

Shanah Turner

D3220749F3AC487...

Shanah Turner
Assistant Buyer

Read and Concur,

Signed by:

Craig Treppa

E610E2D7FFE5449...

Craig Treppa
Purchasing Agent

Signed by:

Kris Battle

F6FDC83AE1C142B...

Kris Battle
Budget Director

DocuSigned by:

Richard Fox

CF2C773236C54C9...

Richard Fox
Controller

Signed by:

Lori M Stone

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Lori M. Stone
Mayor

City of Warren 1 City Square Warren MI 48093				BID: ITB-W-1784 Bid Opening Date: 1/21/2026 Department: DPW			
Product or Service: FURNISH & DELIVER RAPID SET EMULSION RS-2							
BIDDER	ITEM 1A RS-2 or TERRY SEAL SP			ITEM 1B MWS-90 or TERRY SEAL WP			GRAND TOTAL (ITEM 1A & 1B)
	EST. ANNUAL USAGE (GALLONS)	UNIT COST PER GALLON	EXTENDED COST	EST. ANNUAL USAGE (GALLONS)	UNIT COST PER GALLON	EXTENDED COST	
MICHIGAN PAVING & MATERIALS CO.	12,000	\$ 6.00	\$ 72,000.00	1,000	\$ 6.25	\$ 6,250.00	\$ 78,250.00
SJR PAVEMENT REPAIR, INC.	DID NOT SUBMIT REQUIREMENT DOCUMENTS, THEREFORE, NOT CONSIDERED FOR AWARD						

DATE: January 26, 2026

TO: Craig Treppa, Purchasing Agent

FROM: Scott Raedel, Superintendent, Division of Public Works

RE: ITB-W-1784 Supply RS-2 and MWS-90 rapid set emulsion

Craig,

The Division of Public Works recommends the award to supply RS-2 Emulsion to Michigan Paving and Materials Co.

Their low bid to supply 12,00 gallons of RS-2 @ \$6.00 per gallon totaling \$72,000, and 1,000 gallons of MWS-90 @ \$6.25 per gallon totaling \$6,250. The total bid to supply both products being \$78,250.

Emulsion is a light tar that is mixed with limestone in a process called seal patching. Seal patching is used to repair pot holes, and has a much longer life span than cold patching. RS-2 is for warm weather, and MWS-90 is for cold weather use.

Funds for this will be paid from DPW account 101-0000-10900.

I will be available for any questions you or City Council may have in regards to this bid by the Division of Public Works.

Sincerely,

Signed by:

2848617D91374D2...

Scott Raedel
Superintendent
Division of Public Works

RESOLUTION

Document No: ITB-W-1784

Product or Service: Furnish & Deliver Rapid Set Emulsion RS-2

Requesting Department: Department of Public Works (DPW)

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 Wednesday, January 21, 2026 at 1:00pm Local Time.

The following bids have been received by City Council:

BIDDER:

AMOUNT:

Please see attached bid tabulation

The bid of Michigan Paving & Materials, Co., 1950 Williams Street, Alma, MI 48801, has been determined to be the sole bidder to furnish and deliver Rapid Set Emulsion RS-2, for a one (1) year period, with the option to renew for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$78,250.00.

Funds are available in the following Account: 101-0000-10900.

IT IS RESOLVED, that the bid of Michigan Paving & Materials, Co., is hereby accepted by City Council for a one (1) year period, with the option to renew for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$78,250.00.

IT IS FURTHER RESOLVED, that the award shall commence on April 29, 2026, 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:

☒ 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 _____, 2026.

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
_____, 2026.

Sonja Buffa
City Clerk



MEMORANDUM

DATE: February 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Library Commission

City Council:

Pursuant to the provision of the Library Commission and the authority vested in me, I hereby notify you of the following reappointments.

Name	Date of Expiration
Natalie Piernak	June 30, 2029

While City Council approval is not required, per City Charter Section 7.6, Council, at such meeting or at its next meeting, shall disapprove such an appointment by a resolution which shall state the reasons for such disapproval.

Respectfully submitted,

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor

Cc: Clerk
Library Commission



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Mon 12/23/2024 3:19 PM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Library Commission

Name

Natalie Piernak

Address

[REDACTED]

Warren, Michigan [REDACTED]

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

2

Warren Business Owner

No

Appointment Request

- New Appointment Request

Work Experience

Digital Services Librarian

Full-time

Jul 2021 – Present

Troy Public Library

Troy, Michigan

Adult Reference Librarian and Programming Coordinator

Part-time

Apr 2021 - Jul 2021

White Lake Township Library

White Lake, Michigan

Technology Librarian

Part-time

Mar 2019 - Jul 2021

Troy Public Library

Troy, Michigan

Adult Services Intern

Part-time

Nov 2017 - Mar 2019

Troy Public Library

Troy, Michigan

Archival Intern

Part-time

May 2017 - Aug 2017

Carhartt

Dearborn, MI

Library Assistant

Part-time

Aug 2015 - Nov 2017

Troy Public Library

Troy, Michigan

Education

Wayne State University- Detroit, MI

Master of Library and Information Science- 2018

Archival Certificate

Wayne State University- Detroit, MI

Bachelor of Arts- 2012

Major: Fashion Design and Merchandising

Affiliations (Clubs, Fraternal, Military, Church, etc.)

Michigan Library Association

Please feel free to add any additional information

Michigan Library Association Leadership Academy graduate- 2024


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 (Property Address)

Parcel Number:



Item 1 of 1

1 Image / 0 Sketches

Customer Name:

Summary Information

> Commercial/Industrial Building Summary

- Yr Built: 1964

- # of Buildings: 26

- Total Sq.Ft.: 4,900

> Assessed Value: \$4,078,760 | Taxable Value: \$1,977,545

> 316 Building Department records found

> Property Tax information found

Owner and Taxpayer Information

Owner

WARREN, MI

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	CENTER LINE PUBLIC SCHOOLS	Assessed Value	\$4,078,760
NOTES	No Data to Display	Taxable Value	\$1,977,545
User Number Index	0	State Equalized Value	\$4,078,760
User Alpha 1	Not Available	Date of Last Name Change	05/24/2018
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/01/1994

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$3,117,730	\$3,117,730	\$1,883,377
2022	\$2,813,690	\$2,813,690	\$1,793,693
2021	\$2,556,290	\$2,556,290	\$1,736,393

Land Information

Zoning Code	R-3	Total Acres	6.887
Land Value	\$675,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	CMCOP MULTI FAM CO-OP	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

BLISSMOR SUBDIVISION LOTS 30 TO 41 INCL L.40 P.44 &45



ASSESSING DEPARTMENT
ONE CITY SQUARE, SUITE 310
WARREN, MI 48093-6726
(586) 574-4621
www.cityofwarren.org

February 2, 2026

Mindy Moore
Council Secretary
Warren City Council

RE: Request to approve the Meeting Place for the 2026 Board of Review.

Council Secretary Moore:

Section 9.9 of the Warren City Charter requires that the Board of Review convene on the third Monday in March of each year and shall sit for not less than three (3) days. The Charter also requires that at the first regular meeting February of each year, the City Council designate the meeting place for the Board of Review to convene.

For 2026, the Board of Review is scheduled to convene and be in session on March 16th, 17th, and 18th to hear complaints of persons considering themselves aggrieved by their assessment. The Van Dyke Conference Room has been reserved for the days the Board of Review is scheduled for this meeting and the subsequent meetings in July and December.

I ask that your Honorable Body approve the requested venue for the Assessing Board of Review Meetings.

Thank you for your consideration in this matter.

Sincerely,

Signed by:

James H. Elrod

James H. Elrod
Warren Assessor

Read and Concur:

Signed by:

Lori M. Stone

Lori M. Stone
Mayor of Warren



DEPARTMENT OF PUBLIC SERVICE

ONE CITY SQUARE, SUITE 320

WARREN, MI 48093-5284

(586) 574-4604

FAX (586) 574-4517

www.cityofwarren.org

January 12, 2026

Mindy Moore, Council Secretary

RE: Resolution for 25458 Peter Kaltz (Garage Only) Nuisance Abatement

Honorable Council Secretary:

The approval of a resolution is necessary for the demolition of a garage only at **25458 Peter Kaltz** which is under the nuisance abatement program.

Attached, please find the appropriate resolution and place on the **February 10, 2026 consent agenda** for a **March 10, 2026** City Council Meeting.

Thank you for your cooperation in this matter.

Sincerely,

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

Dave Muzzarelli, Director
Department of Public Service

Read and Concur,

Approved:

Signed by:

Laura Sullivan

D5AB6A2EE6F9412...
City Attorneys Office

Read and Concur,

Approved:

Signed by:

Lori M. Stone

F040B73E57F248E...
Lori M. Stone, Mayor

Cc: Building
Property Maintenance
Controllers
Clerk
Assessing



JAN 13 2026

CITY ATTORNEY'S OFFICE

DEPARTMENT OF PUBLIC SERVICE

ONE CITY SQUARE, SUITE 320

WARREN, MI 48093-5284

(586) 574-4604

FAX (586) 574-4517

www.cityofwarren.org

January 12, 2026

City Attorney

RE: **Severely dilapidated one story garage (approximately 800 sq. ft), slab with possible foundation at:**

**25458 Peter Kaltz (Garage Only)
13-21-352-005**

LOT 79 SUPERVISOR'S PLAT OF KALTZ HOMESTEAD SUBDIVISION, according to the plat thereof as recorded in Liber 21, Page 1 of Plats, Macomb County Records.

Interested Parties: Jada McIntosh
JoAnn Hopkins/Trustee JoAnn Hopkins Living Trust
LG Hopkins of Tennessee LLC
LG Hopkins
Mark Bell

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 **June 26, 2025**. 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", is 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
25458 Peter Kaltz- Garage Only
13-21-352-005**

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 **June 26, 2025** 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: **25458 Peter Kaltz**

Parcel No. **13-21-352-005**

Known as : **LOT 79 – SUPERVISOR'S PLAT OF KALTZ HOMESTEAD SUBDIVISION, according to the plat thereof as recorded in Liber 21, page 1 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:

6. **The building, structure, or a part of the building structure is manifestly unsafe for the purpose for which it is used.**

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 **severely dilapidated one story garage (approximately 800 sq. ft.), slab with possible foundation at: 25458 Peter Kaltz** 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 _____, 2026.

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 _____, 2026.

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 1/8/2025

Property Address 25458 Peter Kaltz Owners Name Jada McIntosh
 Sidwell 12-13-21-352-005 Owners Address 25458 Peter Kaltz
 Subdivision Super. Plat of Kaltz Homestead L21 P14 Owners City Warren Zip MI
 Date of Complaint/Discovery 4/30/2024 Agent _____
 Ord. Sec. 9-165, Par, Violation _____ Agent Address _____

Specifics:

- 1 Severely dilapidated detached garage. Failing roof structure and wall sections.
- 2 3 letters sent to owner in 2024 citing the situation. Owner did not reply to any of the violation letters.
- 3 Nuisance Abatement process started and first of 3 hearings held on 11/21/2024. Owner stated there
- 4 was a death in the family. File hold for 6 months. Hearings held on 5/29 & 6/26/2025. No progress
- 5 Granted a field inspection to assess damage. Garage remains in disrepair, visible from adjacent
- 6 rear yard.

Building Size Garage only (approx. 800 sq. ft.) Type Exterior siding Story 1

Has: foundation, piers, crawl space, basement slab w/possible foundation

Accessory Building Size(s)

- 1 Garages
- 2 Sheds
- 3 Other

Lot Size 68 ft. x 323 ft.

Utilities Connected n/a

Date of Nuisance Abatement Hearing 11/21/2024, 5/29/2025 and 6/26/2025

Owner or representative appearing at hearing Jada McIntosh (owner)

Date/Postings

- 1 Unsafe structure 9/11/2024
- 2 No Occupancy - C/O required
- 3 Stop work
- 4 Re-postings

City Certification inspections obtained _____

Permits obtained, Inspections performed

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

Assessed Value _____ Length of Vacancy _____ Year Home Built _____

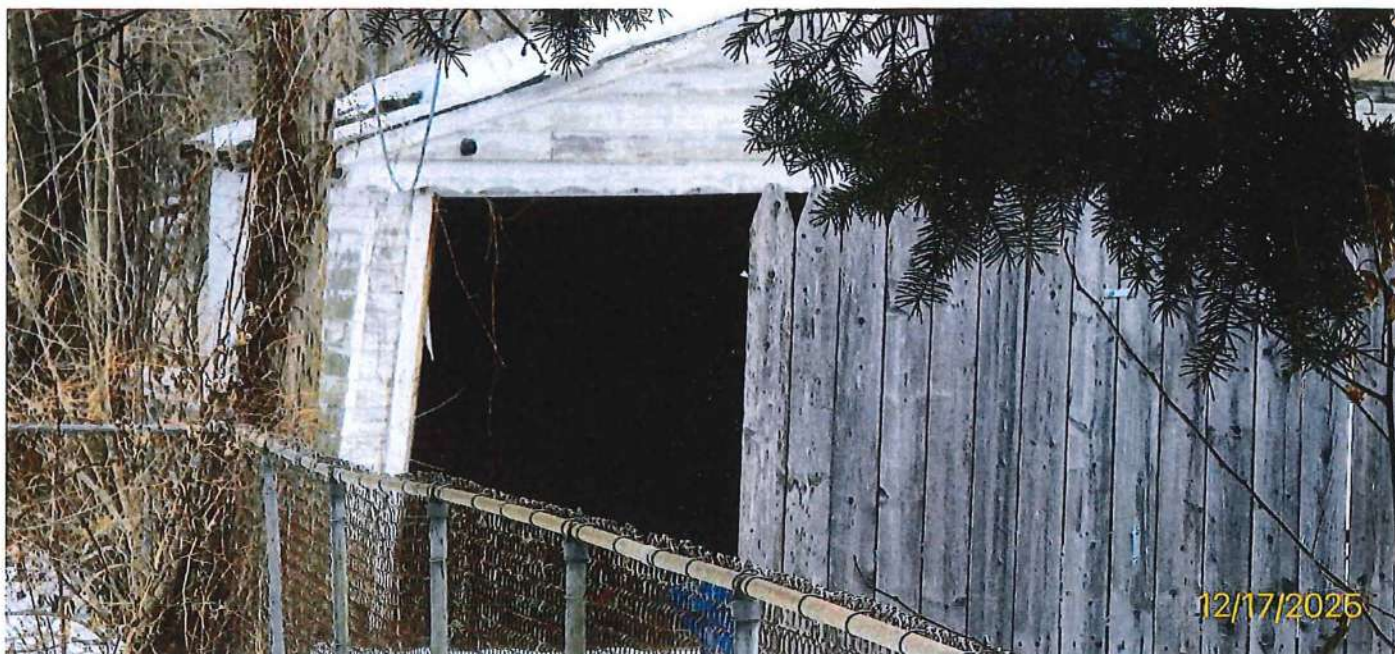
Taxes paid/pending _____

Comments & Other Removal: Several attempts made to allow owner time to repair or remove the structure.
A field inspection was performed to evaluate, the structure remains in disrepair at this time.





**Additional pictures for
Public Service & Mayor**



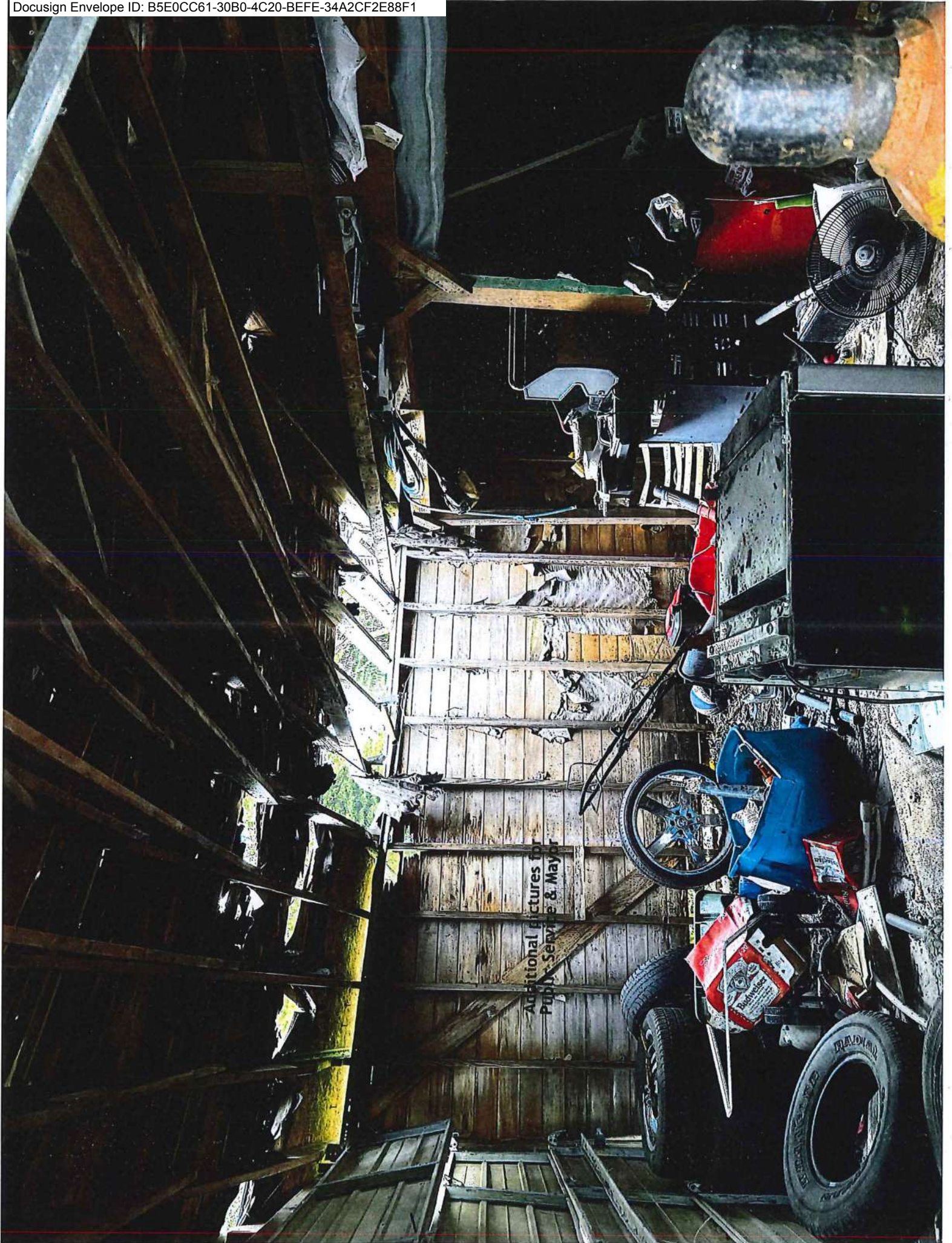
**Additional pictures for
Public Service & Mayor**

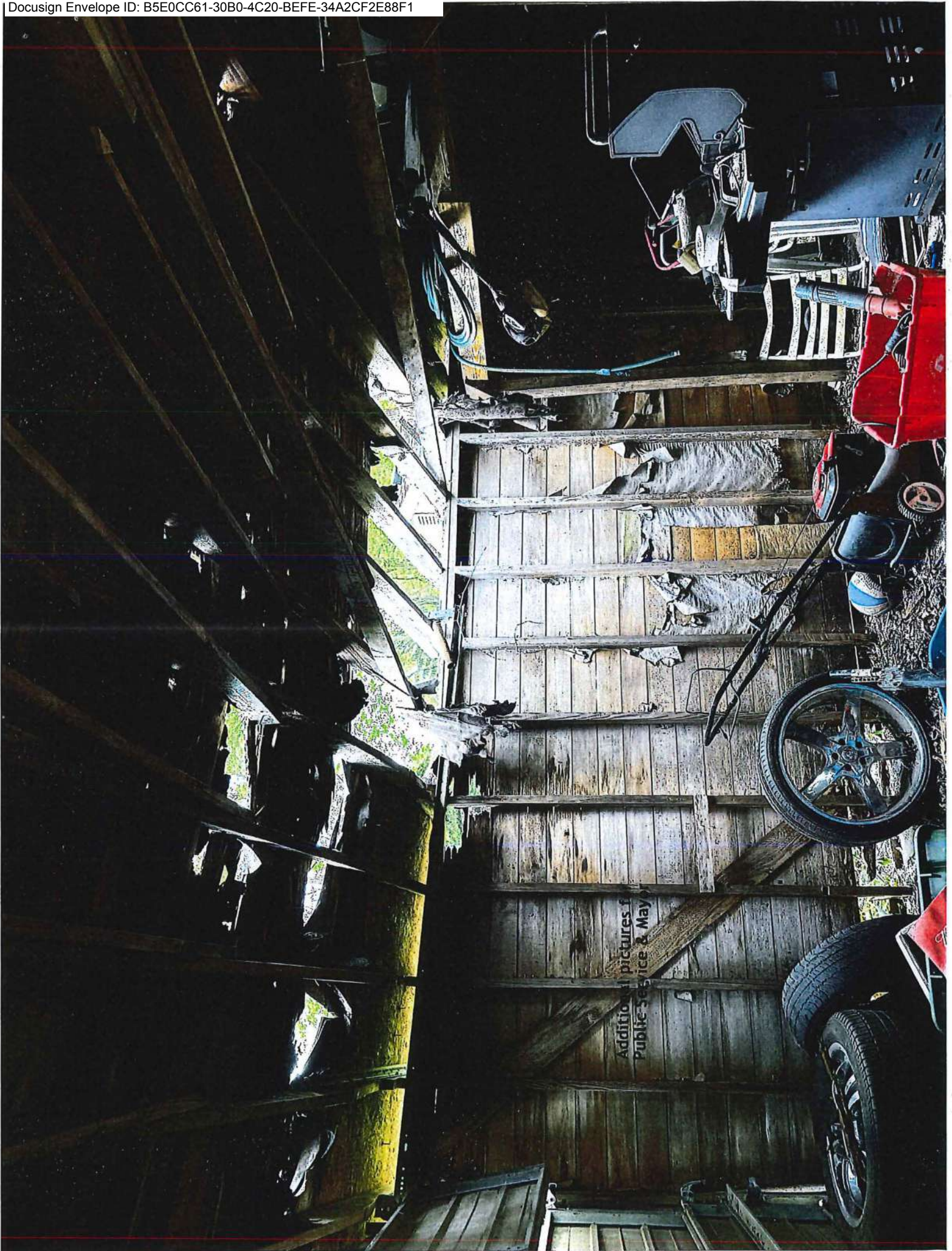


Additional pictures for
Public Service & Mayor







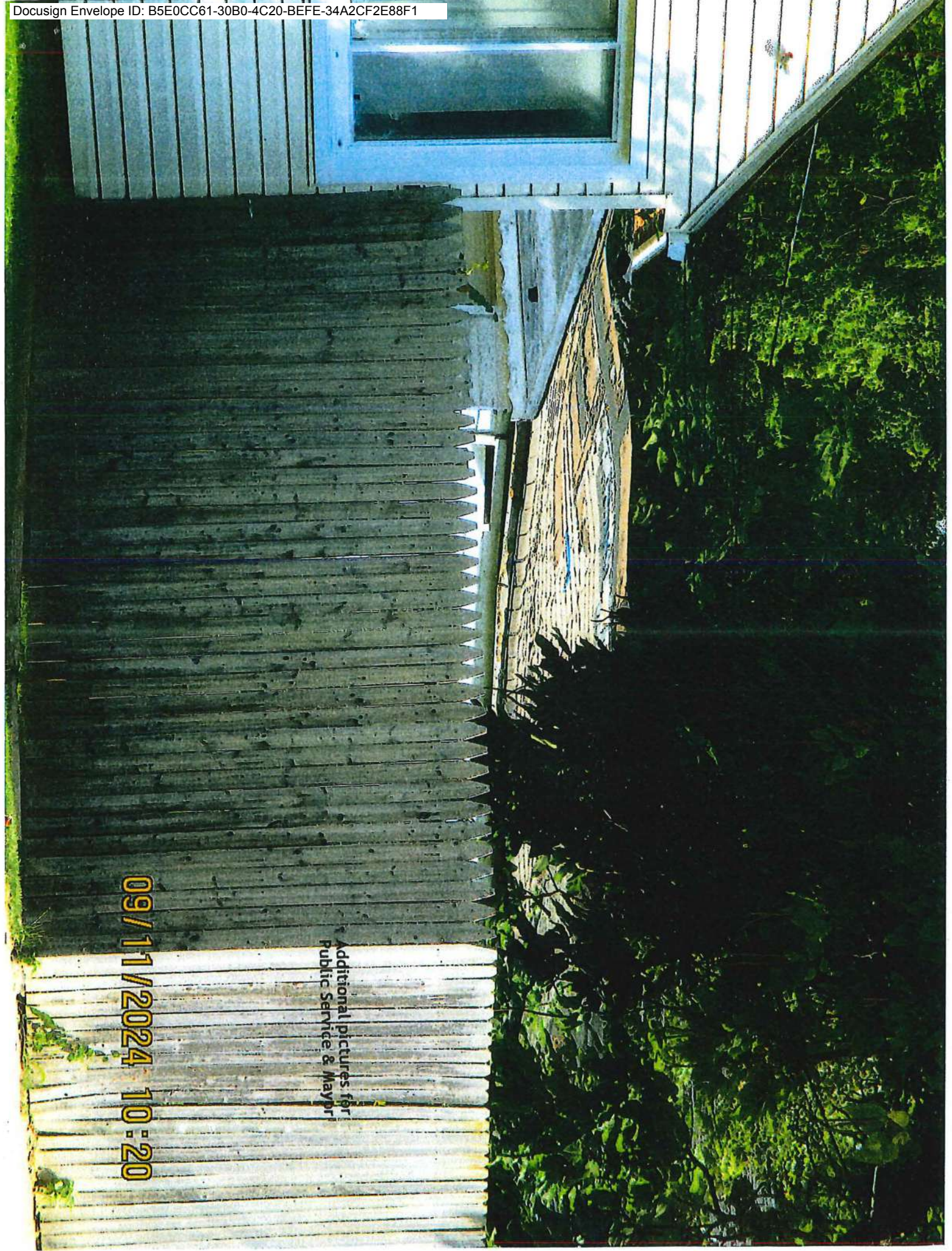


Additional pictures for
Public Service & May



Additional pictures for
Public Service & Mayor

09/11/2024 10:20



Additional pictures for
Public Service & Mayor

09/11/2024 10:20

CITY OF WARREN
ORDER
ABATEMENT BY DEMOLITION

To: Hearing Attendees

Re: Administrative Hearing - Property Maintenance Ordinance

Division of Buildings and Safety Engineering

Date: June 26, 2025

Officer: Michael Swafford

Title: Hearing Officer

Property Description:

Name: Jada Mcintosh

Address: 25458 Peter Kaltz Warren, MI 48091 **Garage**

Legal Description: SUPERVISORS PLAT OF KALTZ HOMESTEAD SUB LOT 79

Tax I.D. Number: 12-13-21-352-005

Recorded in Liber: 21 Page: 14 of Macomb County Records

Owner:

Mailing Name: Jada Mcintosh

Address Address: 25458 Peter Kaltz

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). 6: The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.

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 July 26, 2025.

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 June 26, 2025 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: Jada McIntosh

Property address: 25458 Peter Kaltz Warren, MI 48091 **Garage**

Property description: SUPERVISORS PLAT OF KALTZ HOMESTEAD SUB LOT 79

Tax I.D. Number: 12-13-21-352-005

Recorded in Liber: 21, Page: 14 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.) 6: The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.

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, 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

BUILDING DIVISION
NUISANCE ABATEMENT MINUTES
June 26, 2025

In attendance:

Paul Lize, Building Inspector
Laura Sullivan, Assistant City Attorney

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

13876 Hendricks (12-13-36-109-034) House All parties have been duly notified and letters were posted on the building in question. Alexis Funicari (Grand Daughter) Appeared

Mr. Swafford stated home not being maintained/owner believed deceased.

DETERMINATION:

Mr. Swafford will hold 60 days to give Alexis Funicari time to sell property now that the property is back in her grandma's name.

Audience Participation

20730 Montrose (12-13-36-386-001) House All parties have been duly notified and letters were posted on the building in question. Kirit Patel appeared

Mr. Swafford stated this is a boarded up vacant home over 10 years vacant.

DETERMINATION:

Mr. Swafford will hold 90 days to see if the property sells owner has 2 offers.

Audience Participation

25458 Peter Kaltz (12-13-21-352-005) Garage All parties have been duly notified and letters were posted on the building in question. Owner Jada McIntosh appeared.

Mr. Swafford Stated garage is severely dilapidated unsafe needs repair.

