



DEPARTMENT OF PUBLIC SERVICE

One City Square, Suite 320
Warren, MI 48093-5284
(586) 574-4604
Fax (586) 574-4517
www.cityofwarren.org

February 25, 2026

Mindy Moore, Council Secretary

RE: Resolution for 13876 Hendricks (house and shed) Nuisance Abatement

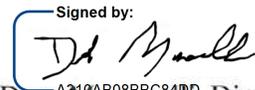
Honorable Council Secretary:

The approval of a resolution is necessary for the demolition of a house and shed at **13876 Hendricks** which is under the nuisance abatement program.

Attached, please find the appropriate resolution and place on the March 24, 2026 consent agenda for a April 28, 2026 City Council Meeting.

Thank you for your cooperation in this matter.

Sincerely,

Signed by:

A310A808B8C84DD...
Dave Muzzarelli, Director
Department of Public Service

Read and Concur,

Approved: 
D5AB6A2EE6F9412...
City Attorneys Office

Read and Concur,

Approved: 
F040B73E57F248E...
Lori M. Stone, Mayor

- Cc: Building
- Property Maintenance
- Controllers
- Clerk
- Assessing



DEPARTMENT OF PUBLIC SERVICE

One City Square, Suite 320
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February 26, 2026

City Attorney

RE: One story house 1,000 sq. ft. with crawl space, 10ft. x 10 ft. metal shed, remove dead marked tree laying on metal shed and remove any debris at:

**13876 Hendricks
13-36-109-034**

LOTS 269 – FEDERAL PARK SUBDIVISION, according to the plat thereof as recorded in Liber 9, Page 19 of Plats, Macomb County Records.

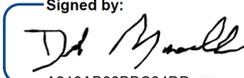
**Interested Parties: Elaine and Alexis Fucinari
Macomb County Treasurer**

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,

Signed by:

A310A808BBC84DD
Dave Muzzarelli
Public Service Director

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

**Nuisance Abatement
13876 Hendricks
13-36-109-034**

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: **13876 Hendricks**
Parcel No. **13-36-109-034**

Known as : **LOT 269 – FEDERAL PARK SUBDIVISON– according to the plat thereof as recorded in Liber 9, page 19 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 house 1,000 sq. ft. with crawl space, 10 ft. x 10 ft. metal shed, dead marked tree laying on metal shed and debris at: 13876 Hendricks** has created a dangerous condition as defined by Section 9-165 thru Section 9-175, which constitutes a public nuisance, and shall be abated in accordance with the Order of the Hearing Officer.

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

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

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

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

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

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

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

AYES: Council Members

NAYS: Council Members

RESOLUTION DECLARED ADOPTED this _____ day of _____, 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 2/23/2026

Property Address 13876 Hendricks Owners Name Elaine Fucinari
 Sidwell 12-13-36-109-034 Owners Address 13876 Hendricks
 Subdivision Federal Park Sub lot 269 L9 P19 Owners City Warren, MI Zip 48089
 Date of Complaint/Discovery 6/13/2024 Agent _____
 Ord. Sec. 9-165, Par, Violation #8 Agent Address _____

Specifics:

- 1 Owner is deceased/ Hearing officer granted multiple hearings to allow grand daughter to sell the home.
- 2 Zero water since 8/31/2023/ open blight bill \$862.50/ broken window secured by blight crew
- 3 dilapidating front porch/ window was broken out open to public/fallen dead tree on rear shed
- 4 A proposed sale to a potential buyer to rehab the home canceled at probate court due to responsible
- 5 party (grand daughter) failing to appear. Contractors attending public hearing also have attempted to
- 6 contact responsible party to rehab the property, failed response. No current progress on property.

Building Size 1,000 sq. ft. Type Exterior siding Story 1

Has: foundation, piers, crawl space, basement crawl space

Accessory Building Size(s)

- 1 Garages
- 2 Sheds 10 ft. x 10 ft. metal shed
- 3 Other

Lot Size 36 ft. x 124 ft.

Utilities Connected gas pinned off

Date of Nuisance Abatement Hearing 7 hearings due to potential sale/ most recent 9/25/25 public hearing

Owner or representative appearing at hearing FTA 9/25/25/ grand daughter appeared at 2 of 7 hearings

Date/Postings

- 1 Unsafe structure 6/13/2024 posted Unsafe Structure
- 2 No Occupancy - C/O required 5/30/2024 posted vacant for city certs.
- 3 Stop work
- 4 Re-postings

City Certification inspections obtained none

Permits obtained, Inspections performed

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

Assessed Value 2026 SEV \$57,710 Length of Vacancy 2 1/2 yrs. Year Home Built 1952

Taxes paid/pending pending verification/ previously in tax foreclosure

Comments & Other Removal: Remove dead marked tree laying on metal shed.
Note: 2 investors have attempted to contact deceased owners grand daughter to purchase home. Both have
stated responsible party has been unwilling to correspond to sell the property.