DETERMINATION:

Mr. Swafford declared the garage hold 90 days send to Public Service for removal.

Audience Participation

24616 Stewart (12-13-25-255-007) House & Garage Fire All parties have been duly notified and letters were posted on the building in question. Owner Stephen J Grant appeared

COLONIAL TITLE COMPANY

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

FAX COVER LETTER

To: Paul Lize
Company Name: City of Warren - Building Division
Fax No.: (586)574-4577
Email: plize@cityofwarren.org
Customer No.: 2424774
Date: September 13, 2024
From: Shannon

Property Address: 25458 Peter Kaitz, Warren, MI 48091

File No.: 24769

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:

COLONIAL TITLE COMPANY SEARCH REPORT

Record Search Furnished to: Paul Lize
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 "ENVIRONMENT SEARCH".

In consideration of the issuance of this search, it is agreed that Colonial Title Company, shall not be liable for loss of damage arising from incorrectness or incompleteness of this search unless such incorrectness 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 related;
2. Any type of loss which would result from the accuracy of a determination that any street address given 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 Register of Deeds.

Covering property described as: 25458 Peter Kaltz, Warren, MI 48091

We have searched the records in the Office of the Register of Deeds for Macomb County and find conveyances describing said property in said office up to August 30, 2024 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 August 2024 at 8:00am.

PROPERTY DESCRIPTION:

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

Lot 79 - Supervisor's Plat of Kaltz Homestead Sub, according to the plat thereof as recorded in Liber 21, Page 1 of Plats, Macomb County Records.

Commonly Known As: 25458 Peter Kaltz, Warren, MI 48091

Tax ID Number: 12-13-21-352-005

Apparent Owner: LG Hopkins of Tennessee, LLC, a Tennessee limited liability company
Title Deed dated 10/27/2023, recorded 12/04/2023, in Liber 29398, Page 41, Macomb County Records.
NOTE: No Certificate of Trust for the Jo Ann Hopkins Living Trust dated January 22, 2018 was found recorded public record.

Land Contract Purchaser's Interest of Jada McIntosh, as evidenced by Memorandum of Land Contract dated 12/04/2012, recorded 12/11/2012, in Liber 21767, Page 936, Macomb County Records with Land Contract Seller's Interest lastly assigned to LG Hopkins of Tennessee, LLC, a Tennessee limited liability company in Assignment Seller's Interest in Land Contract recorded 12/18/2023, in Liber 29414, Page 914, Macomb County Records.

PAYMENT OF TAXES: Tax Parcel No.: 12-13-21-352-005
Address: 25458 Peter Kaltz, Warren, MI 48091
2024 Summer Taxes in the amount of \$1,947.14 are DUE
2023 Winter Taxes in the amount of \$53.01 are DUE
Special Assessments Included In The Current Year Tax Bills: NONE
Special Assessments Separate From the Tax Bills: Must confirm with city
- 2024 State Equalized Value: \$70,980.00
- 2024 Taxable Value: \$31,132.00

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 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. 24

Colonial Title Company
Stephen DeBates, President

9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

25458 PETER KALTZ WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-21-352-005 Account Number: 206914286



Item 1 of 3

2 Images / 1 Sketch

Property Owner: MCINTOSH JADA**Summary Information**

- > Residential Building Summary
 - Year Built: 1939
 - Full Baths: 1
 - Sq. Feet: 1,354
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.504
- > Assessed Value: \$70,980 | Taxable Value: \$31,132
- > Property Tax Information found
- > 24 Building Department records found
- > Utility Billing Information found

Owner and Taxpayer Information

Owner	MCINTOSH JADA 25458 PETER KALTZ WARREN, MI 48091	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2024

Property Class	401 RESIDENTIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	CENTER LINE PUBLIC SCHOOLS	Assessed Value	\$70,980
Notes	No Data to Display	Taxable Value	\$31,132
PP CLASS / YEAR	0	State Equalized Value	\$70,980
NOTES	Not Available	Date of Last Name Change	01/02/2013
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 05/03/2013

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$55,940	\$55,940	\$29,650
2022	\$50,160	\$50,160	\$28,239
2021	\$47,640	\$47,640	\$27,337

Land Information

Zoning Code	R-1-C	Total Acres	0.504
Land Value	\$20,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	CENTERLINE 21, 28-100	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Frontage |

Dept

Lot(s)	Frontage	
Lot 1	68.00 ft	323.00 ft
Total Frontage: 68.00 ft		Average Depth: 323.00 ft

Legal Description

9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s 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	Libor/Page
10/27/2023	\$100.00	OTH	JO ANN HOPKINS LIVING TRUST	LG HOPKINS OF TENNESSEE LLC	29-SELLERS INTEREST IN A LC	29414/914
10/27/2023	\$0.00	QC	HOPKINS JO ANN LIVING TRUST	LG HOPKINS OF TENNESSEE LLC	29-SELLERS INTEREST IN A LC	29398/041
08/10/2021	\$0.00	QC	LG HOPKINS LLC	HOPKINS JO ANN LIVING TRUST	29-SELLERS INTEREST IN A LC	28044/675
12/04/2012	\$34,900.00	LC	L G HOPKINS LLC	MCINTOSH JADA	04-BUYERS INTEREST IN A LC	21767/936
09/10/2012	\$19,799.00	OTH	HSBC BANK	L G HOPKINS LLC	33-TO BE DETERMINED	21666/113
07/25/2012	\$0.00	OTH	PARRISH CHARLES & JOHN P JR	HSBC BANK	33-TO BE DETERMINED	21495/780
06/22/2012	\$22,400.00	SD	PARRISH CHARLES & DAWN & JOHN P JR	HSBC BANK	10-FORECLOSURE	21417/570
06/24/2011	\$1.00	PTA	PARRISH CHARLES	HSBC BANK	10-FORECLOSURE	
06/22/2011	\$0.00	OTH	MORTGAGE ELECTRONIC REG SYSTEMS	PARRISH CHARLES & DAWN	27-REDEMPTION	20804/583
03/22/2011	\$40,500.00	PTA	PARRISH CHARLES	HSBC BANK	10-FORECLOSURE	
02/23/2011	\$1.00	QC	MORTGAGE ELECTRONIC REG SYSTEMS	HSBC BANK	33-TO BE DETERMINED	20681/113
02/11/2011	\$40,500.00	SD	PARRISH CHARLES & DAWN & JOHN P JR	MORTGAGE ELECTRONIC REG SYSTEMS	10-FORECLOSURE	20625/552

Building Information - 1354 sq ft 1 Story (Residential)

General

Floor Area	1,354 sq ft	Estimated TCV	Not Available
Garage Area	440 sq ft	Basement Area	0 sq ft
Foundation Size	1,354 sq ft		
Year Built	1939	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	D
Effective Age	31 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	6	Style	1 Story
Bedrooms	2		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	736 sq ft	1 Story
			618 sq ft	1 Story

1 Story	Slab	Sliding	0 sq ft
---------	------	---------	---------

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

9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

Area	440 sq ft	Exterior	Sliding
Foundation	42 Inch	Common Wall	Detached
Year Built	1960	Finished	No
Auto Doors	0	Mach Doors	0

Porch Information

CCP (1 Story)	63 sq ft	Foundation	Standard
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Base Tax	\$1,917.22	Base Paid	\$0.00
Admin Fees	\$10.64	Admin Fees Paid	\$0.00
Interest Fees	\$19.28	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,947.14	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
WARREN OPERATING	8.255500	\$257.01	\$0.00
CITY ROAD IMPROV	1.985800	\$61.82	\$0.00
EMS	0.274600	\$8.54	\$0.00
LIBRARY	1.257800	\$39.15	\$0.00
SANITATION	2.751400	\$85.65	\$0.00
ACT 345 POL/FIRE	5.484800	\$170.75	\$0.00
POLICE OPERATING	0.921000	\$28.67	\$0.00
FIRE OPERATING	0.921000	\$28.67	\$0.00
POL & FIRE OPER	4.634300	\$144.27	\$0.00
RECREATION	0.916800	\$28.54	\$0.00
MACOMB CNTY OPER	4.291000	\$133.58	\$0.00
MCC OPERATING	1.398200	\$43.52	\$0.00
MISD DEBT	0.170000	\$5.29	\$0.00
MAC INT SCH DIST	4.599700	\$143.19	\$0.00
STATE ED TAX	6.000000	\$186.79	\$0.00
CENT SCH OPER	17.791200	\$0.00	\$0.00
CENT SUPPL OP	10.324300	\$321.41	\$0.00
CENT DEBT/SF	7.400800	\$230.37	\$0.00
Admin Fees		\$10.64	\$0.00
Interest Fees		\$19.28	\$0.00
	79.377400	\$1,947.14	\$0.00

[Click here for your Summer 2024 Tax Bill](#)

[Click here for a printer friendly version of Summer 2024 Tax information](#)

2023	Winter	\$47.76	\$0.00	\$47.76	** Read Note(s) Above
------	--------	---------	--------	---------	-----------------------

General Information for 2023 Winter Taxes

School District	50010	PRE/MBT	100.0000%
Taxable Value	\$29,650		
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$55,940
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
Base Tax	\$47.29	Base Paid	\$0.00
Admin Fees	\$0.47	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$47.76	Total Paid	\$0.00

Tax Bill Breakdown for 2023 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
------------------	--------------	--------	-------------

MACOMB VETERANS	0.069000	\$2.04	\$0.00
HURON-CLINT PARK	0.207000	\$6.13	\$0.00
SMART	0.950000	\$28.16	\$0.00
ZOO AUTHORITY	0.094500	\$2.80	\$0.00
ART INSTITUTE	0.195600	\$5.79	\$0.00

9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		\$0.00	\$0.00
	1.596100	\$47.76	\$0.00

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

2023	Summer	\$1,894.77	\$1,894.77	10/25/2023	\$0.00
2022	Winter	\$43.10	\$43.10	12/28/2022	\$0.00
2022	Summer	\$1,788.54	\$1,788.54	11/03/2022	\$0.00
2021	Winter	\$97.97	\$97.97	12/16/2021	\$0.00
2021	Summer	\$1,700.15	\$1,700.15	11/24/2021	\$0.00
2020	Winter	\$44.85	\$44.85	02/04/2021	\$0.00
2020	Summer	\$1,815.14	\$1,815.14	11/17/2020	\$0.00
2019	Winter	\$41.78	\$41.78	02/04/2020	\$0.00
2019	Summer	\$1,764.35	\$1,764.35	10/04/2019	\$0.00

[Load More Years](#)

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9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

25458 PETER KALTZ WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-21-352-005 Account Number: 206914286



Item 1 of 3

2 Images / 1 Sketch

Property Owner: MCINTOSH JADA

Summary Information

> Residential Building Summary

- Year Built: 1939
- Bedrooms: 2
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 1,354
- Acres: 0.504

> Utility Billing Information found

> Assessed Value: \$70,980 | Taxable Value: \$31,132

> Property Tax information found

> 24 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	
Special	PSP12-36675		CANCELED	12/20/2012	1/31/2014	\$0.00	View
Special	PSP14-02473		CANCELED	1/24/2014	8/12/2014	\$0.00	View
Special	PSP15-00375		CANCELED	2/19/2015	10/29/2015	\$0.00	View
Special	PSP17-01053	JCO17-0717	CANCELED	6/29/2017	8/26/2019	\$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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9/13/24, 4:35 PM

Parcel Number - 12-13-21-352-005 | City of Warren | BS&A Online

25458 PETER KALTZ Warren, MI 48091 (Property Address)

Parcel Number: 12-13-21-352-005 Account Number: 206914286



Item 1 of 3 2 Images / 1 Sketch

Property Owner: MCINTOSH JADA UB Customer Name: 206914286 OCCUPANT

Summary Information

> Residential Building Summary

Year Built: 1993

Bedrooms: 2

Full Baths: 1

Half Baths: 0

Sq. Feet: 1,354

Acres: 0.504

> Utility Billing Information found

> Assessed Value: \$70,980 | Taxable Value: \$31,132

> Property Tax Information found

> 24 Building Department records found

Customer Information

Amount Due

Total Amount Due

Name: 206914286 OCCUPANT
Address: 25458 PETER KALTZ Warren, MI 48091
Account Number: 206914286

Current Bill

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

Amount Due	\$17.33	Bill From	01/31/2024	
Due Date	09/30/2024	Bill To	08/30/2024	
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
Meter	\$0.00	\$0.00	\$0.00	
SEWER	\$25.14	\$7.93	\$1.53	\$
SEWER SERVICE CHARGE	\$6.09	\$2.03	\$0.36	
STATE MANDATED FEE	\$6.72	\$1.92	\$0.42	
WATER	\$30.77	\$9.01	\$1.87	\$
WATER SERVICE CHARGE	\$7.52	\$0.84	\$0.16	
	\$71.24	\$21.73	\$4.36	\$

History (402 Items Found)

Starting Date Ending Date [Click here for a printer friendly v](#)

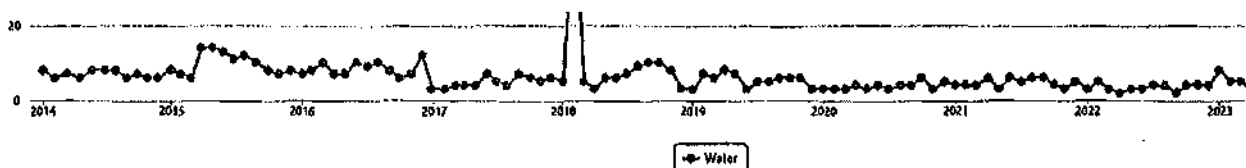
Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
9/11/2024	Bill Calculated	07/31/24-08/30/24		0.00	0.00	\$21.73	\$97.33
9/9/2024	Penalty			0.00	0.00	\$2.22	\$75.11
8/30/2024	Meter Read	Water	Auto Read	903.00	0.00	\$0.00	\$73.89
8/13/2024	Bill Calculated	06/30/24-07/31/24		0.00	0.00	\$21.73	\$73.89
8/9/2024	Penalty			0.00	0.00	\$1.52	\$51.64
7/31/2024	Meter Read	Water	Auto Read	909.00	2.00	\$0.00	\$50.12
7/12/2024	Bill Calculated	05/31/24-06/30/24		0.00	0.00	\$28.14	\$50.12
7/9/2024	Penalty			0.00	0.00	\$0.62	\$20.48
6/30/2024	Meter Read	Water	Auto Read	907.00	3.00	\$0.00	\$20.48
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$20.37	\$20.48
5/31/2024	Meter Read	Water	Auto Read	904.00	2.00	\$0.00	\$0.11
5/24/2024	Payment Posted	R24-126028		0.00	0.00	(\$17.89)	\$0.11
5/14/2024	Bill Calculated	03/29/24-04/30/24		0.00	0.00	\$17.89	\$17.89

Usage History Chart

Usage History

12 of 25

10/1/2024, 10:14 AM



9/13/24, 4:36 PM

Parcel Number - 12-13-21-352-005 | Macomb County | BS&A Online

25458 PETER KALTZ WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-21-352-005

Property Taxpayer: MCINTOSH JADA

Summary Information

\$6.00 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	MCINTOSH JADA 25458 PETER KALTZ WARREN, MI 48091	Taxpayer	MCINTOSH JADA 25458 PETER KALTZ WARREN, MI 48091
--------------	--	-----------------	--

Amount Due

Delinquent Taxes:	\$53.01
Pay No	

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

9/13/2024

Recalculate

Tax History

Important Message

Taxpayers MUST pay the oldest tax year first

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	DIQ. Taxes	\$53.01	\$0.00		\$53.01

Delinquent Tax Information for 2023 (All Seasons)

School District	50010	PRE/MBT	100.0000%
Taxable Value	\$29,650	S.E.V.	\$55,940
Property Class	401 - RESIDENTIAL - IMPROVED	Assessed Value	Not Available
Last Payment Date	No Data to Display	Last Receipt Number	No Data to Display
DIQ Tax, Base Tax Due	\$47.76	Base Paid	\$0.00
Admin Fees	\$0.47	Admin Fees Paid	\$0.00
Interest Fees	\$5.25	Interest Fees Paid	\$0.00
		Total Paid	\$0.00

Total Tax & Fees \$55.01 Millage Rate 9.9999

Delinquent Tax Bill Breakdown for 2023

Taxing Authority	Season	Millage Rate	Local Amount	Local Amount Paid	Amount	Amount Paid
WARREN OPERATING	Summer	8.326300			\$0.00	\$0.00

9/13/24, 4:36 PM

Parcel Number - 12-13-21-352-005 | Macomb County | BS&A Online

Taxing Authority	Season	Millage Rate	Local Amount	Local Amount Paid	Amount	Amount Paid
LIBRARY	Summer	1.268700			\$0.00	\$0.00
SANITATION	Summer	2.775000			\$0.00	\$0.00
ACT 345 POL/FIRE	Summer	4.984800			\$0.00	\$0.00
POLICE OPERATING	Summer	0.928900			\$0.00	\$0.00
FIRE OPERATING	Summer	0.928900			\$0.00	\$0.00
POL & FIRE OPER	Summer	4.674100			\$0.00	\$0.00
RECREATION	Summer	0.924700			\$0.00	\$0.00
MACOMB CNTY OPER	Summer	4.320000			\$0.00	\$0.00
MCC OPERATING	Summer	1.407700			\$0.00	\$0.00
MCC DEBT	Summer	0.000000			\$0.00	\$0.00
MAC INT SCH DIST	Summer	4.630000			\$0.00	\$0.00
STATE ED TAX	Summer	6.000000			\$0.00	\$0.00
CENT SCH OPER	Summer	16.641000			\$0.00	\$0.00
CENT SUPP OP	Summer	11.758900			\$0.00	\$0.00
CENT DEBT/SF	Summer	7.400000			\$0.00	\$0.00
SCHOOL OPER FC	Summer	16.641000			\$0.00	\$0.00
MACOMB VETERANS	Winter	0.069000			\$2.04	\$0.00
HURON-CLINT PARK	Winter	0.207000			\$6.13	\$0.00
SMART	Winter	0.950000			\$28.16	\$0.00
ZOO AUTHORITY	Winter	0.094500			\$2.80	\$0.00
ART INSTITUTE	Winter	0.195600			\$5.79	\$0.00
MISD DEBT	Winter	0.080000			\$2.37	\$0.00
Admin Fees					\$0.47	\$0.00
Interest/Fees					\$5.25	\$0.00
		97.486000			\$53.01	\$0.00

[Click here for a printer friendly version of 2023 Delinquent Tax information](#)

2014	Delq. Taxes	\$48.96	\$48.96	10/13/2015	\$0.00
2013	Delq. Taxes	\$801.04	\$801.04	10/13/2015	\$0.00
1999	Delq. Taxes	\$156.50	\$156.50	10/31/2000	\$0.00
1997	Delq. Taxes	\$132.21	\$132.21	08/28/1998	\$0.00

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23425

2013 10 17

SUPERVISOR'S PLAT OF
"KALTZ HOMESTEAD SUB."
PART OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SEC. 21, T1N,
R12E, WARREN TWP, MACOMB CO, MICH.

SCALE 1"=100'

Note: All dimensions are given in feet and decimals thereof.

DEDICATION By Earl J. Tallman
Supervisor of the Township of Warren, Macomb County, State of Michigan,
by virtue of authority in so vested by Section 51, Act 174 of 1899, having
been duly authorized by the Township Board, have caused the land described
in the annexed plat to be surveyed, laid out and platted; to be known as
Supervisor's Plat of "KALTZ HOMESTEAD SUB.", Part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of
Sec. 21, T1N, R12E, Warren Twp., Macomb Co., Mich., and that the streets as
shown on said plat are now being used for such purposes.

by Earl J. Tallman

Witness
Max Bookout
Harvey H. Saylor

ACKNOWLEDGMENT.

STATE OF MICHIGAN ss
COUNTY OF MACOMB ss

On this 27 day of March, A. D.
1941, before me a Notary Public in and for said county personally known the
above named Earl J. Tallman, Supervisor of the Twp. of Warren,
Macomb Co., Mich., known to me to be the person who executed the above DEDIC-
ATION and acknowledged the same to be his act and deed as such supervisor.

Max Bookout
Notary Public
My Commission Expires June 5, 1945

CERTIFICATE OF MUNICIPAL APPROVAL.

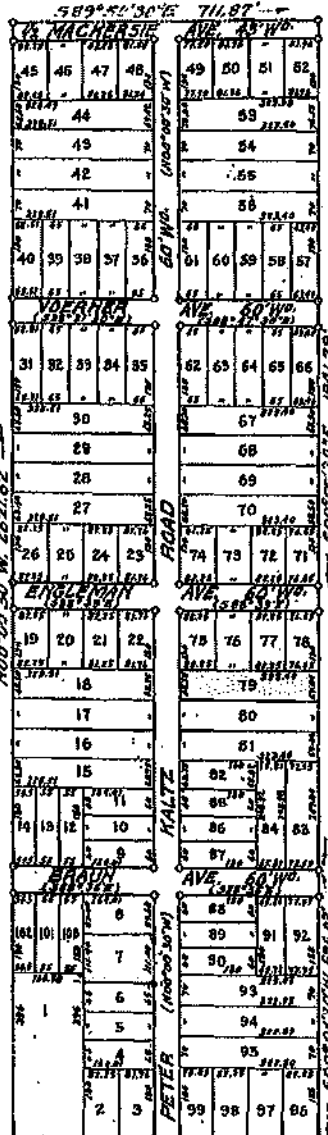
This plat was approved by the Warren Township Board
of the Township of Warren
at a meeting held May 12, 1941

Earl J. Tallman Supervisor

DESCRIPTION OF LAND PLATTED.

The land embraced in the annexed Supervisor's Plat of "Kaltz
Homestead Sub.", part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 21, T1N,
R12E, Warren Twp., Macomb Co., Mich., is described as follows:-

Commencing at the SW corner of Sec. 21, T1N, R12E; thence
S89°35'12" along the South line of said Sec. 21, 420.00 feet to
the point of beginning; thence N00°00'30"N, 221.82 feet;
thence S89°50'30"E, 711.87 feet; thence S00°00'30"E, 1061.89
feet; thence S00°04'30"N, 698.02 feet; thence N30°35'12"
710.05 feet to the point of beginning.



SURVEYOR'S CERTIFICATE.

I hereby certify that the plat herein delineated is a correct one and if
permanently marked monuments of not less than $\frac{1}{4}$ inch in diameter and 40
inches in length set in a concrete base at least four inches in diameter a
fourty-eight inches in depth have been placed at points marked thus (P.L.)
as thereon shown at all angles in the boundaries of the land platted, at all
intersections of streets, intersections of alleys, or of streets and alleys, and
the intersections of streets and alleys with the boundaries of the plat as shown
on said plat.

J.C. Lister J. C. Lister

Registered Surveyor (Michigan)

Lapeer

**CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY ROAD COMMISSIONERS.**

This plat has been examined and approved on
the 27 day of March, 1941
by the Board of County Road Commissioners
of Macomb County.

Harvey H. Saylor
Chairman
E. J. Saylor
Vice-Chairman
Member

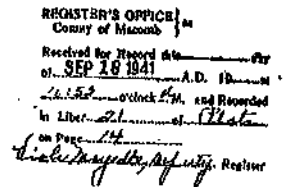
**Certificate of Approval of Macomb County
Plat Board.**

This Plat approved on the 10th day of
September 1941.

Joseph A. Brandenburg
County Judge
Carl N. Brandenburg
County Clerk
Carl N. Brandenburg
County Clerk

Examined and App

Sept 17, 1941
Notary Public



Static



10/1/2024, 10:14 AM

January 22, 2018, an any amendments thereto by Quinciana Deed from JO HOPKINS, LLC a Michigan limited liability company dated August 10, 2021 of record in Liber 28044, Page 675; said Registers Office for Macomb County Register of Deeds.

3

Deeds.com Uniform Conveyancing Blanks

Branch :CCY,User :DIAN

Comment:

Statio

202300100718 L: 29398 P: 42 Page 2 of 3

Signed, sealed and delivered on the date above, in the presence of:

Signature

Print name

Capacity:

Signature

Jo Ann Hopkins, as Trustee

Print name

Capacity: Jo Ann Hopkins Living Trust

Signature

Print name

Capacity:

Signature

Print name

Capacity:

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

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

Notary Public

Print name

Acting in _____ County, _____

My commission expires: _____

After recording, please return to:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

This instrument was prepared by:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Deeds.com Uniform Conveyancing Blanks

Branch :CCY,User :DIAN

Comment:

Static

202300100718 L: 29398 P: 43 Page 3 of 3

Exhibit A


Lot 79, "Supervisors Plat of Kaltz Homestead Sub" as recorded in Liber 21, Page 14, of Plats, Macomb County Records.

Being the same property conveyed to Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, an any amendments thereto by Quitclaim Deed from LG Hopkins, LLC a Michigan limited liability company dated August 10, 2021 of record in Liber 28044, Page 675; said Registers Office for Macomb County Register of Deeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

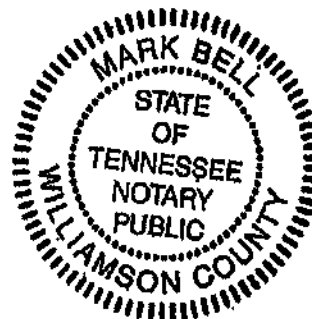
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jo Ann Hopkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Jo Ann Hopkins such Trustee.

Witness my hand and official seal on this the 27th day of October, 2023.



Notary Public

My Commission Expires: 12/30/24



Deeds.com Uniform Conveyancing Blanks

Branch :CCY,User :DIAN

Comment:

Statio

REC'D MACOMB CO 12DEC11PM1215

2172782 Page 1 of 1
LIBER 21787 PAGE 836
12/14/2012 12:16:57 PM
Macomb County, MI
Carmella Sabaugh, Clerk/Register of Deeds
Receipt # 66607



MEMORANDUM OF LAND CONTRACT

THIS MEMORANDUM OF LAND CONTRACT ENTERED INTO THIS 4th DAY OF
December, 2012 by and between L G Hopkins, LLC

hereinafter referred to as the "Seller," whose address is
17700 Northland Park Ct # 4; Southfield, MI 48075
and
Jada McIntosh

hereinafter referred to as the "Purchaser," whose address is
25458 Peter Kaltz; Warren MI 48091

The Purchaser and Seller have entered into a land contract of even
date herewith and they desire to enter into this Memorandum of Land
Contract to give record notice of the existence of the said land
contract.

In consideration of the premises and other good valuable
consideration, the Seller acknowledges and agrees that the property
described below was sold to the Purchasers on land contract of even
date:

Land in the City of Warren, Macomb County, Michigan

Lot 79, "SUPERVISOR'S PLAT OF KALTZ HOMESTEAD SUB" AS RECORDED IN
LIBER 21, PAGE 14, OF PLATS, MACOMB COUNTY RECORDS

TAX I.D. # 13-21-352-005

COMMONLY KNOWN AS: 25458 Peter Kaltz, Warren, MI 48091

The purpose of this Memorandum of Land Contract is to give record
notice of the existence of the aforesaid land contract.

Signed in Presence of:

Signed by:

Jada McIntosh
Jada McIntosh

Gary L. Hopkins
Managing Member
L G Hopkins, LLC

STATE OF MICHIGAN
COUNTY OF Wayne

ss.

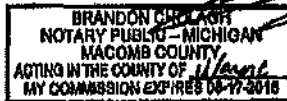
The foregoing instrument was acknowledged before me this 4th
day of December, 2012 by Jada McIntosh
and Gary L. Hopkins, Managing Member, L G Hopkins, LLC

[Signature]

My commission expires:

Instrument
Drafted by
K-55

Gary Hopkins
17700 Northland Park Ct # 4
Southfield, MI 48075



Notary Public
County, Michigan

When
recorded Gary Hopkins
return to 17700 Northland Park Ct # 4
Southfield, MI 48075

Branch :CCY,User :DIAN

Comment:

Statio

RECORDED 21 SEP 14 2021

REC'D MACOMB CO 21 SEP 2021 0141

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 20 2019 LAWRENCE ROCCA
Macomb County Treasurer BY ALH
This certification does not include current taxes now
being collected. Date 9/23/2021

202102244684 L: 28049 P: 40 Pages: 2
09/29/2021 10:19 AM Fees: \$30.00
Anthony G. Forlini, Clerk/Register of Deeds
Macomb County, MI



ASSIGNMENT OF SELLER'S INTEREST IN LAND CONTRACT

The undersigned, LG Hopkins, a Michigan limited liability company, whose address is P.O. Box 941, Nolensville, TN 37135, hereby assigns to Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, and any amendments thereto, whose address is P.O. Box 941, Nolensville, TN 37135, the assignee, the vendor's interest in a certain land contract dated September 26, 2011, executed between LG Hopkins, LLC, a Michigan limited liability company, as Seller, and Jada McIntosh, as Purchaser, for the sale of land situated in the City of Warren, County of Macomb, and State of Michigan, to wit:

Lot 79, "Supervisors Plat of Kaltz Homestead Sub", as recorded in Liber 21, Page 14, of
Plats, Macomb County Records.

Commonly known as: 25458 Peter Kaltz Rd.
Tax ID: 13-21-352-005

This assignment is given without consideration and this instrument is exempt from the Michigan Real Estate Transfer Tax by virtue of MCLA 207.526 section 6 (a) and MCL 207 526 section.6 (a) where the value of the consideration is less than \$100.00.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: 10 August, 2021

Signed by:

~~LG Hopkins, a Michigan limited liability company~~

By: Jo Ann Hopkins
Jo Ann Hopkins, Member

202102244684 L: 28049 P: 40 Pages: 2
09/29/2021 10:19 AM Fees: \$30.00
Anthony G. Forlini, Clerk/Register of Deeds
Macomb County, MI

202102244684

202102244684 L: 28049 P: 41 Page 2 of 2

Branch :CCY,User :DIAN

Comment:

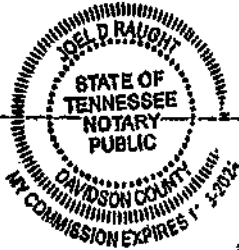
Static

STATE OF TENNESSEE

COUNTY OF DAVIDSON

)
SS
)

On August 10, 2021, before me personally appeared Jo Ann Hopkins, who being by me sworn, did say that she is the Member of LG HOPKINS, LLC, a Michigan limited liability company, the company named in the within, and that said was signed on behalf of said company by authority of its Member.



Joel D. Raught, Notary Public
Williamson County, TN
Acting in Williamson County
My commission expires: 1/6/2024

ACCEPTANCE OF ASSIGNMENT

Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, hereby acknowledge and accept the assignment of the above Seller's Interest in the Land Contract from LG Hopkins, LLC, a Michigan limited liability company, and agree to be bound by the terms of the Land Contract dated September 26, 2011.

The undersigned have executed this Acknowledgement on August 10, 2021.

Jo Ann Hopkins Living Trust dated January 22, 2018

BY: Jo Ann Hopkins
Jo Ann Hopkins, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

)
SS
)

On August 10, 2021 Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, who is personally known to me, appeared before me and executed, the within instrument, and who acknowledged the same to be his free act and deed.



Joel D. Raught, Notary Public
Williamson County, State of TN
Acting in Williamson County
My commission expires: 1/6/2024

Return To:
Jo Ann Hopkins

Drafted By:
Kirk D. Falvey, Esq.

P.O. Box 941
Nolensville, TN 37135

40900 Woodward Ave., Ste. 111
Bloomfield Hills, MI 48304

Branch :CCY,User :DIAN

Comment:

Statio

REC'D MACOMB CO *23NOV14 AM 9:43 REC'D MACOMB CO *23DEC18 AM 11:31

REC'D FOR CORR. Nov 14 2023
Prepared By & Return To:
Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

202300104416 L: 29414 P: 914 Pages: 2
12/18/2023 02:11 PM Fees: \$30.00
Anthony G. Forlini, Clerk/Registrar of Deeds
Macomb County, MI



ASSIGNMENT OF SELLER'S INTEREST IN LAND CONTRACT

The undersigned, Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, whose address is P.O. Box 941, Nolensville, TN 37135, hereby assigns to LG Hopkins of Tennessee, LLC, a Tennessee limited liability company, and any amendments thereto, whose address is P.O. Box 941, Nolensville TN 37135, the assignee, the vendor's interest in a certain land contract dated September 26, 2011, executed between Jo Ann Hopkins, as Trustee of the Jo Ann Hopkins Living Trust dated January 22, 2018, as Seller, and Jada McIntosh, as Purchaser, for the sale of land situated in the City of Warren, County of Macomb, and State of Michigan, to wit:

Lot 79, "Supervisors Plat of Kaltz Homestead Sub" as recorded in Liber 21, Page 14, of Plats, Macomb County Records.

Commonly known as: 25458 Peter Kaltz Rd.

Tax ID: 13-21-352-005

This assignment is given without consideration and this instrument is exempt from the Michigan Real Estate Transfer Tax by virtue of MCLA 207.526 Section 6 (a) and MCL 207.526 Section 6 (a) where the value of the consideration is less than \$100.00.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: October 27, 2023

Signed by:

Jo Ann Hopkins Living Trust dated
January 22, 2018

By: Jo Ann Hopkins, Trustee
Jo Ann Hopkins, Trustee

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 20____ No 91560 LAWRENCE ROCCA
Macomb County Treasurer BY RAA
This certification does not include current taxes now being collected. Date 12-4-2023

2

Branch :CCY,User :DIAN

Comment:

Statio

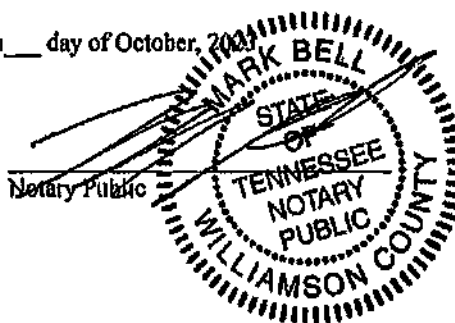
202300104415 L: 29414 P: 915 Page 2 of 2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jo Ann Hopkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Jo Ann Hopkins such Trustee.

Witness my hand and official seal on this the 27th day of October, 2023

My Commission Expires: 12/30/24



ACCEPTANCE OF ASSIGNMENT

Jo Ann Hopkins as Member of LG Hopkins of Tennessee, LLC, hereby acknowledge and accept the assignment of the above Seller's Interest in the Land Contract from LG Hopkins, LLC, a Michigan limited liability company, and agree to be bound by the terms of the Land Contract dated September 26, 2011.

The undersigned have executed this Acknowledgement on October 27, 2023.

LG Hopkins of Tennessee, LLC

BY: Jo Ann Hopkins, Member
Jo Ann Hopkins, Member

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jo Ann Hopkins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a LLC, and that herself, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jo Ann Hopkins as such Member.

Witness my hand and official seal this 27th day of October, 2023

Commission Expires:



1/6/2024

Notary Public



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Filing Information

Name: LG Hopkins of Tennessee, LLC

General Information

SOS Control #	000948383	Formation Locale:	TENNESSEE
Filing Type:	Limited Liability Company - Domestic	Date Formed:	02/21/2018
	02/21/2018 2:51 PM	Fiscal Year Close	12
Status:	Active	Member Count:	1
Duration Term:	Perpetual		
Managed By:	Manager Managed		

Registered Agent Address

MARK BELL
STE 200
8110 ISABELLA LN
BRENTWOOD, TN 37027-8178

Principal Address

STE 200
8110 ISABELLA LN
BRENTWOOD, TN 37027-8178

The following document(s) was/were filed in this office on the date(s) indicated below:

Date Filed	Filing Description	Image #
03/25/2024	2023 Annual Report	B1536-058
03/16/2023	2022 Annual Report	B1356-858
02/24/2022	2021 Annual Report	B1168-568
02/17/2021	2020 Annual Report	B0984-588
03/06/2020	2019 Annual Report	B0831-078
03/13/2019	2018 Annual Report	B0669-778
02/27/2018	Articles/Statement of Correction	B0498-288
Managed By Changed From: Member Managed To: Manager Managed		
02/21/2018	Initial Filing	B0502-138

Active Assumed Names (if any)

Date **Exp**

9/13/2024 3:56:33 PM

Pag

Certificate Of Completion

Envelope Id: B5E0CC61-30B0-4C20-BEFE-34A2CF2E88F1

Status: Completed

Subject: COUNCIL Complete with Docusign: Council Documents - Resolution for 25458 Peter Kaltz - Nuisance

Source Envelope:

Document Pages: 45

Signatures: 2

Envelope Originator:

Certificate Pages: 6

Initials: 0

Valerie Lyons Tack

AutoNav: Enabled

1 City Sq Ste 215

Envelopeld Stamping: Enabled

Warren, MI 48093

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

vlyonstack@cityofwarren.org

IP Address: 24.127.1.78

Record Tracking

Status: Original

Holder: Valerie Lyons Tack

Location: DocuSign

1/16/2026 12:39:32 PM

vlyonstack@cityofwarren.org

Signer Events

Laura Sullivan

lsullivan@cityofwarren.org

Assistant City Attorney

City of Warren - Attorney's Office

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Laura Sullivan

D5AB6A2EE6F9412...

Timestamp

Sent: 1/16/2026 12:57:15 PM

Viewed: 1/22/2026 10:39:55 AM

Signed: 1/22/2026 10:40:01 AM

Signature Adoption: Pre-selected Style

Using IP Address: 24.127.1.78

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Lori M. Stone

lstone@cityofwarren.org

Mayor

City of Warren

Security Level: Email, Account Authentication
(None)

Signed by:

Lori M. Stone

F040B73E57F248E...

Sent: 1/22/2026 10:40:03 AM

Resent: 2/2/2026 11:07:38 AM

Viewed: 2/2/2026 5:09:15 PM

Signed: 2/2/2026 5:09:22 PM

Signature Adoption: Pre-selected Style

Using IP Address: 24.127.1.78

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Abasha Bahar

abahar@cityofwarren.org

Administrative Coordinator

City of Warren Michigan

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 1/16/2026 12:57:15 PM

Viewed: 2/3/2026 9:31:10 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Carbon Copy Events	Status	Timestamp
<p>Judy Smith jsmith@cityofwarren.org Administrative Coordinator City of Warren Michigan Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 1/16/2026 12:57:15 PM
<p>Kirk Rehn krehn@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 11/7/2025 8:57:40 AM ID: e76d0ee2-f35a-49ba-aef8-a1f9b823f283</p>	COPIED	Sent: 2/2/2026 5:09:25 PM
<p>Doug Campbell dcampbell@cityofwarren.org Code Enforcement Director City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 2/2/2026 5:09:26 PM
<p>Richard Fox rfox@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 2/3/2026 8:58:14 AM ID: 00348094-33b5-44c4-90a4-aa78d064086a</p>	COPIED	<p>Sent: 2/2/2026 5:09:26 PM</p> <p>Viewed: 2/3/2026 9:15:41 AM</p>
<p>Sonja Buffa sbuffa@cityofwarren.org City Clerk City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	<p>Sent: 2/2/2026 5:09:27 PM</p> <p>Viewed: 2/2/2026 9:42:56 PM</p>
<p>James Elrod jelrod@cityofwarren.org City Assessor City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 2/2/2026 5:09:28 PM
<p>Lorie Barnwell lbarnwell@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 8/12/2025 5:50:17 PM ID: 21098e40-7274-4f31-89cb-fde25b325a11</p>	COPIED	Sent: 2/2/2026 5:09:28 PM

Carbon Copy Events	Status	Timestamp
Mayor's Office Copy mayor@cityofwarren.org Mayor Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/22/2026 11:16:28 AM ID: ad0e5a22-e225-458e-8254-5fbaf3f89206	COPIED	Sent: 2/2/2026 5:09:28 PM
Valerie Lyons Tack vlyonstack@cityofwarren.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 2/2/2026 5:09:29 PM Resent: 2/2/2026 5:09:34 PM Viewed: 2/3/2026 8:37:20 AM
Ann Marie LaDuke aladuke@cityofwarren.org Office Coordinator City of Warren Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 2/2/2026 5:09:30 PM Viewed: 2/3/2026 8:47:31 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/16/2026 12:57:15 PM
Envelope Updated	Security Checked	1/21/2026 8:53:15 AM
Envelope Updated	Security Checked	1/21/2026 8:53:16 AM
Certified Delivered	Security Checked	2/2/2026 5:09:15 PM
Signing Complete	Security Checked	2/2/2026 5:09:22 PM
Completed	Security Checked	2/2/2026 5:09:30 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Warren (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Warren:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: dclark@cityofwarren.org

To advise City of Warren of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at dclark@cityofwarren.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Warren

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to dclark@cityofwarren.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Warren

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to dclark@cityofwarren.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Warren as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Warren during the course of your relationship with City of Warren.



DEPARTMENT OF PUBLIC SERVICE

ONE CITY SQUARE, SUITE 320

WARREN, MI 48093-5284

(586) 574-4604

FAX (586) 574-4517

www.cityofwarren.org

January 12, 2026

Mindy Moore, Council Secretary

RE: Resolution for 7576 Prospect (house) Nuisance Abatement

Honorable Council Secretary:

The approval of a resolution is necessary for the demolition of a house at **7576 Prospect** which is under the nuisance abatement program.

Attached, please find the appropriate resolution and place on the **February 10, 2026 consent agenda** for a **March 10, 2026** City Council Meeting.

Thank you for your cooperation in this matter.

Sincerely,

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

Dave Muzzarelli, Director
Department of Public Service

Read and Concur,

Approved:

Signed by:

Laura Sullivan

D5AB6A2EE6F9412...

City Attorneys Office

Read and Concur,

Approved:

Signed by:

Lori M. Stone

F040B73E57F248E...

Lori M. Stone, Mayor

Cc: Building
Property Maintenance
Controllers
Clerk
Assessing



RECEIVED

JAN 13 2026

CITY ATTORNEY'S OFFICE

DEPARTMENT OF PUBLIC SERVICE
ONE CITY SQUARE, SUITE 320
WARREN, MI 48093-5284
(586) 574-4604
FAX (586) 574-4517
www.cityofwarren.org

January 12, 2026

City Attorney

RE: One story severely dilapidated city owned house with a crawl space and removal of a front 4 ft. chain link fence along the sidewalk on Prospect (35 feet).

**7576 Prospect
13-33-429-019**

LOTS 86 – LEO A. TEMROWSKI'S SUBDIVISION, according to the plat thereof as recorded in Liber 7, Page 92 of Plats, Macomb County Records.

Interested Parties: City of Warren

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 **September 25, 2025**. 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".

Dave Muzzarelli
Public Service Director

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

**Nuisance Abatement
7576 Prospect
13-33-429-019**

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 **September 25, 2025** 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: **7576 Prospect**

Parcel No. **13-33-429-019**

Known as : **LOT 86 – LEO A. TEMROWSKI'S SUBDIVISION– according to the plat thereof as recorded in Liber 7, page 92 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 **one story severely dilapidated house with crawl space and removal of a front 4ft. chain link fence (35 feet) along the sidewalk at 7576 Prospect** 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 _____, 2026.

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 _____, 2026.

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 1/8/2026

Property Address 7576 Prospect Owners Name City of Warren
 Sidwell 12-13-33-429-019 Owners Address One City Square, ste 215
 Subdivision Leo A. Temrowskis sub lot 86 L7,P92 Owners City Warren Zip 48093
 Date of Complaint/Discovery 6/9/2025 Agent Tom Bommarito
 Ord. Sec. 9-165, Par, Violation #8 Agent Address _____

Specifics:

- 1 Severely dilapidated city owned property/ zero water since 2/28/2018 (8years)
- 2 Failed foundation, boarded/broken windows, failed exterior covering, rotted facias and trim.
- 3 Dilapidated roof covering
- 4 _____
- 5 _____
- 6 _____

Building Size 576 sq. ft. Type Exterior siding Story 1

Has: foundation, piers, crawl space, basement crawl

Accessory Building Size(s)

- 1 Garages none
- 2 Sheds none
- 3 Other

Lot Size 35 ft. x 120 ft.

Utilities Connected Utilities appear discontinued

Date of Nuisance Abatement Hearing 9/25/2025

Owner or representative appearing at hearing Hunter Manikas from City of Warren Economic Development

Date/Postings

- 1 Unsafe structure 6/9/2025
- 2 No Occupancy - C/O required 3/01/2019 posted vacant for city certs.
- 3 Stop work
- 4 Re-postings

City Certification Inspections obtained none

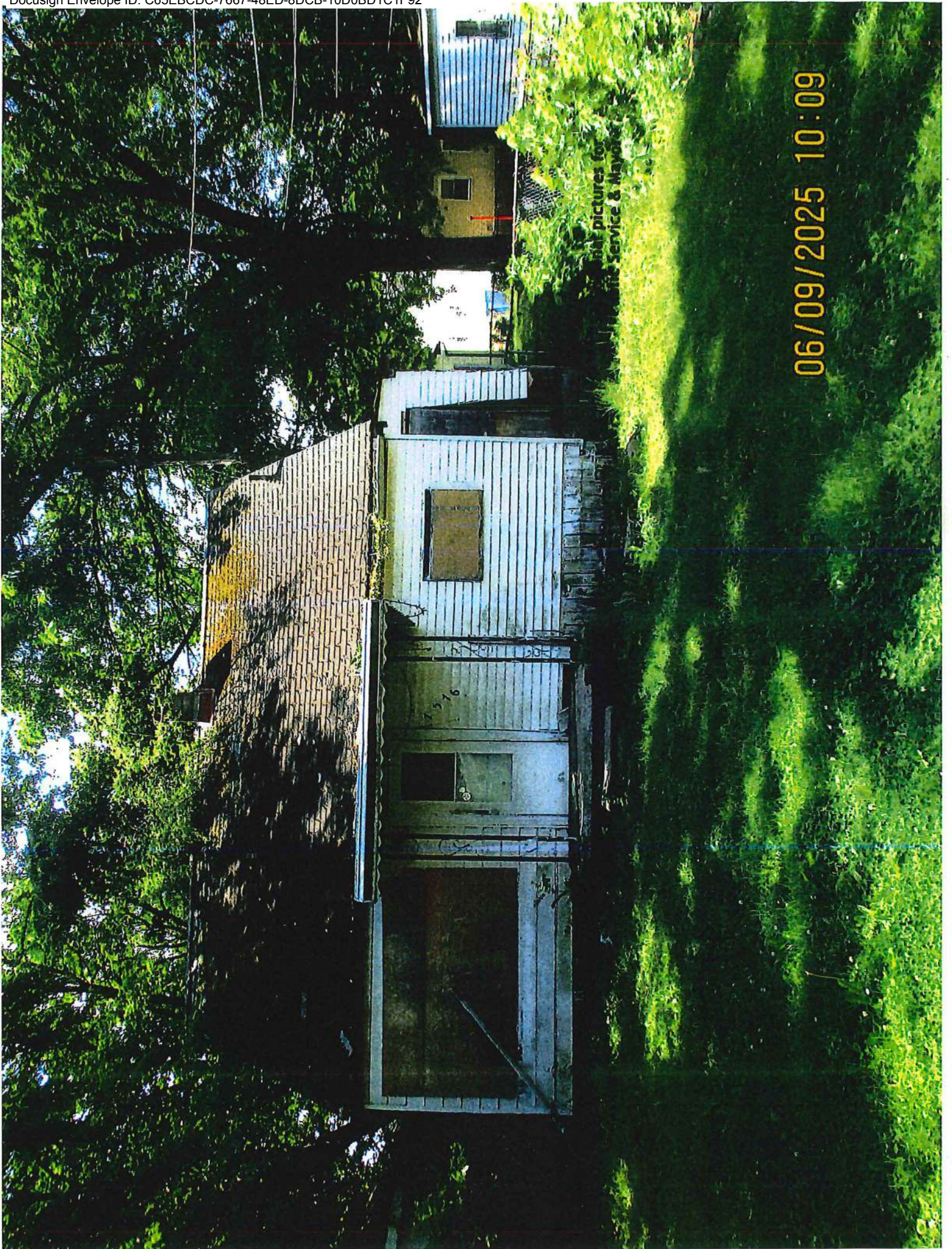
Permits obtained, Inspections performed

- 1 Building none
- 2 Electrical none
- 3 Mechanical none
- 4 Plumbing none

Assessed Value unavailable Length of Vacancy 8 years Year Home Built 1940

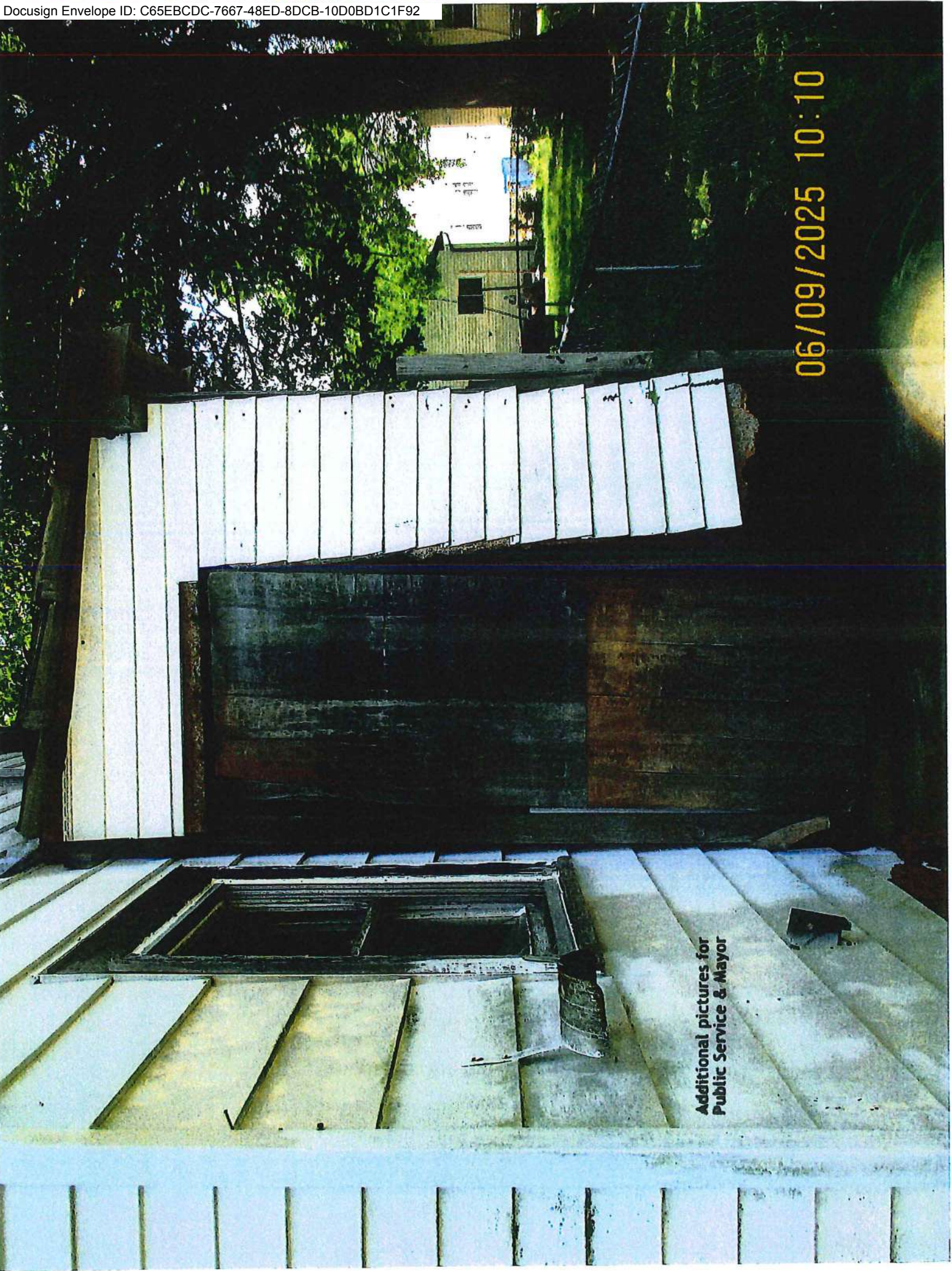
Taxes paid/pending City owned

Comments & Other Removal: Remove front 4 ft. chain link fence along sidewalk on Prospect (35 ft.).



Final pictures for
Fire Service & Mayors

06/09/2025 10:09



06/09/2025 10:10

Additional pictures for
Public Service & Mayor

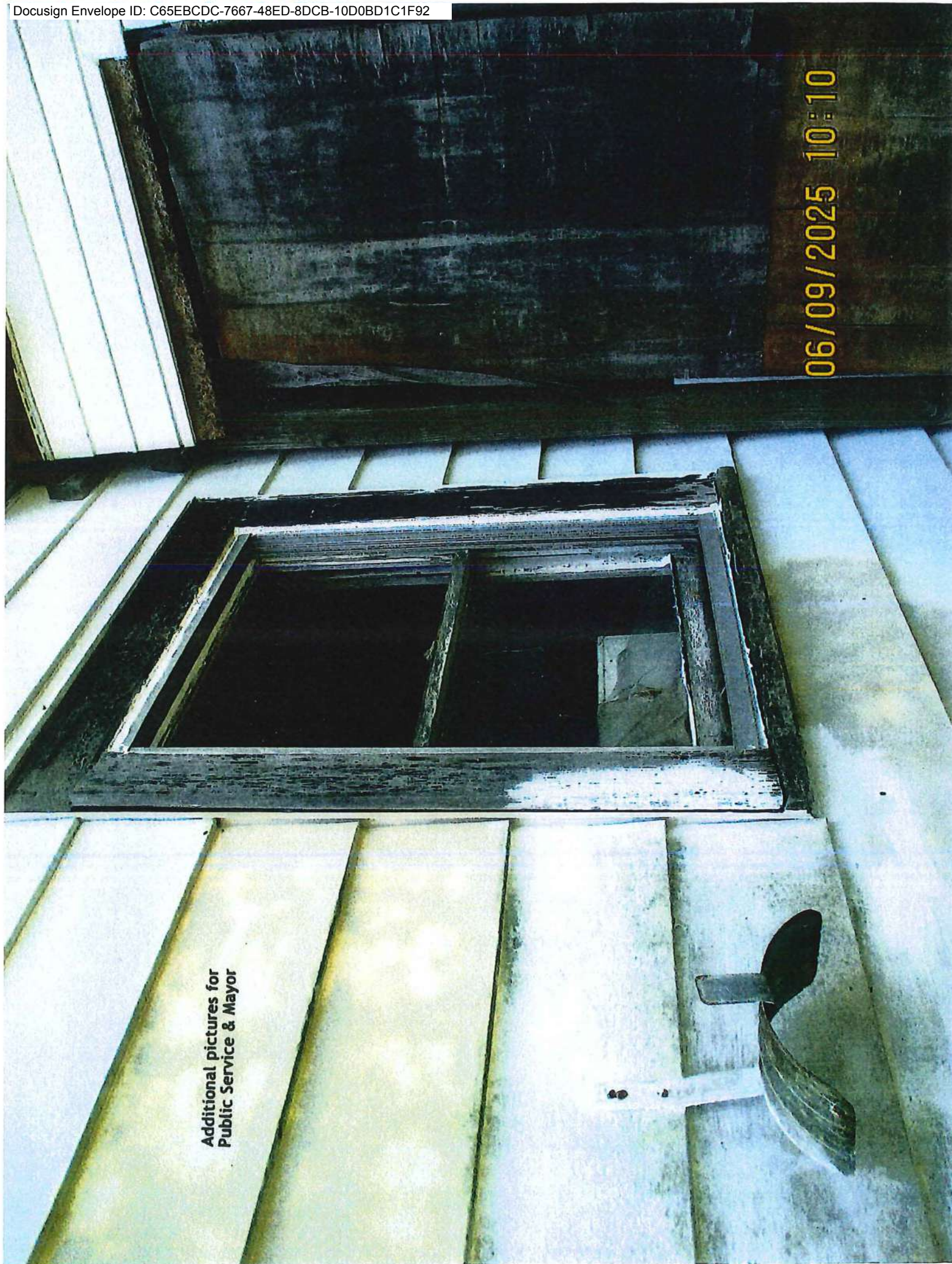
Additional pictures for
Public Service & Mayor

06/09/2025 10:10



06/09/2025 10:10

Additional pictures for
Public Service & Mayor





Additional pictures for
Public Service & Mayor

06/09/2025 10:10



Additional pictures for
Public Service & Mayor

06/09/2025 10:09

Additional pictures for
Public Service & Mayor

06/09/2025 10:10



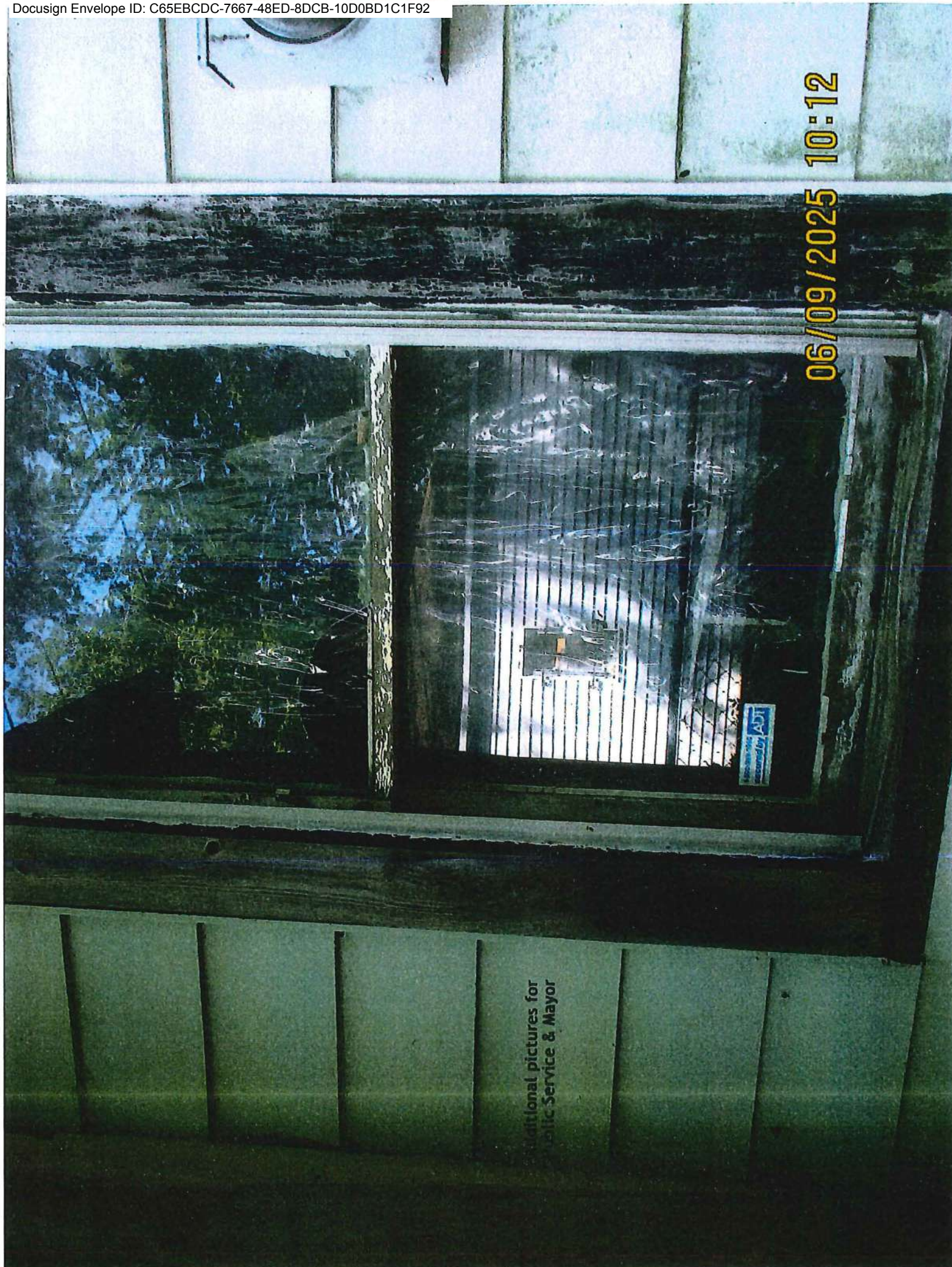


06/09/2025 10:09

Additional pictures for
Public Service & Mayor



Additional pictures for
Public Service & Mayor

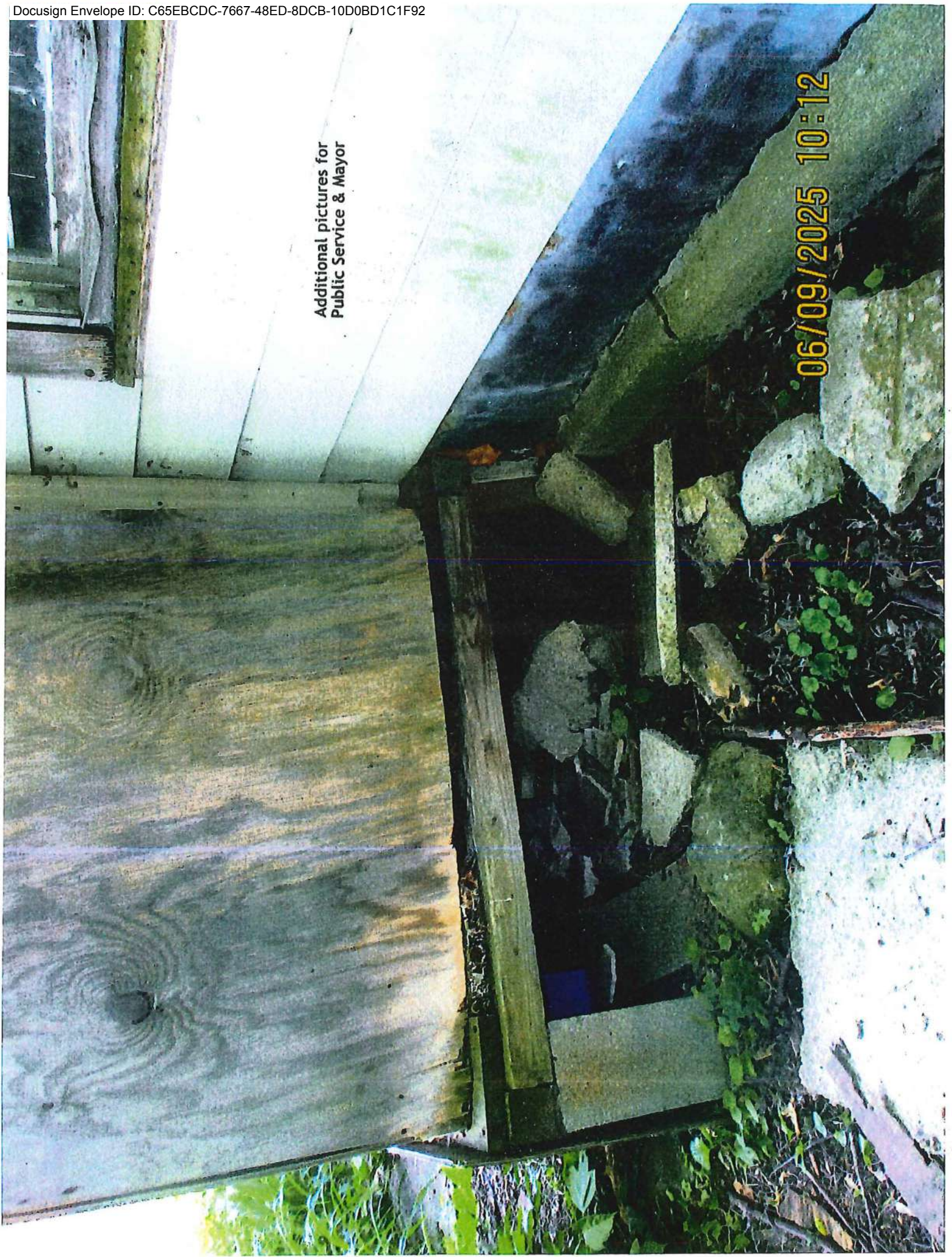


06/09/2025 10:12

Additional pictures for
Public Service & Mayor

Additional pictures for
Public Service & Mayor

06/09/2025 10:12



Additional pictures for
Public Service & Mayor

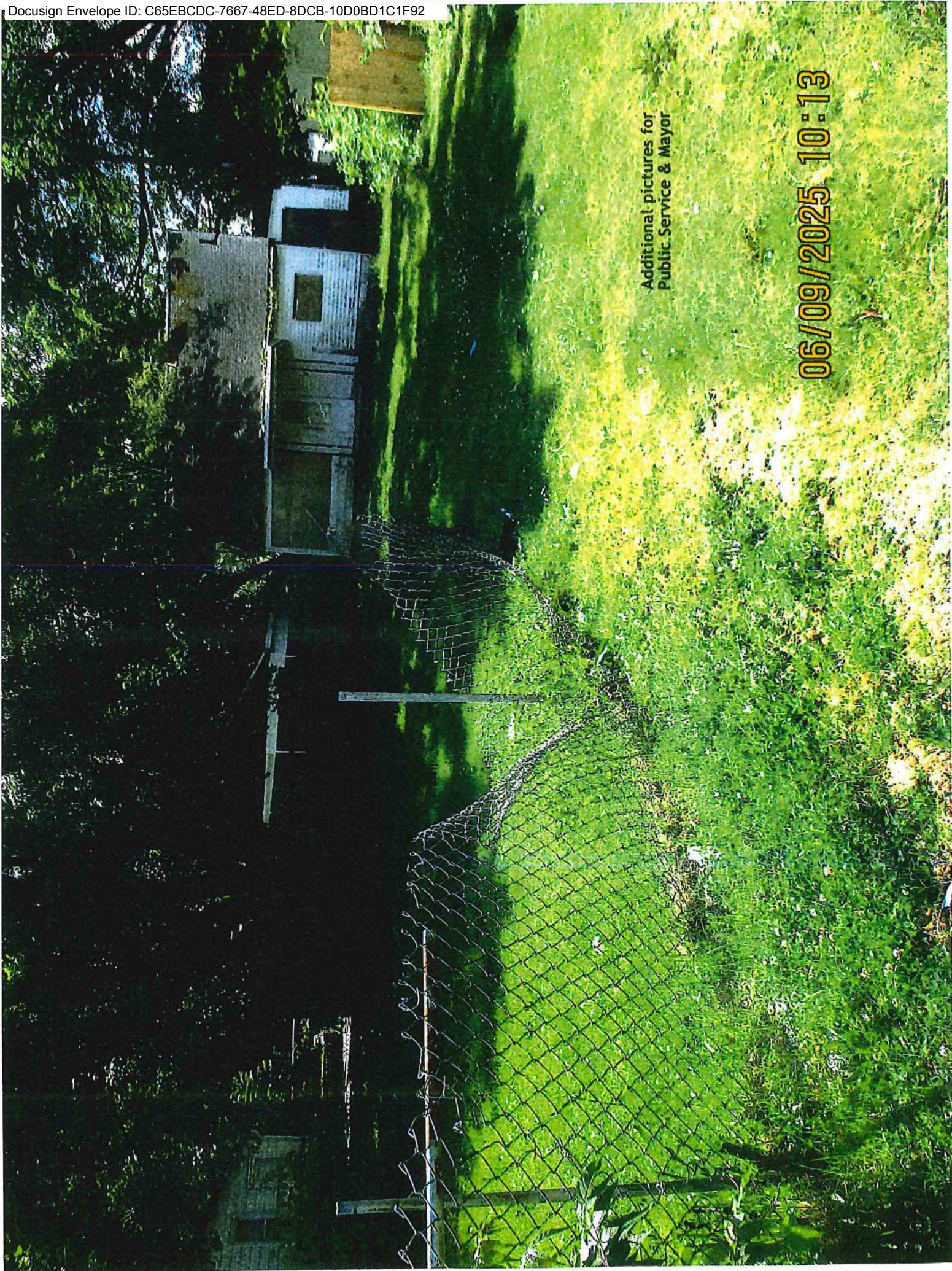
06/09/2025 10:12





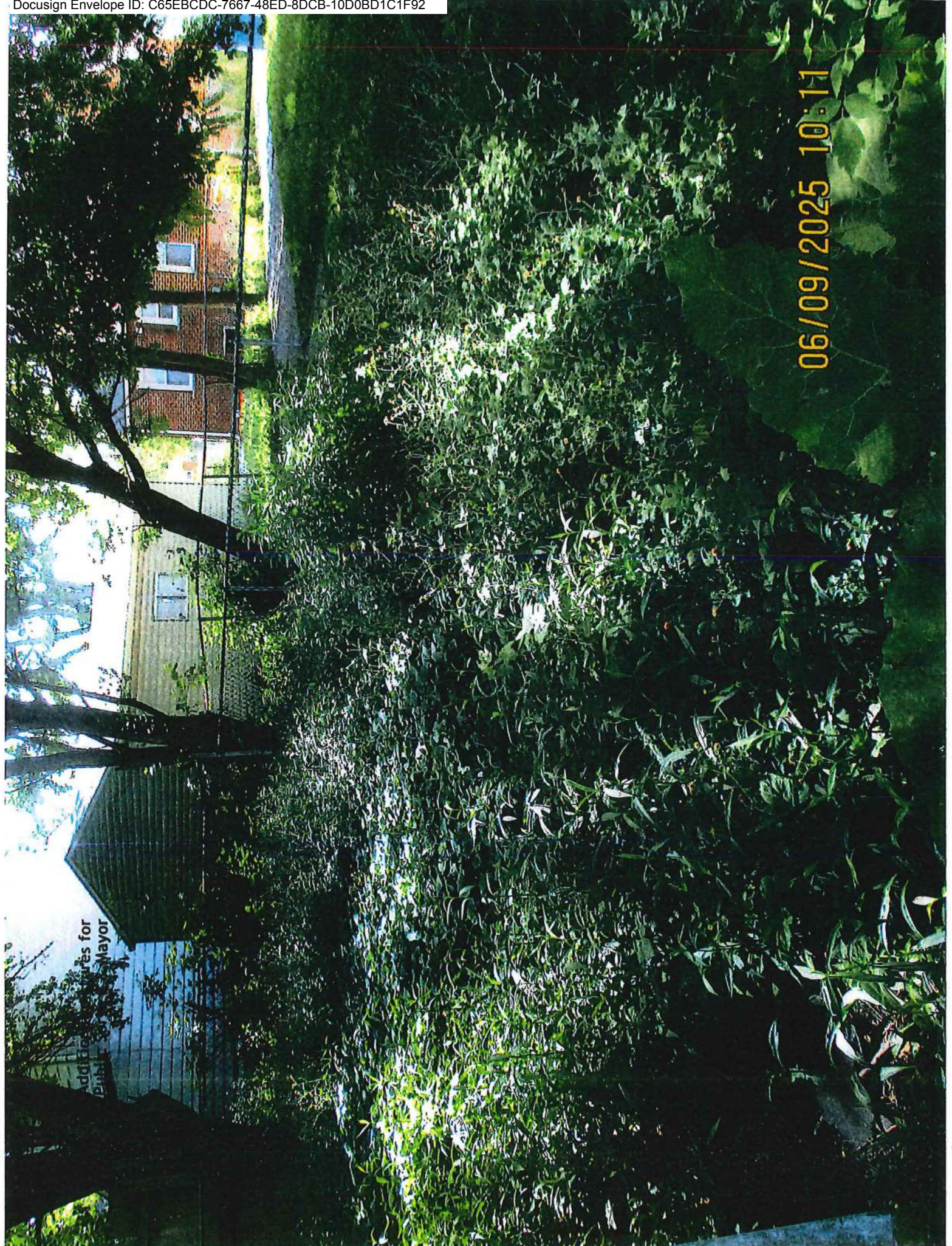
Additional pictures for
Public Service & Mayor

06/09/2025 10:13



Additional pictures for
Public Service & Mayor

06/09/2025 10:13



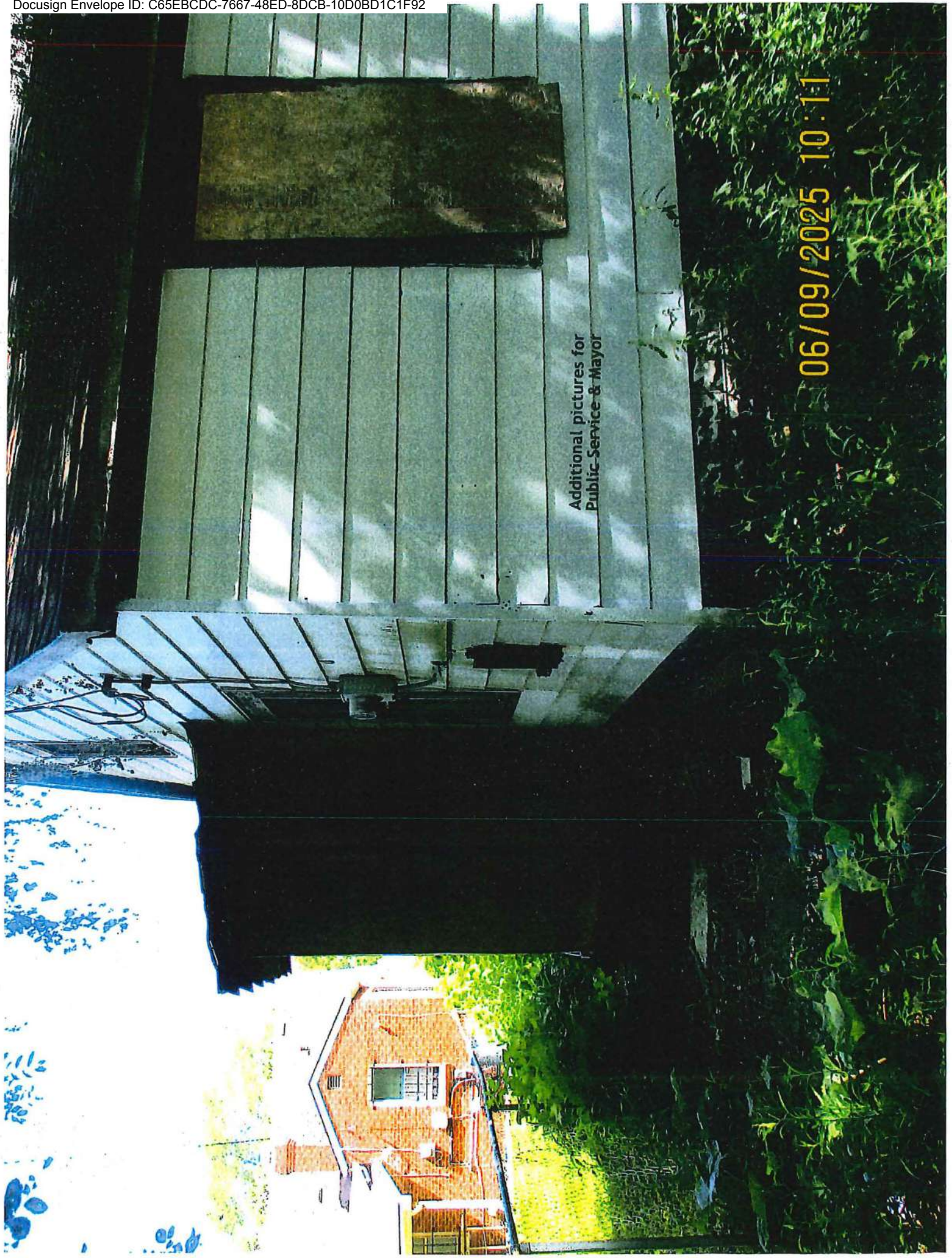
06/09/2025 10:11

Additional Measures for
Public Safety Mayor

Additional pictures for
Public Service & Mayor

06/09/2025 10:12



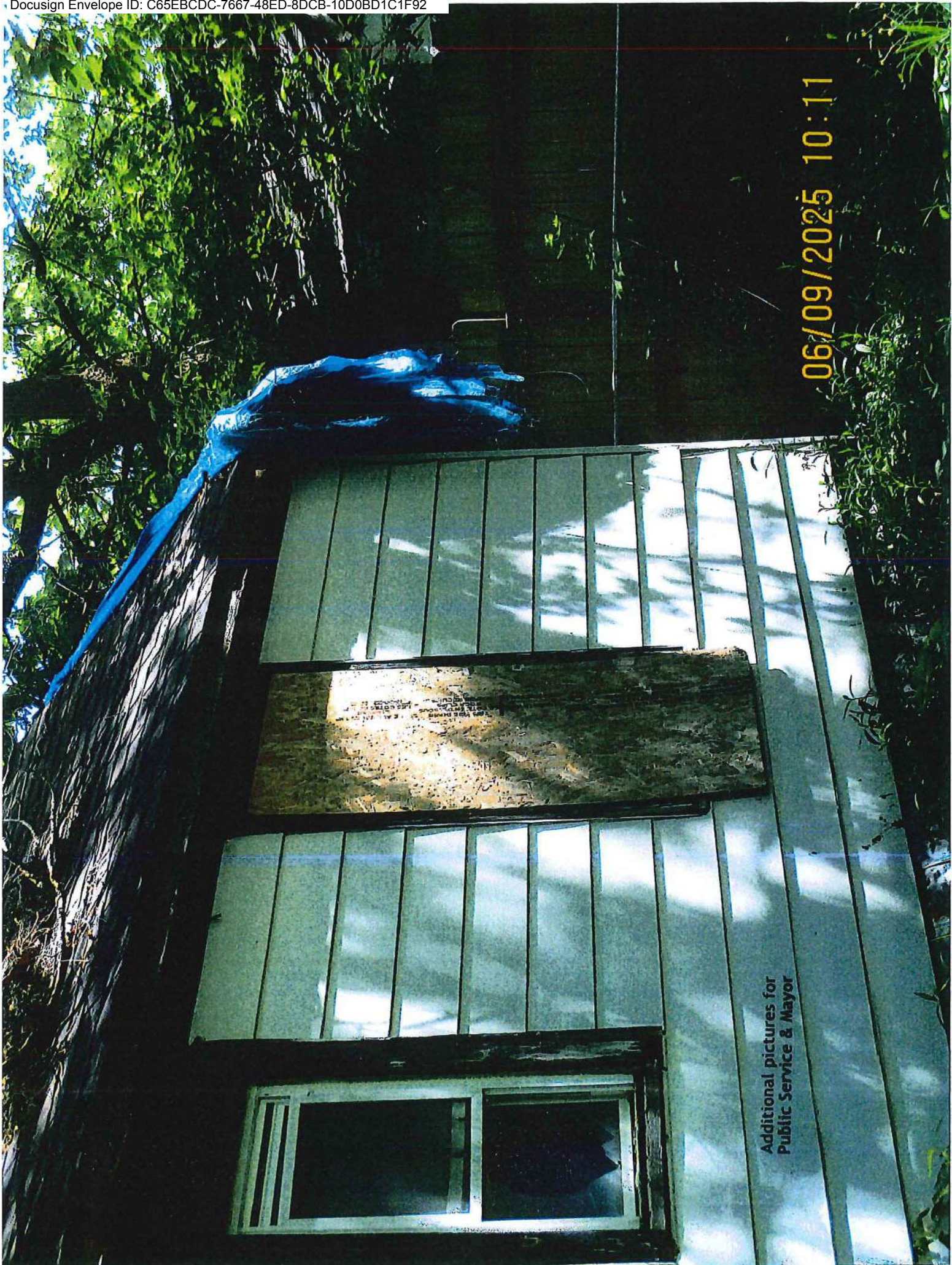


Additional pictures for
Public Service & Mayor

06/09/2025 10:11

Additional pictures for
Public Service & Mayor

06/09/2025 10:11



06/09/2025 10:11

Additional pictures for
Public Service & Mayor



Additional pictures for
Public Service & Mayor

06/09/2025 10:11

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: September 25, 2025
Title: Hearing Officer
Property Description:
Name: City of Warren
Address: 7576 Prospect Warren, MI 48091 **House**
Legal Description: LEO A. TEMROWSKI'S SUBDIVISION LOT 86
Tax I.D. Number: 12-13-33-429-019
Recorded in Liber: 7 Page: 92 of Macomb County Records
Owner:
Mailing Name: City of Warren
Address Address: One City Square #400
City: Warren State: MI Zip: 48093
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 October 25, 2025.

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.

In concurrence:

Michael Swafford, Hearing Officer

Paul Lize,
Chief Building Inspector

Dave Muzzarelli
Department of Public Service

CITY OF WARREN

NOTICE OF NUISANCE ABATEMENT PROCEEDINGS

An Administrative Hearing was held on September 25, 2025 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: City of Warren

Property address: 7576 Prospect **House**

Property description: LEO A. TEMROWSKI'S SUBDIVISION LOT 86

Tax I.D. Number: 12-13-33-429-019

Recorded in Liber: 7, Page: 92 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, 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

BUILDING DIVISION
NUISANCE ABATEMENT MINUTES
September 25, 2025

In attendance:

Paul Lize, Building Inspector
Laura Sullivan, Assistant City Attorney

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

13876 Hendricks (12-13-36-109-034) House All parties have been duly notified and letters were posted on the building in question. No one appeared.

Mr. Swafford stated that the home is not being maintained over grown bushes long grass and weeds steps to home laying in yard over 180 days vacant owner believed to be deceased

DETERMINATION:

Mr. Swafford Declared the property a Public Nuisance will hold 30 days and send to public service .

Audience Participation

None

20730 Montrose (12-13-36-386-001) House All parties have been duly notified and letters were posted on the building in question. Kirit Patel appeared.

Mr. Swafford stated that the home has been vacant over 10 years windows boarded.

DETERMINATION:

Mr. Swafford will hold 30 days and do a follow up as current owner states they have a buyer for the property.

Audience Participation

None

7576 Prospect (12-13-33-429-019) House All parties have been duly notified and letters were posted on the building in question. Hunter Manikas with the City of Warren appeared.

Mr. Swafford stated the home is dilapidated. This is a city of Warren owned property.

DETERMINATION:

Mr. Swafford declared home a public nuisance. Hunter Manikas agreed that the home should be declared will hold 30 days and send to Public Service for removal.

Audience Participation

None

24616 Stewart (12-13-25-255-007) House & Garage Fire All parties have been duly notified and letters were posted on the building in question. Stephen J Grant owner appeared.

Mr. Swafford stated the fire incident happed 11-14-2024 and no progress in repairs to home have taken place.

DETERMINATION:

Mr. Swafford will do a follow up in 30 days as the owner stated they finally received the insurance check just waiting for HUD to sign off on the check. They have an agreement with a Restorations and will begin the repairs.

Audience Participation

None

2106 Walter Court (12-13-07-302-024) House & Garage All parties have been duly notified and letters were posted on the building in question. No one appeared.

Mr. Swafford stated the home is dilapidated and no water since 8-30-2024 over grown weeds and grass. Owner believed to be deceased.

DETERMINATION:

Mr. Swafford will reschedule for new meeting and send new letters to new contact found (probate attorney).

Audience Participation

None

COLONIAL TITLE COMPANY

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

FAX COVER LETTER

To: Paul Lize
Company Name: City of Warren - Building Division
Fax No.: (586)574-4577
Email: plize@cityofwarren.org
Customer No.: 2528498
Date: June 27, 2025
From: Shannon

Property Address: 7576 Prospect, Warren, MI 48091

File No.: 25089

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: 25089**Invoice date:** June 27, 2025**Please pay before:** July 11, 2025**Our file number:** 25089**Your reference number:** 2528498**Property:**

7576 Prospect
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: Paul Lize
City of Warren - Building Division
One City Square, Suite 305
Warren, MI 48093

Customer Reference Number: 2528498

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: 7576 Prospect, 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 June 13, 2025 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 June 13, 2025 at 8:00am.

PROPERTY DESCRIPTION:

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

Lot 86 - Leo A. Temrowski's Subdivision, according to the plat thereof as recorded in Liber 7, Page 92 of Plats, Macomb County Records.

Commonly Known As: 7576 Prospect, Warren, MI 48091

Tax ID Number: 12-13-33-429-019

Apparent Owner: City of Warren

Title Deed dated 10/08/2020, recorded 10/09/2020, in Liber 27057, Page 666, Macomb County Records.

NOTE: Deed covers more land.

PAYMENT OF TAXES: Tax Parcel No.: 12-13-33-429-019

Address: 7576 Prospect, Warren, MI 48091

2024 Winter Taxes - NO AMOUNT BILLED

2024 Summer Taxes - NO AMOUNT BILLED

Special Assessments Included In The Current Year Tax Bills: NONE

Special Assessments Separate From the Tax Bills: Must confirm with city

- 2024 State Equalized Value: \$0.00

- 2024 Taxable Value: \$0.00

NOTE: Title emanates from a Judgment of Foreclosure for non-payment of the property taxes recorded 08/05/2020, in Liber 26886, Page 636, Macomb County Records. Title insurance may or may not be available when the subject property is sold.

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. 25089

Colonial Title Company
Stephen DeBates, President

7576 PROSPECT Warren, MI 48091-2951 (Property Address)

Parcel Number: 12-13-33-429-019 Account Number: 202924818



Item 1 of 3

2 Images / 1 Sketch

Customer Name: CITY OF WARREN**Summary Information**

- > Residential Building Summary
 - Year Built: 1940
 - Full Baths: 1
 - Sq. Feet: 576
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.096
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found
- > 6 Building Department records found
- > Utility Billing Information found

Owner and Taxpayer Information

Owner	CITY OF WARREN 1 CITY SQUARE WARREN, MI 48093	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	VAN DYKE PUBLIC SCHOOLS	Assessed Value	\$0
NOTES	NEZ - Patriot Place	Taxable Value	\$0
User Number Index	0	State Equalized Value	\$0
User Alpha 1	Not Available	Date of Last Name Change	11/10/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/01/1994

Principal Residence Exemption	June 1st	Final
2025	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

Land Information

Zoning Code	R-1-C	Total Acres	0.096
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	VAN DYKE 33	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	35.00 ft	120.00 ft
Total Frontage: 35.00 ft		Average Depth: 120.00 ft

Legal Description

LEO A. TEMROWSKI'S SUBDIVISION LOT 86 L7 P92

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	No Data to Display	Unallocated Divs Transferred	0
Acres 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
10/08/2020	\$55,973.00	QC	MACOMB CO TREASURER	CITY OF WARREN	13-GOVERNMENT	27057/7666

Building Information - 576 sq ft 1 Story (Residential)

General

Floor Area	576 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	576 sq ft		
Year Built	1940	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	CD
Effective Age	32 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	5	Sewer	Not Available
2nd Floor Rooms	1	Style	1 Story
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	576 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
----------------	---

****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.

7576 PROSPECT Warren, MI 48091-2951 (Property Address)

Parcel Number: 12-13-33-429-019 Account Number: 202924618



Item 1 of 3

2 Images / 1 Sketch

Customer Name: CITY OF WARREN**Summary Information**

- > Residential Building Summary
 - Year Built: 1940
 - Full Baths: 1
 - Sq. Feet: 576
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.096
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax Information found
- > 6 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information**Owner**CITY OF WARREN
1 CITY SQUARE
WARREN, MI 48093**Taxpayer**

SEE OWNER INFORMATION

Legal Description

LEO A. TEMROWSKI'S SUBDIVISION LOT 86 L7 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

6/27/2025

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Winter	\$0.00	\$0.00		\$0.00

General Information for 2024 Winter Taxes

School District	50220	PRE/MBT	100.0000%
Taxable Value	\$0	S.E.V.	\$0
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$0
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	No Data to Display		
Base Tax	\$0.00	Base Paid	\$0.00
Admin Fees	\$0.00	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$0.00	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2024 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
Admin Fees		\$0.00	\$0.00
	0.000000	\$0.00	\$0.00

6/27/25, 10:42 AM

Parcel Number - 12-13-33-429-019 | City of Warren | BS&A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		\$0.00	\$0.00
	0.000000	\$0.00	\$0.00

[Click here for a printer friendly version of Winter 2024 Tax Information](#)

2024	Summer	\$0.00	\$0.00	\$0.00
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General Information for 2024 Summer Taxes

School District	50220	PRE/MBT	100.0000%
Taxable Value	\$0	S.E.V.	\$0
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$0

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	08/31/2024		

Base Tax	\$0.00	Base Paid	\$0.00
Admin Fees	\$0.00	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$0.00	Total Paid	\$0.00

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Tax Bill Breakdown for 2024 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
VAN DYKE OPERAT	18.000000	\$0.00	\$0.00
Admin Fees		\$0.00	\$0.00
Interest Fees		\$0.00	\$0.00
	18.000000	\$0.00	\$0.00

[Click here for a printer friendly version of Summer 2024 Tax Information](#)

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	\$12.86	\$12.86	02/16/2021
2020	Summer	\$423.76	\$423.76	02/16/2021

[Load More Years](#)

****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.

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7576 PROSPECT Warren, MI 48091-2951 (Property Address)

Parcel Number: 12-13-33-429-019 Account Number: 202924818



Item 1 of 3

2 Images / 1 Sketch

Customer Name: CITY OF WARREN**Summary Information**

- > Residential Building Summary
 - Year Built: 1940
 - Full Baths: 1
 - Sq. Feet: 576
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.096
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax Information found
- > 6 Building Department records found
- > Utility Billing Information found

Owner Information

CITY OF WARREN
1 CITY SQUARE
WARREN, MI 48093

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	
FENCE	PF08-21359		Finald	5/12/2008		\$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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6/27/25, 10:42 AM

Parcel Number - 12-13-33-429-019 | City of Warren | BS&A Online

7576 PROSPECT Warren, MI 48091-2951 (Property Address)

Parcel Number: 12-13-33-429-019 Account Number: 202924818



Item 1 of 3 2 Images / 1 Sketch

Customer Name: CITY OF WARREN UB Customer Name: 202924818 OCCUPANT

Summary Information

> Residential Building Summary

- Year Built: 1940
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq Feet: 576
- Acres: 0.096

> Utility Billing Information found

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax Information found

> 6 Building Department records found

Customer Information

Name: 202924818 OCCUPANT
Address: 7576 PROSPECT
Warren, MI 48091-2951
Account Number: 202924818

Amount Due

Total Amount Due: \$0.00
Pay Now

Current Bill

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

Amount Due	\$0.00	Bill From	04/30/2025
Due Date	06/30/2025	Bill To	05/30/2025

Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance
PENALTY	\$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	\$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 (368 Items Found)

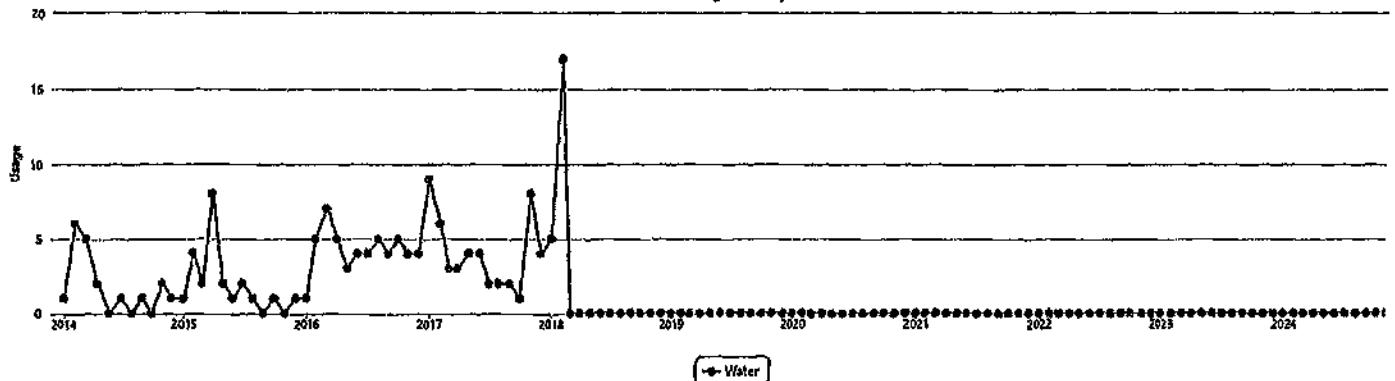
Starting Date: Ending Date:

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

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/11/2025	Bill Calculated	04/30/25-05/30/25		0.00	0.00	\$0.00	\$0.00
5/30/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
5/13/2025	Bill Calculated	03/31/25-04/30/25		0.00	0.00	\$0.00	\$0.00
4/30/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
4/11/2025	Bill Calculated	02/27/25-03/31/25		0.00	0.00	\$0.00	\$0.00
3/31/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
3/12/2025	Bill Calculated	01/30/25-02/27/25		0.00	0.00	\$0.00	\$0.00
2/27/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
2/11/2025	Bill Calculated	01/03/25-01/30/25		0.00	0.00	\$0.00	\$0.00
1/30/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
1/14/2025	Bill Calculated	11/30/24-01/03/25		0.00	0.00	\$0.00	\$0.00
1/3/2025	Meter Read	Water		205.00	0.00	\$0.00	\$0.00
12/13/2024	Bill Calculated	10/30/24-11/30/24		0.00	0.00	\$0.00	\$0.00

Usage History Chart

Usage History



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7576 PROSPECT WARREN, MI 48091 (Property Address)

Parcel Number: 12-13-33-429-019

Property Taxpayer: CITY OF WARREN*Summary Information***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	CITY OF WARREN 1 CITY SQUARE WARREN, MI 48093	Taxpayer	CITY OF WARREN ONE CITY SQUARE WARREN, MI 48093
--------------	---	-----------------	---

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

6/27/2025

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

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2019	Del. Taxes	\$1,212.47	\$0.00		\$0.00
2018	Del. Taxes	\$1,546.71	\$0.00		\$0.00
2017	Del. Taxes	\$1,329.62	\$0.00		\$0.00
2016	Del. Taxes	\$500.00	\$500.00	06/15/2017	\$0.00
2015	Del. Taxes	\$455.00	\$455.00	06/27/2016	\$0.00

Load More Years

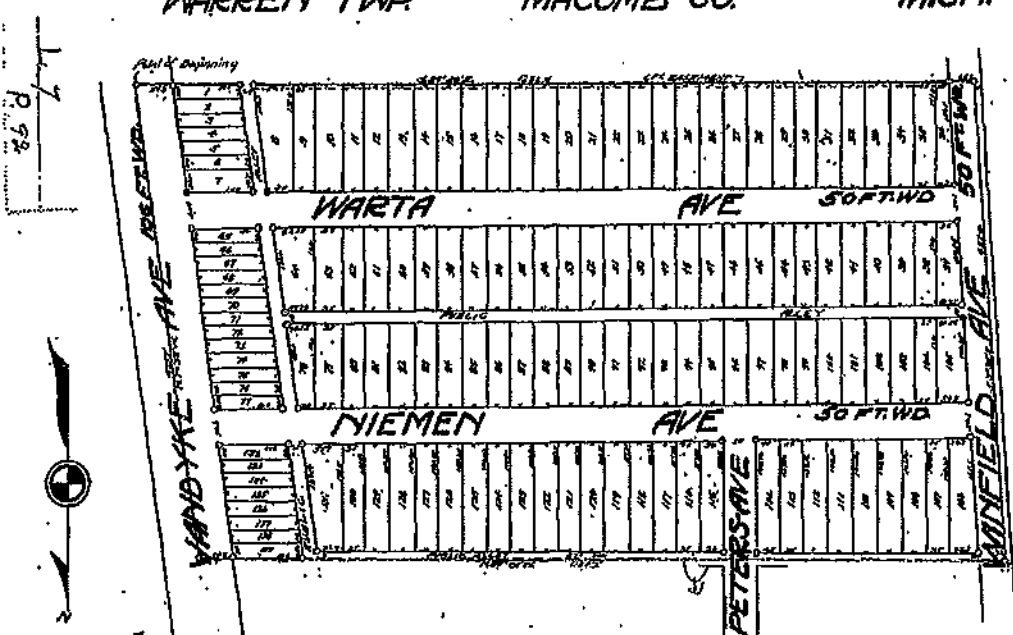
****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local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

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LEO A TEMROWSKI'S SUBDIVISION

OF PART OF THE S.E. 1/4 OF SEC. 33 T. 12 N., R. 12 E.
WARREN TWP MACOMB CO. MICH.

July 8-1974
Leo A. Temrowski



BEFORE ME, the undersigned authority, on this 24th day of May, 1974, personally appeared LEO A. TEMROWSKI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 24th day of May, 1974.

Notary Public for Macomb County, Michigan
J. H. [Signature]

This plat was approved by the township of Warren at a special meeting held on the 14th day of May, 1974.

Secretary Clerk

COUNTY TREASURER CERTIFICATE

This is to certify that the above plat is a correct and true copy of the original as filed in the office of the County Treasurer of Macomb County, Michigan, on the 14th day of May, 1974.

County Treasurer
[Signature]

NOTARY PUBLIC

Notary Public for Macomb County, Michigan
[Signature]

On this 24th day of May, 1974, I, the undersigned, a Notary Public in and for said county, personally saw the above named LEO A. TEMROWSKI, and observed him execute the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public for Macomb County, Michigan
J. H. [Signature]

This plat was approved by the township of Warren at a special meeting held on the 14th day of May, 1974.

Secretary Clerk

DESCRIPTION OF LAND PLATED

The land shown in the aforesaid plat of LEO A. TEMROWSKI'S SUBDIVISION is a portion of the S.E. 1/4 of Sec. 33 T. 12 N., R. 12 E., Macomb Co., Mich., in Township 12 North, Range 12 East, County of Macomb, State of Michigan, Thence N. 78° 15' E. a distance of 128.00 ft. from the S.E. corner of Sec. 33 T. 12 N., R. 12 E., County of Macomb, State of Michigan, Thence N. 78° 15' E. a distance of 128.00 ft. to the point of beginning.



Branch :CCY,User :DIAN

Comment:

Station Id :Z0X3

RECD MACOMB CO *20OCT 9 AM 9 02

2122339 Page 1 of 4
 LIBER 27057 PAGE 666
 10/09/2020 09:47:00 AM
 Macomb County, MI
 Fred Miller, Clerk/Register of Deeds
 Receipt # 79035

SEAL

QUIT CLAIM DEED

Lawrence Rocca, Macomb County Treasurer, of One South Main Street 2nd Floor, Mount Clemens, MI 48043, quit claims to the City of Warren, One City Square, Warren, MI 48093, property in the City of Warren, Macomb County, Michigan, described as:

See ADDENDUM A

for Fifty Five Thousand Nine Hundred Seventy Three and 27/100 Dollars (\$55,973.27).

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. Parcels which abut a private road, the maintenance, care and other responsibility concerning said private road rest with the abutting land owners and are not the responsibility of the City, Township, Village, Macomb County, or the State of Michigan. Grantor grants to Grantee the right to make all division(s) under §108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The right to make further divisions not requiring a plat are conveyed.

Exempt from County and State Transfer Tax under MCLA 207.505(h)(i) and MCLA 207.528(h)(i).

Dated October 8, 2020.

Signed by:



Lawrence Rocca, Macomb County Treasurer

STATE OF MICHIGAN)

) ss.

COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me on October 8, 2020 by Lawrence Rocca, Macomb County Treasurer.



Paige Harley Bachand, Notary Public
 Wayne County, Michigan
 Acting in Macomb County

My Commission Expires: 03/30/2022

When Recorded Return To: GRANTEE	Send Subsequent Tax Bills To: GRANTEE	Drafted By: Frank Krycia, Assistant Corporation Counsel One South Main St., 8 th Floor Mount Clemens, MI 48043
-------------------------------------	--	--

LIBER 27057 PAGE 667

ADDENDUM A - Warren

PARCEL

12-13-11-229-038 17,354.65

PRIEHS GARDENS ESTATES (L23, P47); LOT 26

Property Address: 30637 SCHOENHERR

12-13-22-227-009 1,710.79

CRAMER'S SUBDIVISION (L9, P55); LOT 9

Property Address: 11361 CARRIER

12-13-27-459-021 2,599.10

DALBY AND CAMPBELL VAN DYKE SUBDIVISION OF LOTS B,C,D,E AND F. OF THE JOHN RYAN
ESTATE OF W 1/2 OF SE 1/4 OF SEC 27 T1N, R12E LOT 411

Property Address: 11235 PAIGE

12-13-28-484-022 1,157.14

PIPER'S VAN DYKE SUBDIVISION NO 2 (L4, P51); LOT 424

Property Address: PAIGE

12-13-31-354-023 2,649.56

JOHN B SOSNOWSKI EIGHT MILE ROAD SUBDIVISION (L7, P27); LOT 317

Property Address: 2442 JOHN B

Branch :CCY,User :DIAN

Comment:

Station Id :Z0X3

LIBER 27057 PAGE 668

12-13-33-429-019 2,672.21**LEO A. TEMROWSKI'S SUBDIVISION (L7, P92); LOT 86****Property Address: 7576 PROSPECT**

12-13-33-456-012 1,000.93**KEHOE'S NORTH VAN DYKE SUBDIVISION (L6, P86); LOT 128, INCL 1/2 VAC ALLEY****Property Address: 7027 RIVARD**

12-13-34-154-002 3,190.07**PIPER'S THIRD VAN DYKE FARMS SUBDIVISION (L3, P167); LOT 331, EXC W 20 FT FOR
VAN DYKE****Property Address: 21840 VAN DYKE**

12-13-34-182-019 6,466.98**PIPER'S VAN DYKE SUBDIVISION NO. 8 (L6, P82); LOT 2291****Property Address: 8746 PACKARD**

12-13-34-255-017 1,710.67**BELANGER'S GARDENS SUBDIVISION (L5, P90); LOT 160****Property Address: 11003 TOEPFER**

12-13-34-257-028 10,918.84**LAETHEM'S NEAR VAN DYKE SUBDIVISION (L8, P11); LOT 213****Property Address: 11329 HUDSON**

Branch :CCY,User :DIAN

Comment:

Station Id :Z0X3

LIBER 27057 PAGE 669

12-13-34-358-016	2,733.34
------------------	----------

A J CHRISTE'S SUBDIVISION (L2, P235); LOT 133

Property Address: 8304 RIVARD

12-13-35-385-010	1,808.99
------------------	----------

ARLINGTON MANOR (L9, P70); LOT 259

Property Address: 12475 GEORGIANA

PARCEL COUNT: 13	55,973.27
------------------	-----------

2090435
 Liber: 26886 Page: 636
 General Index Date 08/05/2020
 Macomb County, MI
 Fred Miller, Register of Deeds Seal
 Receipt # 0057465

Notice of Judgment of Foreclosure

Michigan Department of Treasury
 3731 (4-05)

Issued under authority of 1893 PA 206; section 78k(8), MCL

On February 10, 2020 in Civil Action No. 2019-2316-CH in the Circuit Court for the 16th Judicial Circuit, Macomb County, a Judgment of Foreclosure in the Matter of the Petition of the County Treasurer against the property described below was entered vesting absolute title to the real property described below in the County Treasurer of the County of Macomb, if the property was not redeemed by June 29, 2020 as provided in the General Property Tax Act, 1893 PA 206, MCL 211.78(k). This judgment of Foreclosure became final on June 29, 2020.

Parcel No. 12-13-33-429-019	Property Forfeited to County Treasurer on March 1, 2019
Commonly Known As: 7576 PROSPECT	Certificate of Forfeiture recorded at: Liber 25881 ,Page 69
Address WATSON SHIRLEY LYNN 7576 PROSPECT WARREN, MI 48091	
County Of Macomb,	Local Unit Name WARREN
Local Unit Code 12	
Property Description LEO A. TEMROWSKI'S SUBDIVISION (L7, P92); LOT '86	
State of Michigan ss County of Macomb ss Subscribed to and sworn before me on 03/31/2020 <i>Paul Vreman</i> Notary Public: Paul Vreman Macomb County, Michigan Acting in Macomb My Commission expires: 12/7/2025	Signature of County Treasurer <i>Lawrence Rocca</i> Lawrence Rocca Prepared By: Frank Krycia Assistant Corporation Counsel One S. Main 8th Fl Mt. Clemens, MI 48043

After recording return to Treasurer.

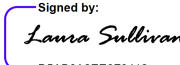
Certificate Of Completion

Envelope Id: C65EBCDC-7667-48ED-8DCB-10D0BD1C1F92	Status: Completed
Subject: COUNCIL Complete with Docusign: Council Documents - Resolution for 7576 Prospect - Nuisance	
Source Envelope:	
Document Pages: 49	Signatures: 2
Certificate Pages: 6	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Valerie Lyons Tack
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	1 City Sq Ste 215
	Warren, MI 48093
	vlyonstack@cityofwarren.org
	IP Address: 24.127.1.78

Record Tracking

Status: Original	Holder: Valerie Lyons Tack	Location: DocuSign
1/16/2026 1:12:03 PM	vlyonstack@cityofwarren.org	

Signer Events

Laura Sullivan lsullivan@cityofwarren.org Assistant City Attorney City of Warren - Attorney's Office Security Level: Email, Account Authentication (None)	<p>Signed by:</p>  <p>D5AB6A2EE6F9412...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 24.127.1.78</p>	<p>Sent: 1/16/2026 1:22:47 PM</p> <p>Viewed: 1/22/2026 10:39:30 AM</p> <p>Signed: 1/22/2026 10:39:39 AM</p>
---	---	---

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Lori M. Stone lstone@cityofwarren.org Mayor City of Warren Security Level: Email, Account Authentication (None)	<p>Signed by:</p>  <p>F040B73E57F248E...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 24.127.1.78</p>	<p>Sent: 1/22/2026 10:39:42 AM</p> <p>Resent: 2/2/2026 11:11:54 AM</p> <p>Viewed: 2/2/2026 11:26:16 AM</p> <p>Signed: 2/2/2026 11:26:32 AM</p>
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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Ayasha Bahar abahar@cityofwarren.org Administrative Coordinator City of Warren Michigan Security Level: Email, Account Authentication (None)	<div>COPIED</div>	<p>Sent: 1/16/2026 1:22:48 PM</p> <p>Viewed: 2/2/2026 11:39:13 AM</p>
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Carbon Copy Events	Status	Timestamp
<p>Judy Smith jsmith@cityofwarren.org Administrative Coordinator City of Warren Michigan Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 1/16/2026 1:22:48 PM
<p>Kirk Rehn krehn@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 11/7/2025 8:57:40 AM ID: e76d0ee2-f35a-49ba-aef8-a1f9b823f283</p>	COPIED	Sent: 2/2/2026 11:26:34 AM
<p>Doug Campbell dcampbell@cityofwarren.org Code Enforcement Director City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 2/2/2026 11:26:35 AM
<p>Richard Fox rfox@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 1/29/2026 2:27:22 PM ID: c498bb2c-9e7a-44f5-bdca-7649c811f6f2</p>	COPIED	Sent: 2/2/2026 11:26:35 AM
<p>Sonja Buffa sbuffa@cityofwarren.org City Clerk City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 2/2/2026 11:26:36 AM
<p>James Elrod jelrod@cityofwarren.org City Assessor City of Warren Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Not Offered via Docusign</p>	COPIED	Sent: 2/2/2026 11:26:36 AM
<p>Lorie Barnwell lbarnwell@cityofwarren.org Security Level: Email, Account Authentication (None)</p> <p>Electronic Record and Signature Disclosure: Accepted: 8/12/2025 5:50:17 PM ID: 21098e40-7274-4f31-89cb-fde25b325a11</p>	COPIED	Sent: 2/2/2026 11:26:37 AM

Carbon Copy Events	Status	Timestamp
Mayor's Office Copy mayor@cityofwarren.org Mayor Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/22/2026 11:16:28 AM ID: ad0e5a22-e225-458e-8254-5fbaf3f89206	COPIED	Sent: 2/2/2026 11:26:37 AM
Valerie Lyons Tack vlyonstack@cityofwarren.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 2/2/2026 11:26:38 AM Resent: 2/2/2026 11:26:43 AM Viewed: 2/2/2026 11:29:23 AM
Ann Marie LaDuke aladuke@cityofwarren.org Office Coordinator City of Warren Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 2/2/2026 11:26:39 AM Viewed: 2/2/2026 11:39:28 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/16/2026 1:22:48 PM
Envelope Updated	Security Checked	1/21/2026 8:53:46 AM
Certified Delivered	Security Checked	2/2/2026 11:26:16 AM
Signing Complete	Security Checked	2/2/2026 11:26:32 AM
Completed	Security Checked	2/2/2026 11:26:39 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Warren (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Warren:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: dclark@cityofwarren.org

To advise City of Warren of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at dclark@cityofwarren.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Warren

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to dclark@cityofwarren.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Warren

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to dclark@cityofwarren.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Warren as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Warren during the course of your relationship with City of Warren.



February 3, 2026

Craig Treppa
Purchasing Agent
1 City Square
Warren, MI 48093

DEPARTMENT OF PUBLIC SERVICE
ONE CITY SQUARE, SUITE 320
WARREN, MI 48093-5284
(586) 574-4604
FAX (586) 574-4517
www.cityofwarren.org

RE: Request to purchase Allied Building Service utilizing SMART Community Credit Expense Account # 208-9210-96902 in the amount \$98,283.00.

Mr. Treppa,

Public Services is requesting to purchase Allied Building Service to install 3 SMART bus shelters, with benches and cement ADA compliant access pads. Two of the shelters will be installed at 13 Mile and Schoenherr and one will be installed at 9 mile and Dequindre. Allied building Service not only has a MiDeal State Contract, but is also under contract by SMART for the installation of bus shelters, benches and cement. The addition of the new shelters will assist our residents that utilize the SMART bus public transportation system at these locations. With Kroger being a busy Grocery store the amount of use at these bus stops has increased and caused issues with shopping carts and garbage being left at the locations due to the lack of proper bus shelters and benches for the residents. The total cost of this project \$98,283.00 will be reimbursed by SMART Bus from the available Community Credits account once the project is completed. The funds are available in account GL Account# 208-9210-96902.

We will be using the MiDeal Cooperative contracts listed below for the purchase of this product.
Allied Building Services MiDeal Cooperative Contract # 01044.

The cost for the purchase of this product for is as follows
Total Price per Unit is \$32,761 X 3 units

Material cost \$ 27,872.00 X 3
Labor cost \$ 4,889.00 X 3
Total Cost \$ 98,283.00

Signed by:

Lori M Stone

F040B73E57F248E...

Mayor Lori Stone

Read and Concur:

Respectfully,
Signed by:

Steve Campbell

D3B6EA81A3994B6...

Steve Campbell

Public Service Administrative Supervisor

DocuSigned by:

David Muzzarelli

A310AB08BBC84DD...

Dave Muzzarelli

Public Service Director

QUOTE SQ-00092911

Quote Valid Until 2/20/2026



ALLIED BUILDING SERVICE

1801 Howard Street Detroit MI 48216

313-230-0800 www.teamallied.com

Date: January 20, 2026

Attn: Steve Campbell

CUSTOMER

City of Warren
One City Square
Warren MI 48093

LOCATION OF WORK

SCOPE OF WORK

PRICING IS UNDER MIDEAL CONTRACT #01044

ALLIED PROPOSES

- To supply labor, materials and equipment to complete the following for the City of Warren
- Order and obtain (3) Bus shelter units per customers specs; 5' x 12' Eclipse Series Aluminum Structure, Four-Sides; Full Rear and Side Walls with Front-Centered Windscreen and Two ADA Openings, White Aluminum Powder Coat Painted Finish, Arched Roof with Blade Rafters and Bronze Acrylic Glazing, 3/8" Clear Tempered Safety Glass w/ 6' Eclipse Series Bench with Black HDPE Slats and Two Seat Dividers, White Aluminum Powder Coat Painted Finish, w/ Surface Mount 32-Gallon Eclipse Series Trash Receptacle with Square Bonnet Lid, White Aluminum Powder Coat Painted Finish, w/ Spun Escutcheon Covers for Columns and Sill Support
- Uncrate and build units off site
- Call MISS DIG to survey and mark any and all underground before ground / soil removal
- Set up temp barricades for work area
- Measure, mark and remove grass / soil as needed for new concrete slabs
- Form and pour 10'x13'x6" pad for Unit & 15'x5'x6" pad for walk way, concrete to be @ 4k PSI and to be left broom finish, allow a min of 48hrs of all concrete to properly cure before Unit install
- Load and transport units to location provided by customer / city

LOCATIONS;

- *Schoener @ 13 Mile, E side of Schoener
- *E side of Schoener, N of 13 Mile (to catch the North/South bus)
- *N side of 13 Mile, E of Schoener (to catch the West/East bus)
- Install new units per manufacturers specs
- Pull concrete forms and temp barricades
- Clean site, dispose of all work-related debris

NOTES*

- Allied to apply and pull all permitting as needed, City of Warren to wave all any and all fees associated
- Work is weather permitting
- Temps must be above 40* to allow concrete to properly cure and must be free and clear of foot and equipment traffic for a min of 48HRS
- Work is to be done during normal business hours
- Lead time for new units per Brasco is several months, time is subject to change

PRICE PER UNIT \$32,761.00

-Material / Equipment \$27,872.00

-Labor \$4,889.00

GRAND TOTAL FOR ALL (3) UNITS \$98,283.00

TERMS ()

Price is firm / fixed

A firm fixed price is a fixed price agreed upon by both parties for the scope of work outlined in the proposal.

Pricing is subject to change with a change in scope of work, delays out of control of the contractor or other such items that change the fundamental direction, scope and ability to complete such work.

Regular Straight Time Wages

Regular and Overtime wages DO NOT include any Prevailing Wage, Davis bacon or Service Contract Act wages. If required, pricing will increase.

Quote Valid Until 2/20/2026

Due to tariffs and economic uncertainty Allied cannot guarantee materials pricing.

If you should have any questions, please feel free to call or email me.

Sincerely,

Michael McLaughlin
michaelm@teamallied.com
313-230-0800

TO ACCEPT THIS PROPOSAL, please sign, date and return it, or you can forward an updated purchase order or work order.

CUSTOMER APPROVAL: _____ Printed Name: _____ Date: _____

Design
Build ISID
R 10/2024



**STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET**

This contract authorizes the Design Build Entity to provide professional services. (Authority: 1984 PA 431)

**CONTRACT FOR INDEFINITE-SCOPE, INDEFINITE-DELIVERY
FOR
2025 MINOR PROJECT DESIGN BUILD
SERVICES**

THIS CONTRACT, authorized this 20th of December in the year two-thousand and twenty-four(2024), by the State Administrative Board/Director, Department of Technology, Management and Budget, BETWEEN the STATE OF MICHIGAN acting through the STATE FACILITIES ADMINISTRATION, DESIGN AND CONSTRUCTION DIVISION of the DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, 3111 West Joseph Street, Lansing, Michigan, hereinafter called the State, and

Allied Building Service Company of Detroit, Inc.
1801 Howard Street
Detroit, MI 48216

hereinafter called the Design Build Entity (DB Entity),

WHEREAS, the Department of Technology, Management and Budget State Facilities Administration (SFA), Design and Construction Division (DCD) [The Department] proposes securing Design Build Services for the following project:

Indefinite-Scope, Indefinite Delivery Contract No. 01044
CONTRACT EFFECTIVE DATE: February 7, 2025 - February 7, 2029
Department of Technology, Management and Budget
State Facilities Administration, Design and Construction Division
Design Build Indefinite-Scope, Indefinite-Delivery (ISID) Contract for Minor
Projects Various State Departments and Facilities
Various Site Locations, Michigan

NOW THEREFORE, the State of Michigan and the DB ENTITY in consideration of the covenants of this Contract agree as follows:

The State of Michigan has accepted the DB Entity's offer to provide the goods or services in accordance with the Design Build Contract's terms and specifications. The DB Entity agrees to supply the goods or services at the price and on this contract's terms and conditions, and to assume and perform all the covenants and conditions required of the Contractor. The State of Michigan agrees to pay the DB Entity the Contract Price for the supply of the goods or services and the performance of the DB Entity's covenants.

The DB Entity shall provide the design and construction services on an as-needed basis at Various State/Client Agencies within the various locations as defined by the State of Michigan, in strict accordance with the contract and subsequent ISID assignments.

The State of Michigan shall compensate the DB ENTITY for providing services as outlined in the terms and conditions of this Contract and any subsequent ISID assignment.

This ISID contract will remain in effect for four (4) years from the date of this contract award but may be unilaterally terminated by the State of Michigan, at any time, for cause or its convenience, by written notification of the State of Michigan, to the DB Entity.

This contract does not warrant or imply to the DB Entity entitlement to perform any specific percentage (%) amount of compensation, work or projects during the life of this four (4) year contract.

The DB Entity is not to provide any design or construction services or incur any expenses until individual ISID projects are assigned to this contract and approved by the State of Michigan.

PLEASE NOTE: For this Design Build ISID contract, your permanent assigned ISID Contract Number, as noted above, must be provided on all correspondence and documents.

The DB ENTITY shall provide the professional services for the Project in the sequence outlined in this Contract in accordance with the Department's approved and attached Appendix - Project/Program Statement and the attached Appendix - Department's "Design and Construction Consultant Services Utilization Manual" and be solely responsible for such services. The DB ENTITY services shall be performed in strict accordance with this Contract.

IN WITNESS, WHEREOF, each of the parties has caused this Design Build ISID Contract for Minor Projects to be executed by its duly authorized representatives on the dates shown beside their respective signatures, with the Contract to be effective upon the date on which the DB ENTITY received a copy executed by the authorized State of Michigan representative(s) by regular, registered, or certified mail or by delivery in person.

**FOR THE DESIGN BUILD
ENTITY:**

Allied Building Service Company of Detroit, Inc.

Firm Name

CV0023753

SIGMA Vendor Number

 1/16/2025 Director of Construction Operations

Signature

Date

Title

**FOR THE STATE OF
MICHIGAN:**



February 5, 2025

Director,

Date

State Facilities Administration | Design and Construction Division
Department of Technology, Management and Budget



January 29, 2026

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Re: Request for Additional Appropriations – Parks and Recreation

Dear Council Secretary Moore:

The Director of Parks and Recreation, with the concurrence of the Mayor and City Controller, is proposing the use of a portion of the earmarked funds to be used at Halmich Park. Total estimated construction costs to demolish the north pavilion and adjacent restroom, demolish and rebuild the maintenance garage and to demolish and renovate the south restroom is \$1,663,500.

The City Controller has indicated that, upon City Council's approval of this Halmich Park project, there is needed a transfer of funds from the General Fund's \$2,750,000 earmarked Recreational Capital Improvements reserve to the Parks and Recreation Special Revenue Fund in the amount of \$1,663,500.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Kristina K Battle', is written over a light gray rectangular background.

Kristina K Battle
Budget Director

Approved:  Signed by:
Lori M. Stone
F040B73E57F248E...
Lori M. Stone, Mayor
cc: Rick Fox

RESOLUTION AMENDING GENERAL REVENUES AND APPROPRIATIONS
FOR FISCAL 2026 BUDGET

A _____ Meeting of the City Council of the City of Warren,
County of Macomb, Michigan held _____, 2026, 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 General Fund budget for Fiscal Year 2025 (July 1, 2024 to June 30, 2025), included a provision earmarking \$2,750,000 to be transferred from the General Fund to Parks and Recreation Special Revenue Fund on a project-by-project basis, contingent on Council approval of the specific use for such funds.

WHEREAS, at June 30, 2025, fiscal year end, those funds were assigned to a reserve for this purpose.

WHEREAS, the Director of Parks and Recreation, with the concurrence of the Mayor and City Controller, is proposing the use of a portion of the earmarked funds to be used at Halmich Park. Total estimated construction costs to demolish the north pavilion and adjacent restroom, demolish and rebuild the maintenance garage and to demolish and renovate the south restroom is \$1,663,500,

WHEREAS, the City Controller has indicated that, upon City Council's approval of this Halmich Park project, there is needed a transfer of funds from the General Fund's \$2,750,000 earmarked Recreational Capital Improvements reserve to the Parks and Recreation Special Revenue Fund in the amount of \$1,663,500,

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the original General Appropriation Resolution for Fiscal 2026 Budget, approves the transfer of funds from the General Fund to the Parks and Recreation Special Revenue Fund to the following budget line items,

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Increase Revenues:</u>		
208-0080-69501	Transfer from General	\$ 1,663,500
<u>Increase Appropriations:</u>		
208-9208-97400	Capital Improvements	\$ 1,663,500

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Transfer to:</u>		
101-1294-96208	Transfer to Parks and Recreation	\$ 1,663,500
<u>Transfer from:</u>		
101-0000-39601	General Fund Contingency	\$ 1,663,500

BE IT FURTHER RESOLVED, that the City Council hereby revises the estimated revenues and appropriations for the General Fund Budget and the Parks and Recreation Special Revenue Fund Budget for fiscal 2026 in the amount of \$1,663,500.

AYES: Council Members _____

NAYS: Council Members _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2026.

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



February 2, 2026

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 Resolution Providing Public Notice of Intent to Sell Vacant Tax-Reverted Properties at 2839 Emmons, 2847 Emmons and Vacant Parcel No. 13-31-377-046, Emmons, Warren, Michigan for total of \$100.00, subject to Combination; Approving Sale Following 30-day Notice Period and Accepting Grant of Easement Rights

Dear Council Secretary Moore:

Attached please find the above-referenced resolution to provide the public with thirty (30) days' notice of intent to sell vacant, tax-reverted properties located at 2839 Emmons, 2847 Emmons and Vacant lot on Emmons, Parcel No. 13-31-377-046 to Michigan Flower Friend for \$100.00 (the "Property").

Based upon the proposed terms, the Property would be conveyed "as is" with a quit claim deed and all three properties would need to be combined. As condition of the sale, the buyer will use the combined property as one stand-alone lot, keep the combined property maintained and free from the growth or cultivation of medicinal marijuana, and grant the City easement rights. The combination may be completed administratively without a fee or hearing. The buyer will use the combined Property as a community garden, and will comply with the City's Community Garden Ordinance, or until adopted, rules of the Director of Public Service.

The resolution will remain on file with the City Clerk for 30 days. Within such time, another person may submit another offer in writing directed to Economic Development Director Tom Bommarito, One City Square, Suite 215, Warren, MI 48093. If no other offers are received by March 13, 2026, Council's approval of the sale becomes final on the same terms in the resolution.

Consistent with 2-346 of the Code of Ordinances, the proposed sale will relieve the City of the liability and cost to maintain the lot, restore vacant land to the tax rolls, and conserve open space to enhance aesthetics of the surrounding area. The lot size for 2839 Emmons is 35' x 123', with an assessed value of \$6,809.00, the lot size for 2847 Emmons is 35' x 123', with an assessed value of \$6,809.00 and the lot size for the vacant lot on Emmons is 22' x 123', with an assessed value of \$4,280.00. Although the Assessor has estimated the land value for all three at \$17,898.00, the proposed consideration is sufficient when viewed in terms of the overall public purposes involved.

If acceptable, please submit the resolution to Council for its meeting on Tuesday, February 10, 2026.

Respectfully,

Signed by:

Mary Michaels

Mary Michaels

Acting City Attorney

MM/vlt Ltr to M Moore Council re Notice of Intent and Approval of Sale – 2839, 2847 & Vac Emmons ID 112241

cc: Jennifer Balmes d/b/a Michigan Flower Friend (w/attach.)

David Muzzarelli, Director of Public Service

Tom Bommarito, DDA Director (w/attach.)

Hunter Manikas, Economic Development (w/attach.)

Read and concur:

Signed by:

Lori M. Stone

Lori M. Stone, Mayor

**RESOLUTION PROVIDING PUBLIC NOTICE OF INTENT TO SELL
VACANT TAX-REVERTED PROPERTY AT 2839 EMMONS, 2847 EMMONS AND
VACANT EMMONS, WARREN, MICHIGAN, PARCEL NOS. 13-31-377-044,
13-31-377-045 AND 13-31-377-046; APPROVING SALE UPON COMPLETION OF
NOTICE PERIOD AND ACCEPTANCE OF GRANT OF EASEMENT RIGHTS**

At a regular meeting of the City Council of the City of Warren, Macomb County, Michigan held on February 10, 2026, at 7:00 p.m. Eastern Standard Time in the Council Chambers of the Warren Community Center, 5460 Arden, Warren, Michigan.

Present: Councilpersons _____

Absent: Councilpersons _____

The City acquired vacant, tax-reverted property at 2839 Emmons, 2847 Emmons and Vacant Emmons, Warren, Michigan, Parcel Nos. 13-31-377-044, 13-31-377-045 and 13-31-377-046 (collectively "the Property").

Jennifer Balmes, d/b/a Michigan Flower Friends, a non-profit corporation, who resides nearby at 3498 Dallas in Warren, is interested in purchasing the Property.

The Mayor and Economic Development Director are recommending that the Property be conveyed to Michigan Flower Friend (the "Buyer"), which would allow for continuous maintenance of the Property.

Under the terms of the proposed sale, the Buyer would pay \$100.00, plus closing costs, the cost of title policy and survey, if necessary, and will agree to combine the parcels, to use the combined property as one buildable lot, and to keep the property maintained and free from narcotics including the growth or cultivation of marihuana. The lot combination may be completed administratively with no fee or hearing.

Any other person interested in purchasing the Property may submit a written offer to Economic Development Director Tom Bommarito at One City Square, Warren, Michigan 48093 no later than March 13, 2026.

THEREFORE, IT IS RESOLVED, that the City of Warren offers for sale the Property located at 2839 Emmons, 2847 Emmons and Vacant Emmons, Warren, Michigan, Parcel Nos. 13-31-377-044, 13-31-377-045 and 13-31-377-046, Warren, Michigan, described as follows:

Lot 198 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-044

Commonly known as: 2839 Emmons

Lot 197 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.
Parcel Identification No. 13-31-377-045
Commonly known as: 2847 Emmons

Lot 196, except beginning at Southeast corner of Lot 196; thence West 25.51 feet along the North sideline of Emmons St.; thence Northwesterly 21.61 feet; thence North 101.87 feet; thence East 30.0 feet along the North line lot 196; thence South 123.01 feet along the West sideline of Warner Ave. to Point of Beginning – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.
Parcel Identification No. 13-31-377-046
Commonly known as: Vacant Emmons

IT IS FURTHER RESOLVED, that the conveyance of the property shall be subject to the reservation of any liens or easements of record, easements rights to access, maintain or replace public utilities, and the execution of restrictive covenants consistent with this resolution.

IT IS FURTHER RESOLVED, that the City accepts the grant of easement upon the Property for purposes of maintaining, replacing, or constructing public utilities, or for temporary access during public improvement projects.

IT IS FURTHER RESOLVED, that a certified copy of this resolution shall be placed and remain on file with the Clerk of the City of Warren for public inspection for a period of thirty (30) days, as required by City Charter, and if no offers are submitted during such period, the approvals in this resolution become final on same terms.

IT IS FURTHER RESOLVED, that, upon completion of the 30-day period, the Mayor and Clerk are authorized to execute a purchase agreement and restrictive covenants to sell the Property to Michigan Flower Friend in the amount of One Hundred Dollars and 00/100 (\$100.00), plus closing costs, consistent with this resolution and in such form that meets with the approval of the City Attorney.

AYES: Councilpersons: _____

NAYES: Councilpersons: _____

Resolution declared adopted on this 10th day of February 2026.

MINDY MOORE
Secretary of the Council

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 City Council of the City of Warren at its meeting held on February 10, 2026.

ID 112262

Filed by Corporations Division Administrator Filing Number: 224798529770 Date: 03/06/2024

LARA Corporations Online Filing System Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

ARTICLES OF INCORPORATION For use by DOMESTIC NONPROFIT CORPORATION

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

MICHIGAN FLOWER FRIEND

ARTICLE II

The purpose or purposes for which the corporation is formed are:

Support local food security and sovereignty by stocking a "free stand" with fresh, organic produce throughout the growing season.

Assist local families in growing their own food by offering free education and resources.

Plant and maintain a small food forest and a native pollinator garden to attract butterflies and other beneficial insects.

ARTICLE III

The Corporation is formed upon ☐ Non Stock ☒ basis.

If formed on a stock basis, the total number of shares the corporation has authority to issue is

If formed on a nonstock basis, the description and value of its real property assets are (if none, insert "none"):

None

The description and value of its personal property assets are (if none, insert "none"):

None

The corporation is to be financed under the following general plan:

Funded with proceeds from CSA farm shares, grants, fundraising, and donations.

The Corporation is formed on a ☐ Directorship ☒ basis.

ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: JENNIFER BALMES

2. Street Address: 3498 DALLAS AVE

Apt/Suite/Other:

City: WARREN, MICHIGAN

State: MI

Zip Code: 49081-0000

3. Registered Office Mailing Address:

P.O. Box or Street Address: 3498 DALLAS AVE

Apt/Suite/Other:

City: WARREN, MICHIGAN

State: MI

Zip Code: 49081-0000

ARTICLE V

The name(s) and address(es) of the incorporator(s) is (are) as follows:

Name	Residence or Business Address
JENNIFER DIANE Balmes	3498 DALLAS AVE, WARREN, MICHIGAN, MI 49081-0000 USA

Signed this 5th Day of March, 2024 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Jennifer Balmes	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

Filed by Corporations Division Administrator Filing Number: 224798529770 Date: 03/06/2024

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION

for

MICHIGAN FLOWER FRIEND

ID Number: 803180092

received by electronic transmission on March 05, 2024 ***, is hereby endorsed.***

Filed on March 06, 2024 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 6th day of March, 2024.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

CITY OF WARREN - OFFICE OF THE ASSESSOR 586-574-4832

M E M O R A N D U M

DATE: APRIL 5, 2024
TO: Hunter Manikas
FROM: Lee Zumbrunnen, Acting City Assessor
RE: 2839 Emmons Valuation Request

Pursuant to your request for valuation of the above captioned property, please be advised of the following:

Address: 2839 Emmons Vacant Lot
Site Description: 35' x 123' Lot
Tax Status: Exempt

Estimated valuation of property if subject to assessment as of December 31, 2023:

Land Value: \$6,809
Estimated True Cash Value \$6,809
Estimated Assessed Value \$3,404

CITY OF WARREN - OFFICE OF THE ASSESSOR 586-574-4532

M E M O R A N D U M

DATE: APRIL 5, 2024
TO: Hunter Manikas
FROM: Lee Zumbrunnen, Acting City Assessor
RE: 2847 Emmons Valuation Request

Pursuant to your request for valuation of the above captioned property, please be advised of the following:

Address: 2847 Emmons Vacant Lot
Site Description: 35' x 123' Lot
Tax Status: Exempt

Estimated valuation of property if subject to assessment as of December 31, 2023:

Land Value: \$6,809
Estimated True Cash Value \$6,809
Estimated Assessed Value \$3,404

CITY OF WARREN - OFFICE OF THE ASSESSOR 686-674-4532

M E M O R A N D U M

DATE: APRIL 5, 2024
TO: Hunter Manikas
FROM: Lee Zumbrunnen, Acting City Assessor
RE: Emmons Valuation Request

Pursuant to your request for valuation of the above captioned property, please be advised of the following:

Address: Emmons Vacant Lot

Site Description: 22' x 123' Lot

Tax Status: Exempt

Estimated valuation of property if subject to assessment as of December 31, 2023:

Land Value: \$4,280

Estimated True Cash Value \$4,280

Estimated Assessed Value \$2,140



PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION
One City Square, Suite 300
Warren, MI 48093
(586) 759-9300
Fax (586) 759-9318
www.cityofwarren.org

TO: Tom Bommarito, Economic Development Director
Department of Public Service

FROM: Tina Gapshes, City Engineer

DATE: May 24, 2023

RE: 2839 Emmons Ave.
Parcel # 13-31-377-044

Pursuant to your request, the Engineering Division has investigated the above referenced property and has the following information:

Parcel # 13-31-377-044

- Lot 198, John B. Sosnowski Eight Mile Road Subdivision, L.7, P.27
- 35' x 123'+/- lot size
- This lot is on the north side of Emmons Ave, and west of Warner Ave.
- There are no visible drainage issues.
- There is a 20 foot wide alley north of the lot. There is a power pole and guy wires within this alley.
- The property is vacant.
- There is a chain link fence along the west property line with large trees overgrown into the lot.

There are probably no easements on this property other than the above noted platted easement. However, a Title Commitment would be necessary to know with confidence if any easements existed.

Tina G. Gapshes, P.E.
City Engineer



**PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION**
One City Square, Suite 300
Warren, MI 48093
(586) 759-9300
Fax (586) 759-9318
www.cityowarren.org

TO: Tom Bommarito, Economic Development Director
Department of Public Service

FROM: Tina Gapshes, City Engineer

DATE: May 24, 2023

RE: Lot east of 2847 Emmons Ave.
Parcel # 13-31-377-046

Pursuant to your request, the Engineering Division has investigated the above referenced property and has the following information:

Parcel # 13-31-377-046

- Part of Lot 196, John B. Sosnowski Eight Mile Road Subdivision, L.7, P.27
- 17.7' (south side) x 123' (east and west side) x 16.9' (north side) +/- lot size
- This lot is on the north side of Emmons Ave, and west of Warner Ave (corner lot).
- There are no visible drainage issues.
- There is a 20 foot wide alley north of the lot. There is a power pole and guy wires within this alley.
- There is an electrical pole with guy wires and a hydrant in the right-of-way area between the sidewalk and Emmons Ave.
- The property is vacant.
- There is an existing drive approach off of Warner Ave going into the 20 foot alley to the north of this property.
- The corner ramp is not ADA compliant.

There are probably no easements on this property other than the above noted platted easement. However, a Title Commitment would be necessary to know with confidence if any easements existed.

Tina G. Gapshes, P.E.
City Engineer



**PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION**
One City Square, Suite 300
Warren, MI 48093
(586) 759-9300
Fax (586) 759-9318
www.cityofwarren.org

TO: Tom Bommarito, Economic Development Director
Department of Public Service

FROM: Tina Gapshes, City Engineer

DATE: May 24, 2023

RE: 2847 Emmons Ave.
Parcel # 13-31-377-045

Pursuant to your request, the Engineering Division has investigated the above referenced property and has the following information:

Parcel # 13-31-377-045

- Lot 197, John B. Sosnowski Eight Mile Road Subdivision, L.7, P.27
- 35' x 123' +/- lot size
- This lot is on the north side of Emmons Ave, and west of Warner Ave.
- There are no visible drainage issues.
- There is a 20 foot wide alley north of the lot. There is a power pole and guy wires within this alley.
- The property is vacant.

There are probably no easements on this property other than the above noted platted easement. However, a Title Commitment would be necessary to know with confidence if any easements existed.

Tina G. Gapshes, P.E.
City Engineer

REAL ESTATE PURCHASE AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2026, by the City of Warren, a Michigan municipal corporation ("Seller"), whose address is One City Square, Warren, Michigan 48093, and Jennifer Balmes, d/b/a Michigan Flower Friend, a Michigan non-profit corporation, whose address is 3498 Dallas Ave., Warren, Michigan 48091 (the "Purchaser").

RECITALS

1. The Seller owns certain property located at 2839 Emmons, 2847 Emmons and Vacant Emmons in the City of Warren, County of Macomb, State of Michigan (the "Property").
2. Purchaser is the Owner of a nearby property at 3498 Dallas Ave., Warren (the "Adjacent Property"), and desires purchase the Property from the Seller, and for the price and subject to the terms and conditions in this Agreement.
3. Seller is willing to sell the property to the Purchaser for the price and subject to the terms, conditions and limitations contained in this Agreement.

Therefore, in consideration of the mutual promises of the parties as contained in this Agreement, the parties agree as follows:

PURCHASE AND SALE OF REAL PROPERTY

Seller agrees to sell and Purchaser agrees to purchase the following properties described as follows:

Lot 198 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-044

Commonly known as: 2839 Emmons

Lot 197 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-045

Commonly known as: 2847 Emmons

Lot 196, except beginning at Southeast corner of Lot 196; thence West 25.51 feet along the North sideline of Emmons St.; thence Northwesterly 21.61 feet; thence North 101.87 feet; thence East 30.0 feet along the North line lot 196; thence South 123.01 feet along the West sideline of Warner Ave. to Point of Beginning – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-046

Commonly known as: Vacant Emmons

The above property shall be referred to as "the Property" in this agreement. The concise description of the Property shall be based upon a complete ALTA/NSPS survey, if Purchaser obtains one. The parties agree that the conveyance of the Property is subject to the terms, conditions and limitations contained in this Agreement.

PURCHASE PRICE

Purchaser shall pay the purchase price for the Property the sum of One Hundred Dollars and 00/100 (\$100.00), plus all closing costs, subject to adjustment and prorations as provided in this Agreement. This purchase price is intended as full monetary consideration and compensation for the Property, together with all improvements, fixtures, easements, appurtenances, mineral rights, and all other Property interests. The Property is vacant, and no fixtures or personal property are included in this sale.

TERMS OF PAYMENT

The purchase price shall be paid by Purchaser to Seller at closing by cash.

CONVEYANCE

Upon completion of the conditions in this document and execution of restrictive covenants in the form attached as Exhibit A, Seller shall convey to the Purchaser its legal title to the Property by executing and delivering a standard form Quit Claim Deed ("Deed").

Purchaser agrees to accept the conveyance, which is subject to the combination of the three properties, and the covenant to only use or sell the combined Property as a single-standing buildable lot, and to never use the combined Property for the cultivation, distribution, processing, or growth of any controlled substance, including medicinal marihuana, or for any adult, sexually-oriented business as defined in the City of Warren Codes of Ordinances, and to keep the Property maintained in a condition in compliance with the Code of Ordinances of the City of Warren. All parties with a legal interest in the Property or the Adjacent Property must sign the Restrictive Covenants and lot combination application. Purchaser shall execute a restrictive covenant consistent with these agreements at the time of the closing. These covenants are intended to serve a public purpose as part of the consideration, and shall run with the land, and be binding upon subsequent owners, assigns, transferees, and heirs, unless otherwise allowed by the governing body of the City of Warren. Any obligation Purchaser may owe to the City of Warren must be satisfied prior to completion of the transaction.

This conveyance is subject to, and Purchaser is responsible for having, the land contract vendor(s) execute the lot combination application and restrictive covenants.

LEGAL DESCRIPTION AND SURVEY

If Purchaser requests title policy without exceptions, Purchaser shall be responsible for obtaining a complete ALTA/NSPS survey showing all boundaries, easements for public utilities and driveways, and zoning ordinances, if any, and shall provide a copy to Seller and the title company prior to Closing. Purchaser shall have the right to give Seller written notice of objection to any encumbrance, lien, charge or claim upon to or against the Property as may be disclosed by the survey. Upon such notice, Seller may give Purchaser notice within 10 days of its intent to cure any such defects, at Seller's sole

expense. If such notice to cure is not provided to Purchaser, Purchaser may either provide notice of termination, which shall be provided within the period of the 10th to the 15th day of its notice of objection to Seller, or Purchaser will accept the Property with the defects, and proceed with the purchase. If Purchaser does not elect to obtain a survey, Purchaser agrees to sign a waiver of a survey at closing, and to hold harmless the City of Warren for any encroachment, easement, boundary or setback discrepancy, or title defect or any other claim that may relate to the property condition.

TITLE POLICY

1. **Commitment for Title Policy.** Seller has delivered to Purchaser a title search report, and within 30 days will furnish Purchaser with a commitment for a policy of title insurance, if available for issuance, by a title insurance corporation, for an amount of \$1,000.00, and bearing date later than the acceptance of this Agreement ("Title Commitment"), or as soon as such commitment is available from the title company. The parties agree the commitment will be ordered from ATA National Group Title Group. Title insurance may not be available for the reason the property was formerly tax-reverted.

2. **Title Objections.** If objection to the title or proposed policy is made that the title is not in the condition required for performance hereunder, Purchaser must provide Seller with written notice of the objection within 10 days from receipt of the title commitment, and the Seller shall have 20 days from the date of written notification from Purchaser of the particular defects claimed, to either; 1) commence action to remedy the title; or 2) obtain title insurance modified or amended to eliminate the objection and defect; or 3) provide written notice of termination of this agreement. If the Seller elects to remedy the title or obtain a modified title policy, Seller will provide Purchaser with written notice of its intent to pursue the remedies, and Purchaser agrees to complete the sale within 10 days of written evidence of the remedies. The closing will be delayed pending completion of such remedies. If Seller commences an action to remedy title, then Purchaser's obligation to purchase shall continue until the disposition of such action. If the title is not successfully remedied through such action, then Purchaser may terminate this agreement with no further obligation on the part of Seller or Purchaser, or purchase the property with the title defect. If no remedies are taken, or Purchaser does not terminate, and Purchaser elects to purchase the property, any defects to title shall be considered to be waived by Purchaser, and Purchaser will accept title with title defects or objections.

ENVIRONMENTAL INSPECTIONS

Purchaser is responsible for procuring a Phase 1 environmental site assessment or evaluation, together with any other wetland studies, land reviews or other assessments of the Property, within 30 days of this Agreement. In the event any environmental or soil contamination or other adverse condition is disclosed, Purchaser shall submit a copy of the Phase I report to Seller within five days of the report. If environmental or soil contamination is present, Purchaser may terminate this Agreement, with no further obligation of either party, upon notice of termination to Seller, within 30 days of this Agreement. In the alternative, and subject to Seller's consent, Purchaser may purchase the Property notwithstanding such contamination, or provide Seller with written notice of its termination of this agreement, subject to any indemnification obligations in this agreement. It is understood that the property will be purchased "as is," subject to any contamination objections, or irregularities.

CONTINGENCY/INSPECTION PERIOD

1. In addition to other contingencies in this Agreement, Purchaser shall have 30 days after receipt of fully accepted Offer ("Inspection Period") to inspect the Property and records including, but not limited to the following:

- a) well and septic system;
- b) pest inspection;
- c) search governmental records, pending violations, or notices of violations from any insurance or governmental agency;
- d) litigation and bankruptcy search; and
- e) baseline environmental study.

2. If Purchaser determines that he does not wish to proceed with the Purchase based upon an objection to any defective condition disclosed by one of the above inspections, Purchaser shall provide Seller with a copy of the inspection report, and Seller has the option, within 10 days' notice to Purchaser, to cure the defect within 30 days of such notice. If Seller does not provide such notice to cure, then Purchaser, upon written notice to Seller prior to the end of the Inspection period, may terminate this Agreement, and this Purchase Agreement shall be terminated. Subject to the indemnification obligation below, the parties shall have no further obligation or liabilities to the other. Purchaser shall promptly return any materials Seller furnished to it in connection with its inspection of the Property, and restore any damaged property which occurred during the inspections, within 10 days of termination, or will be responsible for the costs of such restoration.

3. If Purchaser has any outstanding obligation owed to the City, such obligation must be satisfied within 30 days of this Agreement, or Seller, at its sole election, may terminate this Agreement upon written notice to Purchaser. Thereafter, no obligations shall remain outstanding until Closing.

INDEMNIFICATION

Notwithstanding anything to the contrary in this document, Purchaser, jointly and severally, for itself, its family, successors, heirs, legal representatives, and assigns, agrees to indemnify, defend, hold harmless Seller against, for, and from, all liability, loss, costs or expenses (including costs of defense, investigation and reasonable attorney fees) which may result from, relate or arise out of any of Purchaser's or its contractor's or agent's use, possession, inspection, or occupancy of the Property during the time this Purchase Agreement is in effect, up to Closing, and for any claim, demand, liability or damage that may result from or relate to the soil condition, environmental contamination, grading, condition or availability of utilities, including sewer taps or drains, setback areas, boundaries, conditions of title, such as encumbrances, unrecorded easements or interests, possessory or occupancy rights or claims, title defects, or other conditions relating to or arising out of the Property or this conveyance

If Purchaser fails to close the transaction, Purchaser shall remain obligated to repair, in a commercially reasonable manner, any damage to the Property caused by the Purchaser or his employees, contractors or agents in connection with the performance of any inspection, work or other act preliminary to the Closing.

These obligations shall survive closing and are supplemental to other releases and indemnifications obligations contained in this Agreement.

CLOSING

1. If this Offer is accepted by the Seller, and if title can be conveyed in the required condition, Purchaser and Seller agree to complete the sale within 20 days from the expiration of the Inspection Period or of Purchaser's acceptance of any test or remedial action or cure made by Seller as provided in this Agreement, whichever occurs later. The closing of this sale shall take place at the office of the Purchaser, unless the parties agree upon another location. The Seller shall be responsible for preparing the documents for the closing, and the closing documents shall be delivered for the Purchaser's review at least 10 days before the closing. All taxes must be paid, and all outstanding obligations Purchaser may have to Seller, must be fulfilled prior to closing.

2. At the closing, the Seller shall sign and deliver to Purchaser a quit claim deed to the Property conveying its interest in the Property, subject to any interests of record. Purchaser will execute the restrictive covenants consistent with this Agreement. Purchaser will pay for closing costs, revenue stamps, transfer taxes, recording costs, and shall record the transfer affidavits. Purchaser shall pay for the title insurance premium. Each party shall pay for their own attorney and other professional fees. Each party shall sign a closing statement memorializing the transaction. At closing, Seller will have issued an owner's policy of title insurance in the standard American Land Title Association form, insuring Purchaser as the vested title owner of the Property in the amount of \$1,000.00. Purchaser will pay for the cost of such policy. Each party shall produce documents to evidence their authority to enter into and execute the closing documents. Purchaser is responsible for preparing and filing their own Principal Residence Exemption, if applicable.

3. Seller has not possessed or occupied or inspected the property. The property is vacant, tax-reverted land. Purchaser acknowledges that Seller has made its building records available to Purchaser for inspection and/or copying, and encouraged a survey and inspections before Closing, but is otherwise is not required to provide a Seller's Disclosure Statement.

4. It is further understood that Seller is unable to guarantee this Property is insurable by a title company. The Property is being sold "as is," and upon Closing, Purchaser, for itself, its family, heirs, successors and legal representatives, are accepting the Property with any title defect, encumbrance, soil condition, contamination, boundary error or any unrecorded use or restriction, third-party occupancy claim or right, whether known or unknown.

TAXES - PRORATED ITEMS

All taxes and assessments which have become a lien upon the land at the date of this Agreement shall be paid by the Seller, except current taxes if any shall be prorated and adjusted as of the date of the Closing.

REPRESENTATION, WARRANTIES, AND COVENANTS

1. Purchaser represents and warrants to, and covenants with Seller, the following as of the Effective Date, which representations, warranties, and covenants shall remain true as of the Closing Date:

- a. Purchaser has the full authority to purchase the Property as provided in this Agreement and to carry out Purchaser's obligations under this Agreement;
- b. All requisite actions necessary to authorize Purchaser to enter into this Agreement and the remaining agreements provided for and to carry out its obligations have been, or by the Closing Date will have been, taken;
- c. All documents and agreements executed and delivered by Purchaser in connection with the Purchase shall be binding upon, and enforceable against, Purchaser; and
- d. No other person or entity has an interest in the Adjacent Property, or Purchaser has obtained the approval of any person or entity with an interest, to combine the properties or otherwise agree to the terms of this Agreement.

2. Purchaser agrees to accept the title to the Property "as is". Seller has made no representations or warranties with regard to the Property, surface, subsurface or any matter affecting title. Purchaser is responsible for independently investigating the title to the Property, the surface, subsurface, and any environmental issues that may arise from any pollution of the soil or groundwater, to its satisfaction, and waives and releases Seller from any claims by Purchaser, whether environmental or otherwise, with regard to the condition of or title to the Property.

3. The foregoing obligations, representations, releases and covenants shall survive closing.

POSSESSION

The Seller shall deliver and the Purchaser shall accept possession of the Property at the time of closing.

DEPOSIT

The parties acknowledge that no down payment has been deposited in connection with this offer, and no credit for deposit money shall be made to the purchase price if the sale is completed.

NOTICES

All notices, deliveries or tenders given or made in connection herewith shall be deemed completed and legally sufficient, if mailed or delivered to the respective party for whom the same is intended at the addresses below:

Seller: Economic Development Director
City of Warren
One City Square, Suite 200
Warren, MI 48093

With a copy to: City Attorney
City of Warren
One City Square, Suite 400
Warren, MI 48093

Purchaser: Jennifer Balmes
d/b/a Michigan Flower Friend
3498 Dallas Ave.
Warren, MI 48091

ADDITIONAL CONDITIONS

1. The covenants herein shall bind the heirs, administrators, executors, assigns, personal representatives and successors of the respective parties.
2. It is understood that the Property is being purchased in its present condition and will be delivered by the Seller to the Purchaser in substantially the same condition as when this Offer was made. Seller shall take all reasonable measures to preserve and protect the Property and to keep it maintained in its current condition.
3. Seller represents and warrants that there are no pending, threatened, or existing lawsuits administrative actions, claims or demands relating to the subject Property and further holds Purchaser harmless from the same.
4. "Superfund" Act. To the best of Seller's knowledge, no landfill exists on the Property and no hazardous waste or material has been deposited on the property and the property is free from any environmental problems as set forth in the Comprehensive Environmental Response Compensation and Liability Act ("Superfund"). This warranty, representation shall not affect any duty to inspect by the Purchaser pursuant to the Agreement, or the indemnification provided by Purchaser.
5. Representation of Authority - No warranty of Title. Seller warrants and represents that it has the authority to accept this Agreement of Sale. Seller does not warrant title, as the property was acquired through the tax-reversion process conducted by the County of Macomb, Michigan.
6. Additional Documents. Each party agrees to execute any additional documents reasonably requested by the other to carry out the intent of this Agreement.
7. No Broker. It is acknowledged by both parties that no Broker was utilized by either party in this transaction, and therefore no broker or advisory fees will be assessed to either party. It is further understood that no promises have been made other than those that are in writing and signed by all parties involved (no verbal agreements will be binding).

8. **Survival of Representation and Warranties.** The representations and warranties as set forth in this Agreement shall be continuing and survive the Closing.

9. **Date of this Agreement.** For the purposes of the transaction, the Agreement shall be effective the date of the signature of the last party to sign this Agreement.

10. **Prior Agreements.** Seller represents and warrants that Seller has not entered into any other Agreement for the sale of the Property, or any part thereof. Purchaser agrees to conditions set forth in Letter of Interest dated April 22, 2024, which Purchaser signed on May 4, 2024. Except for terms of such letter, there are no agreements, oral or written, leases, easements, licenses, court decrees or judgments, third party claims, demands, or causes of action, which would be a charge, encumbrance or claim against, or restrict the use of the Property to be sold.

11. **Headings.** The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Agreement.

12. **Saturdays, Sundays and Holidays.** Whenever in this Agreement it is provided that notice must be given or an act performed or payment made on a certain date, and if such date falls on a Saturday, Sunday or holiday, the date of the notice of performance or payment shall be the next following business day.

13. **Waiver.** No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

14. **No Adverse Information.** Seller represents and warrants that it has no adverse information with regard to the real estate which it has not disclosed to Purchaser and that there are no judicial or administrative proceedings pending or threatened against the real estate and Seller is not aware of any facts which might result in any action, suit or other proceedings.

15. **Eminent Domain.** If before closing, the real estate is taken by eminent domain, Purchaser may terminate this Agreement. If Purchaser terminates, neither Seller nor Purchaser shall have any further obligation and the earnest money deposit will be promptly returned to Purchaser. If Purchaser does not terminate, this Agreement will remain in effect and Seller will assign to Purchaser all of Seller's rights to receive any awards that may be made for such taking.

16. **Cooperation.** The parties agree to cooperate with each other in carrying out the transaction, in obtaining and delivering all required closing documents, and obtaining the required governmental approvals, and agree to use their best efforts to expeditiously accomplish same. In addition, Seller agrees to cooperate in the platting of the property including, but not limited to signature when required and providing existing documents.

17. **Risk.** All risk of loss or damage to the property shall be upon Purchaser.

18. **Any action arising under this Agreement shall be brought in a Court whose jurisdiction includes and is located in the County of Macomb, Michigan. Such actions shall be governed by and subject to the laws of the State of Michigan.**

19. This Offer to Purchase is subject to the parties' attorney approval. No representation or recommendation is made by the Presenter as to the legal sufficiency, legal effect or tax consequences of this Offer to Purchase or the transaction relating thereto; the parties shall rely solely upon the advice of their own legal counsel as to the legal and tax consequences of this Offer to Purchase. All Purchasers of real estate should have their title examined by an attorney.

20. In the event, prior to closing, Seller shall desire to restructure this transaction as a tax deferred exchange for property identified by Seller, pursuant to §1031 of the Internal Revenue Code, Purchaser, as an accommodation to Seller, shall enter into and execute any such amendatory documentation as Seller may reasonably request; provided however, that Purchaser shall not incur any additional cost, expense, risk or potential liability whatsoever on account thereof. Purchaser shall have no liability to Seller whatsoever in the event the subject transaction is found, held or adjudicated not to qualify as or as a part of a tax deferred exchange pursuant to §1031 of the Internal Revenue Code. Notwithstanding the foregoing, no failure to close of any transaction involving any premises to be exchanged shall affect Seller's obligation to convey the Subject Premises as and when required hereunder.

WITNESSED BY:

PURCHASER: Michigan Flower Friend

By: _____
Jennifer Balmes
Its: CEO

Date: _____

WITNESSED BY:

SELLER: City of Warren

By: _____
Lori M. Stone
Its: Mayor

Date: _____

By: _____
Sonja Buffa
Its: City Clerk

Date: _____

ID 112269

EXHIBIT A

**DECLARATION OF RESTRICTIVE COVENANTS
AND GRANT OF EASEMENT ACCESS**

The City of Warren, a Michigan municipal corporation located at One City Square, Warren, Michigan ("Grantor"), and Jennifer Balmes, d/b/a Michigan Flower Friend, a Michigan non-profit corporation, whose address is 3498 Dallas Ave., Warren, Michigan 48091 (the "Grantee") agree to the property restrictions contained in this document.

The parties stipulate that:

Grantor conveyed to Grantee Michigan Flower Friend certain property (the "Property"), located in the City of Warren, Michigan, legally described as:

Lot 198 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-044

Commonly known as: 2839 Emmons

Lot 197 – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-045

Commonly known as: 2847 Emmons

Lot 196, except beginning at Southeast corner of Lot 196; thence West 25.51 feet along the North sideline of Emmons St.; thence Northwesterly 21.61 feet; thence North 101.87 feet; thence East 30.0 feet along the North line lot 196; thence South 123.01 feet along the West sideline of Warner Ave. to Point of Beginning – John B. Sosnowski Eight Mile Road Subdivision, according to the plat thereof as recorded in Liber 7, Page 27 of Plats, Macomb County Records.

Parcel Identification No. 13-31-377-046

Commonly known as: Vacant Emmons

The Property has been vacant for many years. As part of the consideration, Grantor approved the conveyance of the Property, in part, to further certain public purposes, such as enhancing the quality of the surrounding neighborhood, reducing congestion, increasing setback areas, improving the aesthetics of the area, and restoring the Property to a responsible owner. Michigan Flower Friend, for itself, its member, officers, participants, successors and assigns, agrees to the terms of the document.

Grantee agrees, within 60 days of the sale, to have the three properties combined as one parcel with one ownership interest ("Property").

As part of the consideration for the Property, Grantee, Michigan Flower Friend, for itself, its officers, members, participants, successors, transferees and representatives and any person claiming an interest in the Property, agrees with the Grantor, City of Warren, that the conveyance of the Property is made subject to the following restrictions and limitations as to the use of the Property and the Expanded Property:

1. The Property, as combined, shall only be used or developed as a stand-alone building site. The use and occupancy of the Property is further subject to the terms of the Resolution of the Warren City Council dated February 10, 2026.
2. The Property shall be used as a community garden, and as such, must operate with a valid permit, comply with all provisions of the City's community garden ordinance, when adopted, and until adoption, all rules of the Director of Public Service, and comply with all other ordinances of general applicability in the City of Warren.
3. The use and development of the Property shall comply with the Zoning Ordinances of the City of Warren.
4. The Property shall never be used, occupied, maintained or developed for the growth, use, sale, distribution or production of marijuana or other controlled substance, including medical marihuana. Grantor understands that the stated restrictions or activities may be otherwise legally permissible on the Property, and expressly waives the right to the exercise of such uses or activities upon the Property.
5. The Property shall never be used, occupied, maintained or developed for any sexually oriented business or adult business, as defined or classified within the City of Warren Code of Ordinances or the City of Warren Code of Zoning Ordinances, and any amendments or replacements to such sections, or any similar or prurient businesses or activities that may be offensive to or incompatible with the character of the surrounding neighborhood.
6. No bonfires, outdoor fireplaces or pits, chimneas or other outdoor burning is permitted on the site. No outdoor sales on or about the Property.
7. The Property shall be maintained in full compliance with City of Warren codes, and be clear of all debris and noise. No equipment or tools or other gardening items shall be left on the Property, except in a shed as may be allowed with a permit. No gardening shall occur before sunset or after dusk.
8. Grantee will provide access to the Grantor, or other entity with jurisdiction over the utility, over, under, upon and through the Property, to maintain, repair, replace, construct or inspect a public utility. Grantee agrees to not encumber or encroach the utility, easement or access thereto, and will remove any obstruction or encroachment located upon the easement area or access thereto, upon advance notice.

9. The Property shall be used, occupied, developed and maintained in accordance with the City of Warren Code of Ordinances and other applicable laws, codes, or regulations, or conditions of the local governing body or zoning board of review or planning commission concerning the property.
10. The provisions of this Agreement may be enforceable by the City of Warren and its successor, assigns or receivers, or third parties affected by any violation of this Agreement, by proceedings at law or in equity against any violation or attempted violation of this Agreement, either to restrain and enjoin the violation or to recover damages from Grantee, including its heirs, devisees and assigns for any violation of the above restrictions but only with respect to the title and interest of an owner committing or permitting the violation and with respect to the land owned by such owner.
11. The above covenants and restrictions are to run with the land and be binding upon Grantee and its heirs, devisees, executor, administrators, assigns and successors in interest.
12. The above covenants and restrictions shall be recorded with the Macomb County Register of Deeds, and any conveyance of the Property shall be subject to the restrictions.
13. The restrictions are for the benefit not only for the City of Warren but for the owner or owners of the lots adjoining in the neighborhood.
14. Compliance may be enforced by injunction obtained by the City of Warren as to Grantee or any subsequent owner or lessee violating or permitting violation of these restrictions.
15. The title and rights of Grantee or of any of its successors in title, including its heirs, devisees and assigns shall at the option of the City of Warren, revert to the City of Warren, for any violation of the above restrictions but only with respect to the title and interest of an owner committing or permitting the violation and with respect to the land owned by such owner.
16. If any section of this Declaration of Restrictive Covenant is found to be unconstitutional or invalid by a court of competent jurisdiction, that section shall be severable, and the remaining provisions shall have full force and effect.

WITNESSED BY:

GRANTEE: Michigan Flower Friend

By: _____
Jennifer Balmes
Its: CEO

Date: _____

Signatures on next page

STATE OF MICHIGAN)
) SS
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Jennifer Balmes as CEO on behalf of MICHIGAN FLOWER FRIEND, Grantee.

_____, Notary Public
Macomb County, Michigan
My commission expires:
Acting in the County of Macomb

WITNESSED BY:

GRANTOR: CITY OF WARREN

By: _____
Lori M. Stone, Mayor

By: _____
Sonja Buffa, City Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by LORI M. STONE, Mayor, and SONJA BUFFA, City Clerk, on behalf of Grantor.

_____, Notary Public
Macomb County, Michigan
My commission expires:
Acting in the County of Macomb

Drafted by and when recorded return to:
Mary Michaels, Esq.
City of Warren Attorney's Office
One City Square, Suite 400
Warren, MI 48093

ID 112270



CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

PHONE (586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: FEBRUARY 3, 2026
TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
SUBJECT: SOL-W-1790; RECOMMENDATION TO AWARD PEER RECOVERY COACH SERVICES FOR THE WARREN DRUG COURT

The Purchasing Division concurs with the Warren Drug Court and recommends that City Council waive the bid process and award Peer Recovery Coach Services to Summer Tocco, 32067 Williamsburg, St. Clair Shores, MI 48082, for a one-year period, in the total amount not to exceed \$35,112.00 (\$19.25 per hour).

Peer recovery coaches have a critical role in drug court settings by greatly assisting in the success of the treatment process and outcome improvement for those who are involved with the justice system that are dealing with substance abuse disorders.

Summer Tocco has been the peer recovery coach for the Warren Drug Court for many years and has treated hundreds of the Drug Court's participants during that time. Currently, Summer is assigned to treat many of the participants in the program.

Listed below are some of the benefits that Summer Tocco's work provides to the participants.

- Relatability and Trust
- Unique Insights and Knowledge
- Hope and Motivation
- Builds a Supportive Network
- Navigates Challenges and Accesses Resources
- Reduces Stigmas

Summer Tocco has been a huge part of the success stories that the participants have experienced. It is crucial that these services continue, uninterrupted, since it takes a great deal of time to build trust and knowledge with each participant in order to have a successful program.

Thus, the City is requesting that your honorable body waive the bid process and award a one-year agreement to Summer Tocco for providing Peer Recovery Coach Services through the Warren Drug Court. If approved, the one-year award will commence, retro-actively, on October 1, 2025.

Funds are available in the following Account: 101-1136-82242.

Respectfully Submitted,

Signed by:

Craig Treppa

E610E2D7FFE5449...

Craig Treppa
Purchasing Agent

Read and Concur,

Signed by:

Kris Battle

F6FDC83AE1C142B...

Kris Battle
Budget Director

DocuSigned by:

Richard Fox

CF2C773236C54C9...

Richard Fox
Controller

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor

Purchasing Department

RE: Justification Letter for Peer Recovery Coach

I am writing this **Justification Letter** recommending to waive the BID process for our Peer Recovery Coach, Summer Tocco, for the Warren Drug Court program.

Peer recovery coaches play a crucial role in drug court settings by enhancing the effectiveness of the treatment process and improving outcomes for individuals involved with the justice system who are dealing with substance use disorders.

The importance for a Peer Recovery Coach in a Treatment Court Program:

- **Relatability and trust:** Peer recovery coaches are individuals with lived experience of SUD and recovery, allowing them to connect with participants on a personal level, build trust, and offer understanding and empathy that can be crucial in the recovery process.
- **Unique insights and knowledge:** Having walked the path of addiction and recovery themselves, peer recovery coaches offer unique insights and practical advice, helping individuals navigate the challenges of recovery and the criminal justice system.
- **Hope motivation:** By sharing their own experiences of successful recovery, peer coaches inspire hope and motivate participants to believe that change is possible, which is a powerful factor in fostering a commitment to recovery.
- **Building a supportive network:** Peer coaches help individuals connect with the broader recovery community and build healthy social networks, which are vital for long-term recovery and addressing social isolation.
- **Navigating challenges and accessing resources:** Peer recovery coaches assist participants in developing recovery plans, setting goals, and accessing a range of recovery-supportive resources like housing, employment, and community activities that are essential for successful reentry and sustained recovery.
- **Reducing stigma:** Peer recovery coaches challenge the negative stereotypes and stigma often associated with addiction by demonstrating that recovery is not only possible but can lead to a fulfilling life, which is crucial for building self-esteem and encouraging acceptance within the community.

In essence, peer recovery coaches are invaluable assets in drug courts because they offer a unique combination of personal experience, empathy, and practical guidance that complements traditional treatment approaches and empowers individual lasting recovery. While the Substance Abuse and Mental Health Services Administration (SAMHSA) does not set a single national hourly rate for Peer Recovery Coaches, Medicaid reimbursement for peer support services-which SAMHSA often helps fund-typically ranges **between \$15 and \$50 per hour**.

Mrs. Tocco has been the Peer Recovery Coach for our program for over the past 10 years. She has sat in our team meetings, court sessions as well as being assigned to assist hundreds of our participants over the past 10 years. She is currently assigned to many of our participants now. It is recommended that we continue to use Mrs. Tocco, as our PRC, since she has been a huge part of the success stories for many of our participants. It is also crucial not to interrupt the services Mrs. Tocco is providing for our participants since it takes time to build trust and knowledge with each individual participant.

Mrs. Tocco was originally funded through CARE-Fraser and was being paid \$19.25 per hour. The agreed upon hourly rate for Mrs. Tocco is \$19.25, the same she was being paid at CARE-Fraser. However, she is not to exceed the maximum amount of \$35,112.00 per year. The funding will be taken out of the Federal 5-year SAMHSA grant in which we will be reimbursed. We were awarded \$2 Million from the 5-Year SAMHSA Grant Oct 1, 2023 which ends Sept 30, 2028. However, we must apply each year for \$400,000.00 from that \$2 Million, which is \$400K per fiscal year. We were awarded 400k for this fiscal year Oct 1, 2025 to Sept 30, 2026. Funds are available for reimbursement for Mrs. Tocco for this Fiscal Year Oct 1, 2025 till the end of Sept 30, 2026. She will remain as the Peer Recovery Coach until the end of the 5-year Federal Grant in Sept 2028. We are requesting that you waive the BID process and that the city council treat Mrs. Tocco as a sole source.

The award amount will be taken out of the SAMHSA Grant **Account #1136-82242**

Sincerely,

Signed by:

44980B3BAF0F47D...

Donna Cilluffo
Project Director

CC

Annette Gattari-Ross
Court Administrator

RESOLUTION

Document No: SOL-W-1790

Product or Service: Peer Recovery Coach Services

Requesting Department: Warren Drug Court

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 _____.

Upon performing a diligent inquiry, the Police Department has determined that it is necessary in the interests of the Warren Drug Court, the 37th District Court, and the City, to have Summer Tocco, 32067 Willamsburg, St. Clair Shores, MI 48082, furnish Peer Recovery Coach Services for a one-year period, in the total amount not to exceed \$35,112.00 (\$19.25 per hour).

The Purchasing Agent has conducted a review and concurs with the sole procurement.

Funds are available annually in the following account: 101-1301-82242.

IT IS RESOLVED, that the sole source purchase through Summer Tocco is hereby accepted by City Council, in a total amount not to exceed \$35,112.00 (\$19.25 per hour) for the period commencing retro-actively, on October 1, 2025 through September 30, 2026.

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:

☐ 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 _____, 2026.

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
_____, 2026.

Sonja Buffa
City Clerk



DATE: FEBRUARY 3, 2026
TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
SUBJECT: SOL-W-1805; AWARD RECOMMENDATION TO FURNISH EMOTIONAL INTELLIGENCE TRAINING

The Purchasing Division concurs with the Police Department and recommends that City Council waive the bid process and award the purchase of Emotional Intelligence Training from the sole source provider, TalentSmart, Inc., 9710 Scranton Road, San Diego, CA 92121 in the amount of \$31,686,47.

The Michigan Commission on Law Enforcement Standards (MCOLES) mandates annual training requirements for all licensed law enforcement officers. The Police Department is required to provide sixteen (16) hours of training that will enhance the officer's performance, professionalism, decision-making and public & officer safety.

In 2024, your honorable body approved five (5) representatives from the department to attend this on-site training. These individuals completed the training with the goal of having these same individuals train personnel within the department.

This year, the department is seeking to build on the established training structure by providing updated EQ instruction that will be used as part of the sixteen (16) hours of required professional development. The recommendation is to certify an additional eight (8) officers through this train-the-trainer model that will be hosted by TalentSmart at a facility in Warren.

TalentSmart is the sole provider of the proprietary software, curriculum, and materials used in the existing training program. In addition, the training methodology, instructional content and certification process are not available through any other vendor. The Police Department's current training program is fully aligned with this platform.


Funds are available in the following Account 101-1301-82405

Respectfully Submitted,

Signed by:

E610E2D7FFE5449...
Craig Treppa
Purchasing Agent

Read and Concur,

Signed by:

F6FDC83AE1C142B...
Kris Battle
Budget Director

DocuSigned by:

CF2C773236C54C9...
Richard Fox
Controller

Signed by:

F040B73E57F248E...
Lori M. Stone
Mayor



TalentSmart, Inc is in the business of providing emotional intelligence assessments, training and coaching. The primary training program developed and offered by TalentSmart, Mastering Emotional Intelligence, is available only through TalentSmart. Trainer certification and all trainer and participant materials are not offered through distribution or any other organization.

The following intellectual property is covered by all common law, statutory, and regulatory rights associated with TalentSmart's training program(s), materials attendance with each training include but are not limited to, the content, words, printed materials, technology, methods, websites, assessments, databases, design and images contained therein. All of the TalentSmart proprietary property and all intellectual property of any kind associated therewith, arising therefrom and relating thereto, are the sole property of TalentSmart.

Any use of the TalentSmart training program(s) and assessments, or any related materials, or TalentSmart Proprietary Property, outside the parameters set forth in TalentSmart's Trainer Agreements is strictly prohibited and will be deemed a material breach and will be a violation of state, federal and common law copyright and/or trademark laws. The following are covered but not limited to:

- Mastering Emotional Intelligence Level 1
- Mastering Emotional Intelligence Level 2
- Mastering Emotional Intelligence for Teams
- Emotional Intelligence Appraisal Me Edition, Multi-Rater and 360° Editions, Teams
- Emotional Intelligence 2.0-this is available for purchase through various websites
- Leadership 2.0-this is available for purchase through various websites
- Team Emotional Intelligence 2.0-this is available for purchase through various websites

Please contact me with any questions. Thank you for your partnership with TalentSmart.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Mau".

William Mau
Director of Sales Operations
Will.Mau@talentsmart.com
858-509-0582 x182

DEVELOPING EQ IN POLICING

“The daily challenge of dealing effectively with our emotions is critical because our brains are hard-wired to give emotions the upper hand.”

Drs. Travis Bradberry and Jean Greaves, *Emotional Intelligence 2.0*

Emotional Intelligence Matters... Especially in Law Enforcement

Whether you are aware of them or not, emotions are intertwined in everything you think, do, and say each day on the job, in your career and throughout your life. Emotional Intelligence (EQ) is how you handle yourself and others on the job. Your EQ consists of four core skills:

	What I See	What I Do	
Be better aware of your own emotions and tendencies to understand your strengths, personal style, and impact on others.	SELF-AWARENESS	SELF-MANAGEMENT	Manage your reactions effectively by making better decisions and responding to challenges and opportunities productively.
Build awareness of the emotions of other people including unspoken cues and the mood in the room to make better decisions and be more effective, more of the time.	SOCIAL AWARENESS	RELATIONSHIP MANAGEMENT	Manage relationships by building, strengthening and deepening your connections with the people in your social network.

Law enforcement officers who develop their EQ communicate effectively, handle stress well, make good decisions, handle conflict productively, are better team players, respond flexibly to change, influence others more, and provide top-notch service within their communities.

Targeted EQ Focus Areas For Law Enforcement

Leadership

Mentoring

Community Policing

Recruitment/ Retention

Wellness

Cultures

Scan the QR
code to learn
more



This program has one focus...to increase your effectiveness through EQ.

TalentSmart's Developing EQ™ in Policing will take you far beyond knowing what EQ is and how you score on your first EQ test. In this in-person or virtually led session, you'll discover the 66 strategies you can use right away to take your EQ to new heights. Begin your EQ journey toward handling yourself in times of stress and dealing with others skillfully. Reap all the rewards that being emotionally intelligent will bring you.



What You Will Do

- ✓ Discover what EQ is and why it matters in law enforcement.
- ✓ Broaden your awareness of the role of emotions as a law enforcement professional and within your community.
- ✓ Explore the four EQ skills in action: Self-Awareness, Self-Management, Social Awareness, and Relationship Management.
- ✓ Discuss real world examples and experiences, what works, what doesn't, and what to do next time.
- ✓ From the Emotional Intelligence Appraisal® - Self Edition assessment results, understand your current level of emotional intelligence (strengths and weaknesses) and where to focus your development.



Benefits of taking the Emotional Intelligence Appraisal®

- ✓ Comprehensive EQ scores, analysis and recommended strategies are based upon the participant's unique score profile and are designed to bridge the learning-doing gap.
- ✓ Your lowest EQ behaviors and your top three EQ strengths, along with strategies to maximize development.
- ✓ A scheduled retest comes with a full change-score report and recommended strategies based on new results.



PRODUCT QUOTE

Date Quoted	Reference No.	Purchase Order No.	Quote Total
January 26, 2026	PQ1769452642		\$31,686.47 USD

TS Acct: 178308
Brent Chisolm
bchisolm@warrenpd.org

Bill to:
Brent Chisolm
City of Warren Police Department
City of Warren
1 City Square
Warren, MI 48093
United States
734-891-0850
bchisolm@warrenpd.org
crexford@warrenpd.org

Ship to:
Brent Chisolm
City of Warren Police Department
City of Warren
1 City Square
Warren, MI 48093
United States
734-891-0850
bchisolm@warrenpd.org

PAYMENT OPTIONS:

Credit Card Payment:

A **2.95% processing fee** will be applied upon payment. To make a payment online please visit:
<https://app.talentsmarteq.com/payment>
Additional Payment Questions-please email
accounting@talentsmart.com

If you would like to convert this quote to an invoice to pay via ACH, please email
amy.wolff@talentsmart.com

TalentSmart, Inc.
9710 Scranton Road, Suite 310
San Diego, CA 92121-1744

Description	Qty	Unit Price	Amount
Mastering Emotional Intelligence Train-the-Trainer Level 1Attendee(s): TBDDate and Location: Other -Emotional Intelligence Appraisal-Self Pro Edition Online	8	\$3,956.00	\$31,648.00

Subtotal	\$31,648.00
Shipping & Handling	\$38.47
Tax	\$0.00
Quote Total	\$31,686.47 USD

Additional Instructions:

Government Discount Applied, CAGE #: 5BY18 | DUNS#: 084959480 | UEI# ZBQGR8MNBCV9

Ship via UPS Ground.For questions regarding this quote, please contact Amy at (402) 350-2253 or amy.wolff@talentsmart.com. Please note this is an estimated quote and final billing will be submitted as an invoice. All quotes are valid for 30 days. Please call or e-mail to reconfirm prices after 30 days.

Please be advised that assessments are non-refundable and cannot be exchanged. Physical products may be considered for refund within 48 hours of purchase if they are unopened and in resale condition. A restocking fee of 10% will apply and shipping fees are not refundable.

Train-the-Trainer Cancellation Policy:By signing and submitting your Trainer Agreement, you are registering for the selected workshop and indicating agreement to pay the cancellation fee if you are unable to attend.If you must postpone your plans to attend, you may reschedule one time for a future session at no additional charge. The future session needs to be rescheduled within 60 days from the date of the original event. Please note additional changes will incur a 10% non-refundable fee and if you must cancel your plans to attend altogether, there is a 10% non-refundable fee.



February 3, 2025

Craig Treppa
Purchasing Department
Controller's Office
One City Square
Warren, MI 48093

RE: Purchase Request for Talentsmart EQ Developing Emotional Intelligence in Policing Train-the-Trainer Course

Dear Mr. Treppa,

The Michigan Commission on Law Enforcement Standards (MCOLES) mandates annual training requirements for all licensed law enforcement officers. To comply with the 2026 Continuing Professional Education (CPE) requirements, the Warren Police Department is required to provide sixteen (16) hours of training that enhances officer performance, professionalism, decision-making, and both public and officer safety.

In 2025, the Warren Police Department implemented a department-wide emotional intelligence (EQ) training program, representing a first-of-its-kind initiative for the agency. This training was delivered internally by sworn personnel and fully funded through the MCOLES CPE grant. The program established a standardized foundation in emotional intelligence that directly supports officer decision-making, communication, and professionalism in high-stress encounters.

For 2026, the department seeks to build upon this established training framework by providing updated EQ instruction as a portion of the required sixteen hours of professional development. To ensure consistency, sustainability, and instructional capacity, the department proposes expanding its internal instructor cadre by certifying an additional eight (8) officers through a train-the-trainer model. Talentsmart will host this course at a facility in Warren.

TalentSmart EQ is the sole provider of the proprietary curriculum and copyrighted materials used in the department's existing EQ training program. The training methodology, instructional content, and certification process are not available through any other vendor. Five department employees have already completed

TalentSmart EQ instructor certification, and the department's current training program is fully aligned with this platform.

Utilizing an alternative vendor would require abandoning the established curriculum, retraining personnel under a different methodology, and introducing inconsistencies in instructional content and delivery. This would result in fragmented training, diminished instructional effectiveness, and the loss of prior investment made through the MCOLES-funded program. No equivalent vendor can provide the same proprietary materials, continuity of instruction, or compatibility with the department's existing EQ training framework.

For these reasons, the department request is requesting City Council to waive the competitive bid process, and award this Training to Talentsmart

Cost Summary:

8 employees × \$3956.00 per employee = \$31,648.00
Shipping and handling of materials for class= \$38.47

Total: \$31,686.47

The training is registered in the MITN as required for CPE grant funds, and funding is available in GL# 101-1301-82405 (Police MCOLES CPE Training).

Professionally,

Signed by:
Brent Chisolm
9203B4FAD4AC476...

Brent Chisolm
Captain, Police Administration

RESOLUTION

Document No: SOL-W-1805
Product or Service: Emotional Intelligence Training
Requesting Department: Police

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 _____.

Upon performing a diligent inquiry, the Acting Police Commissioner has determined that it is necessary in the interests of the Police Department, and the City, to acquire additional Emotional Intelligence Training for eight (8) officers through the train-the-trainer model. Justification for a sole source provider include that the training agency, TalentSmart, Inc., is the sole proprietor of this training program and materials.

IT IS RESOLVED, that the sole source purchase though TalentSmart, Inc., 9710 Scranton, Road, San Diego, CA 92121 is hereby accepted by City Council for the purchase of training, certification and materials in an amount of \$31,686.47.

The Purchasing Agent has conducted a review and concurs with the sole procurement.

Funds are available in the following Account 101-1301-82405

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:

☐ 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 _____, 2026.

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
_____, 2026.

Sonja Buffa
City Clerk



January 29, 2026

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Dear Council Secretary Moore:

In the Fiscal 2025, City Council earmarked \$2,750,000 to be transferred from the General Fund to the Parks and Recreation Special Revenue Fund for recreation capital improvements. At the conclusion of that fiscal year, June 30, 2025, those funds were assigned to a General Fund reserve for this purpose.

As I understand it, the use of these funds is contingent on project pre-approval by City Council. I propose an allocation of a portion of those funds for improvements at Halmich Park. I would like to commence the process of soliciting bids and awarding contracts as soon as possible so that demolition and construction can begin.

Attached please find a presentation showing the existing condition of facilities at Halmich Park and an engineer's estimate of costs in the amount of \$1,663,500 prepared by Hubbell, Roth and Clark.

I am requesting your approval of the attached budget amendment so that the project can commence. Contract awards will be tracked against the budgeted funds set aside for this purpose.

I am requesting that you put this item on the next Council agenda for discussion and approval.

Sincerely,
Signed by:

Jason Spiller
50D776C481E5448...
Jason Spiller
Parks & Recreation Director

Read and Concurred:
Signed by:

Lori M. Stone
F040B73E57F248E...
Lori M. Stone

Read and Concurred:
DocuSigned by:

David Muzzarelli
A310AB08B8C84DD...
David Muzzarelli

Read and Concurred:
DocuSigned by:

Richard Fox
CF26773236C54C9...
Richard Fox



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: **Halmich Park Building Improvements & New Construction**

DATE: **1/7/2026**

Owner Review Cost Estimate

PROJECT NO. **20230706**

LOCATION: **Warren, MI**

ESTIMATOR: **QR**

BASIS FOR ESTIMATE: ☐ CONCEPTUAL ☒ PRELIMINARY ☐ FINAL

CHECKED BY: **AM**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	NORTH PAVILION & RESTROOM BUILDING (DEMO ONLY)				
	Site Work				
	Paving Removal	1	LS	\$ 45,000	\$ 45,000
	New Asphalt Paving	1	LS	\$ 35,000	\$ 35,000
	Bollards	1	LS	\$ 6,000	\$ 6,000
	Pavilion Structure				
	Existing Structure Demolition	1	LS	\$ 75,000	\$ 75,000
	SUBTOTAL - NORTH PAVILION & RESTROOM BUILDING				\$ 161,000
	MAINTENANCE GARAGE				
	General Conditions, OH&P, Permits, and Bonds	1	PCT	25%	\$ 137,375
	Demolition	1	LS	\$ 50,000	\$ 50,000
	6" Concrete Drive Approach & Sidewalk	1	LS	\$ 15,000	\$ 15,000
	Concrete Slab and Foundations	1	LS	\$ 45,000	\$ 45,000
	Masonry: Infill, New Walls, and Repairs	1	LS	\$ 50,000	\$ 50,000
	Structural Steel	1	LS	\$ 45,000	\$ 45,000
	Fascia Repairs	1	LS	\$ 28,000	\$ 28,000
	Interior Floor Finishes	1	LS	\$ 3,000	\$ 3,000
	Pedestrian Doors	4	EA	\$ 3,500	\$ 14,000
	Overhead Rollup Doors	2	EA	\$ 12,000	\$ 24,000
	Re-Roofing	1700	SF	\$ 40	\$ 68,000
	Toilet Accessories	1	LS	\$ 2,500	\$ 2,500
	Plumbing	1	LS	\$ 65,000	\$ 65,000
	Mechanical	1	LS	\$ 50,000	\$ 50,000
	Electrical	1	LS	\$ 60,000	\$ 60,000
	Misc (Paint, Sealant, Signage)	1	LS	\$ 30,000	\$ 30,000
	Contingency Allowance	1	LS	\$ 50,000	\$ 50,000
	SUBTOTAL - MAINTENANCE GARAGE				\$ 736,875



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

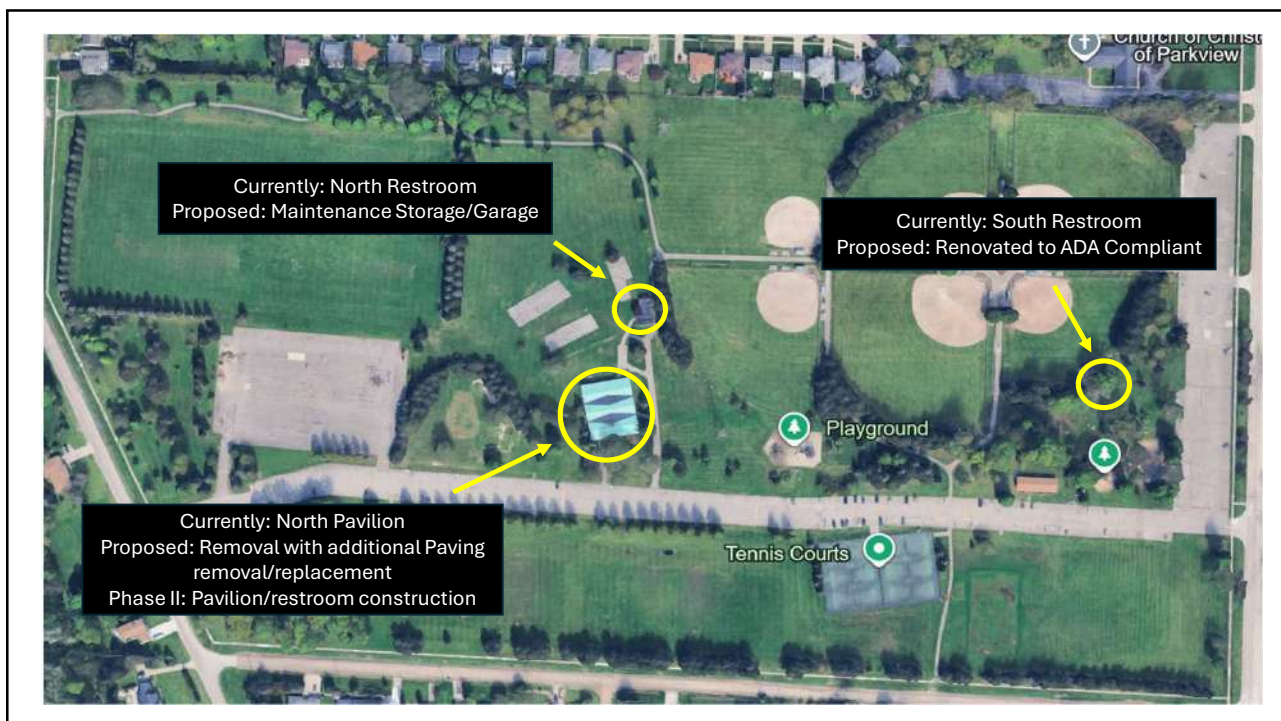
PROJECT: Halmich Park Building Improvements & New Construction	DATE: 1/7/2026
Owner Review Cost Estimate	PROJECT NO. 20230706
LOCATION: Warren, MI	ESTIMATOR: QR
BASIS FOR ESTIMATE: <input type="checkbox"/> CONCEPTUAL <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL	CHECKED BY: AM

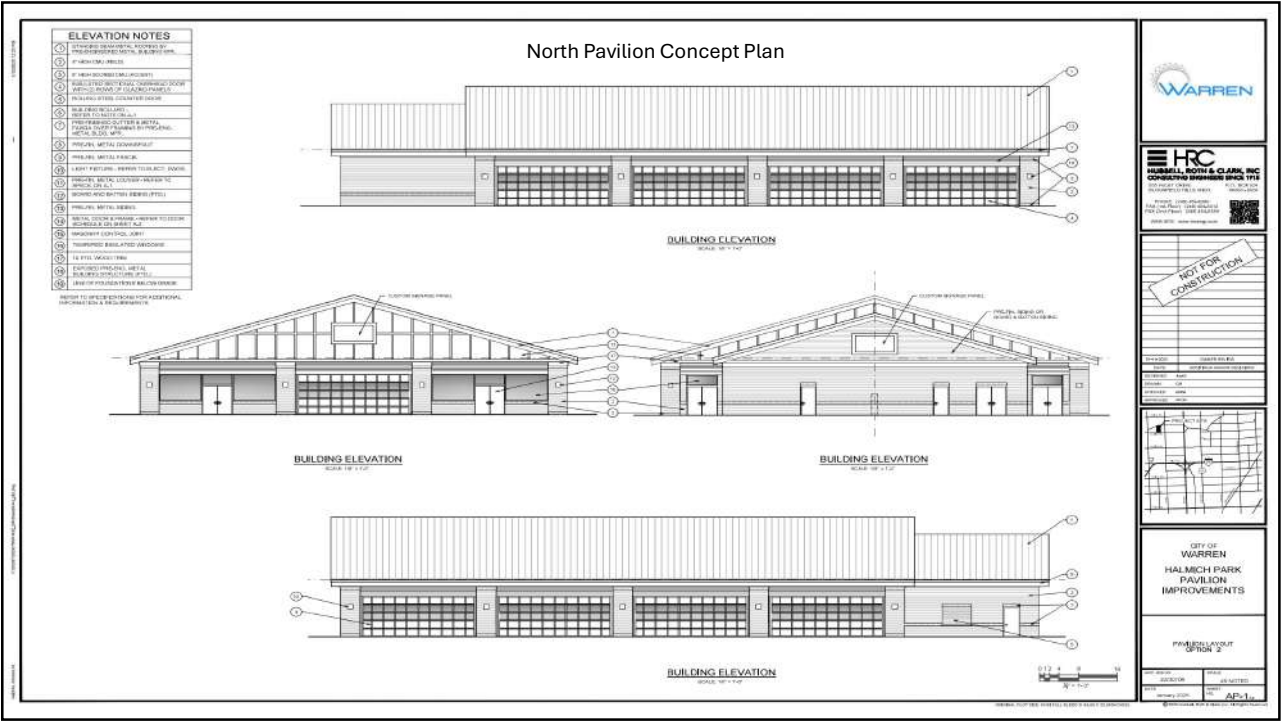
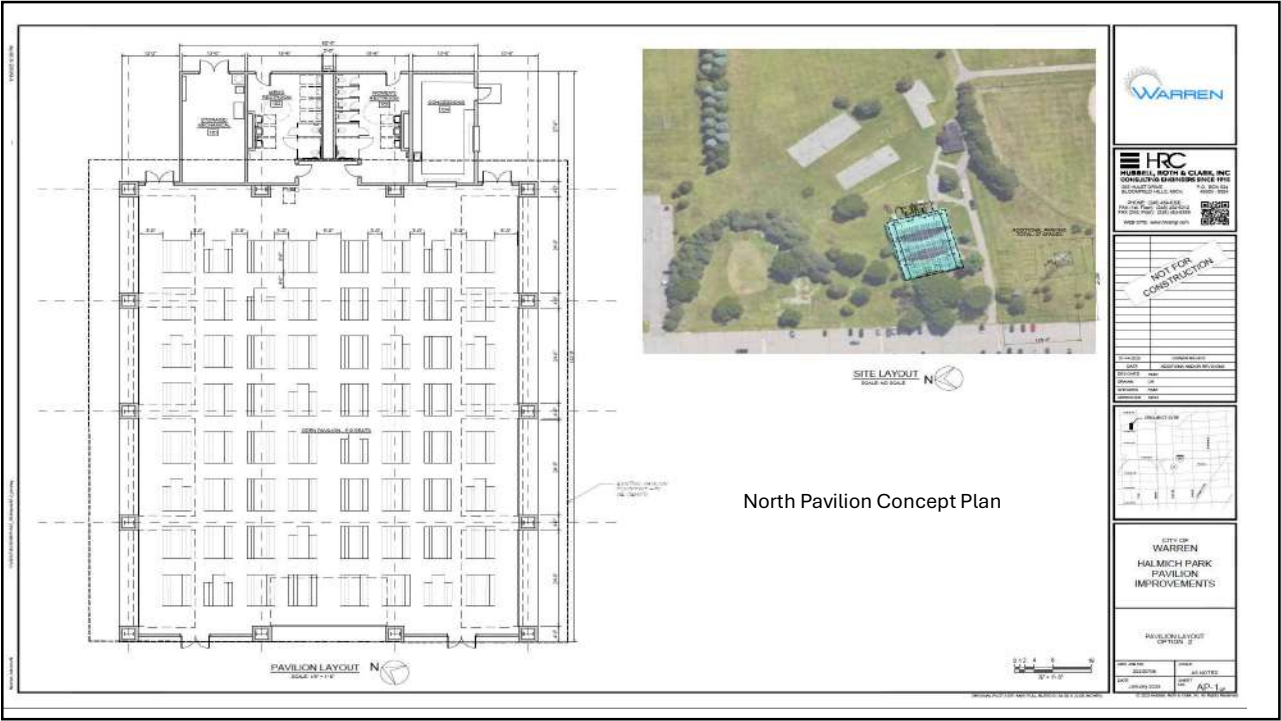
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	SOUTH RESTROOM RENOVATIONS				
	General Conditions, OH&P, Permits, and Bonds	1	PCT	25%	\$ 133,125
	Demolition	1	LS	\$ 40,000	\$ 40,000
	4" Asphalt Sidewalk, including base	1	LS	\$ 25,000	\$ 25,000
	Concrete Slab and Foundations	1	LS	\$ 35,000	\$ 35,000
	Masonry: Infill, New Walls, and Repairs	1	LS	\$ 45,000	\$ 45,000
	Siding, Including Carpentry and Trim	1	LS	\$ 22,000	\$ 22,000
	Interior Floor Finishes	1	LS	\$ 40,000	\$ 40,000
	Doors	5	EA	\$ 3,500	\$ 17,500
	Roof Structure	1	LS	\$ 25,000	\$ 25,000
	Roofing, Gutters & Downspouts	1	LS	\$ 40,000	\$ 40,000
	Ceilings	1	LS	\$ 10,000	\$ 10,000
	Toilet Partitions	1	LS	\$ 18,000	\$ 18,000
	Toilet Accessories	1	LS	\$ 15,000	\$ 15,000
	Plumbing	1	LS	\$ 75,000	\$ 75,000
	Mechanical	1	LS	\$ 45,000	\$ 45,000
	Electrical	1	LS	\$ 55,000	\$ 55,000
	Misc (Paint, Sealant, Signage)	1	LS	\$ 25,000	\$ 25,000
	Contingency Allowance	1	LS	\$ 50,000	\$ 50,000
	SUBTOTAL - SOUTH RESTROOM RENOVATIONS				\$ 715,625
	Construction Engineering Services (Allowance)				\$ 50,000
	TOTAL ESTIMATED CONSTRUCTION COST				\$ 1,663,500













CITY CONTROLLER'S OFFICE

ONE CITY SQUARE, SUITE 425

WARREN, MI 48093-5289

PHONE (586) 574-4600

FAX (586) 574-4614

www.cityofwarren.org

DATE: JANUARY 23, 2026
TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
SUBJECT: SOL-W-1797; RECOMMENDATION TO AWARD ADVANCED EMERGENCY VEHICLE OPERATIONS TRAINING

The Purchasing Division concurs with the Police Department and recommends that City Council waive the bid process and award Advanced Police Emergency Vehicle Operations Training to Oakland Community College, 2900 Featherstone Road, Auburn Hills, MI 48326, in the total amount of \$57,500.00 (\$250.00 per officer).

The Police Department is requesting that City Council waive the bid process and award Oakland Community College for a one-day refresher course, for advanced police emergency vehicle operations training, to ensure consistency in tactics, instruction, and performance expectations across the department. The training includes a lecture followed by hands-on driving on a specially-designed Michigan Commission on Law Enforcement Standards (MCOLES) course along with the opportunity to run through several scripted scenarios in a state-of-the-art FAAC Driving Simulator.

If approved by your honorable body, the total amount of \$57,500.00 (\$250.00 per officer) will include the cost of tuition and a vehicle rental equipment fee for a total of two-hundred thirty (230) officers.

Funds are available in the following Accounts:

262-9262-86402 (75%): \$ 43,125.00

101-1301-82401 (25%): \$ 14,375.00

Respectfully Submitted,

Signed by:

Shanah Turner

D3220749F3AC487...

Shanah Turner
Assistant Buyer

Read and Concur,

Signed by:

Craig Treppa

E610E2D7FFE5449...

Craig Treppa
Purchasing Agent

Signed by:

Kris Battle

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Kris Battle
Budget Director

DocuSigned by:

Richard Fox

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Richard Fox
Controller

Signed by:

Lori M Stone

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Lori M. Stone
Mayor

Oakland Community College
2900 Featherstone Road
Auburn Hills MI 48326
FED TAX ID 38-1751522

Sponsor: 0558057
 Sponsorship: PAWNPD0326
 AR Type: PA
 Start & End: 3/01/26 - 7/31/26

Page: 1
 Contract: PAMAR26
 Pre-Invoice No: PAWNPD0326
 Payment Due: 7/01/26
 Net 45
 Amount Due: 57,500.00

Bill to: City of Warren
 Attn: Purchasing
 1 City Square
 Suite 425
 Warren, MI 48093

Pre-Invoice Date: 01/20/2026

Code	Description	Charges	Credits
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1APTT	Advance Police Train Tuition	57,500.00	
	EVO Training for 230 officers		
	with vehicle rental @ \$250 each.		
	230 offices @ \$250 = \$57,500.00		
		=====	=====
	Total:	57,500.00	0.00

Sponsor Payments.....:	0.00
FA Payments.....:	0.00
Payment Plans.....:	0.00
Deposit Allocations..:	0.00
Cash Payments.....:	0.00
Balance Due.....:	57,500.00

Please send payment with invoice# to:

Oakland Community College
 Attn: Accounting Specialist
 2900 Featherstone Road
 Auburn Hills, MI 48326-2845

Billing questions contact: Michelle Jerome mmjerome@oaklandcc.edu (248) 232-4261



Emergency Vehicle Operations Refresher



Instructors:

This Emergency Vehicle Operations (EVO) Refresher Course is led by **Larry Schultz**, a retired Troy Police Officer who brings over 10 years of instructor experience; **Chet Bartle**, a retired Lieutenant from the Waterford Police Department with well over 10 years of instructional experience; and **Rodney Brown**, the EVO Course Coordinator, a retired Detroit Fire Lieutenant and former State Trooper with more than 15 years of instructional experience.

Course Description:

Emergency Vehicle Operations (EVO) is a one-day refresher course designed for officers interested in operating a patrol vehicle safely and efficiently. Students will receive lecture at the start of the course followed by hands-on driving on a specially-designed MCOLES course along with the opportunity to run through several scripted scenarios in our state of the art FAAC Driving Simulator.

All training sessions will be held on Wednesdays from 8:00 AM to 4:30 PM.

Topics Include:

- Legalities, Policies and Procedures of Emergency Vehicle Operations
- Emergency Response and Vehicle Pursuits
- Collision avoidance techniques and maneuvers (hands on driving cone course)
- Driving Simulator (Scripted Emergency Response & Pursuit Scenarios)

Required Equipment:

- Patrol/Emergency Response Vehicle must be equipped with emergency lights, and remove all excess equipment from cabin/trunk area prior to arrival
- Wet weather gear (we will drive in the rain)
- Sun Screen/Head Cover
- Hydration Supplies
- Dramamine or equivalent if you are prone to motion sickness (consult your personal physician before use of any medication)

NOTE: The driving course for this particular class IS NOT designed for Pickups or Extended Version Expeditions, Excursions or Suburban's, etc.

Day Shift Course Details:

- DATES: Wednesdays starting March 18, 2026
- TIME: 8:00 a.m. - 4:30 p.m.
- COSTS: \$500.00 per student- (includes vehicle rental)
- LOCATION: Oakland Police Academy 2900 Featherstone, Auburn Hills, Mi 48326 - Location on Campus: Police Academy
- REGISTRATION: Email: policetraining@oaklandcc.edu or phone: (248) 232-4227



January 19, 2025

Craig Treppa
Purchasing Department
Controller's Office
One City Square
Warren, MI 48093

**RE: Purchase Request for Oakland Community College- Advanced Police
Emergency Vehicle Operations Training**

Dear Mr. Treppa

The Warren Police Department applied for a competitive grant through the State of Michigan in 2025 to provide department-wide Emergency Vehicle Operations training to all sworn members of the department at the Oakland Community College Advanced Police Training Facility.

The grant was awarded for use in 2026 and approved funding for up to 246 employees. Based on current staffing projections, the anticipated number of employees who will receive this training is 230. The grant application and award documentation specify the approved training location at the Oakland Community College, associated costs, and related provisions, including a tuition cost of \$200 per participant and an equipment fee of \$50 per participant for vehicle rental.

Utilizing the Oakland Community College for this training ensures consistency in tactics, instruction, and performance expectations across the department. The use of multiple vendors or training platforms would result in operational inefficiencies and increased administrative burden related to scheduling, coordination, and oversight of department-wide training. Using multiple vendors is inconsistent with the grant project narrative and award.

For these reasons, the Warren Police Department is requesting that City Council waive the bid process and award Oakland Community College for this training.

Cost Summary

- **230 employees x \$250.00 per employee = \$57,500.00**

The grant provides funding for 75% of the total cost, which is designated in GL# 262-9262-86402- MCOLES EVO Grant.

- Grant-funded amount (75%): \$43,125.00

The required 25% local match is available in GL# 101-1301-82401 – Instruction.

- City match (25%): \$14,375.00

Professionally,

Signed by:
Brent Chisolm
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Brent Chisolm
Captain, Police Administration

RESOLUTION

Document No: SOL-W-1797

Product or Service: Emergency Vehicle Operations Training

Requesting Department: Police Department

At a Regular Meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 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 _____.

Upon performing a diligent inquiry, the Police Department has determined that it is necessary in the interests of the Police Department and the City, to have Oakland Community College, 2900 Featherstone Road, Auburn Hills, MI 48326, furnish an Advanced Emergency Vehicle Operations training course, in a total amount of \$57,500.00 (\$250.00 per officer).

The Purchasing Agent has conducted a review and concurs with the sole procurement.

Funds are available annually in the following Accounts:

262-9262-86402 (75%): \$ 43,125.00

101-1301-82401 (25%): \$ 14,375.00

IT IS RESOLVED, that the sole source purchase through Oakland Community College is hereby accepted by City Council, in a total amount of \$57,500.00 (\$250.00 per officer).

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:

☐ 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 _____, 2026.

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
_____, 2026.

Sonja Buffa
City Clerk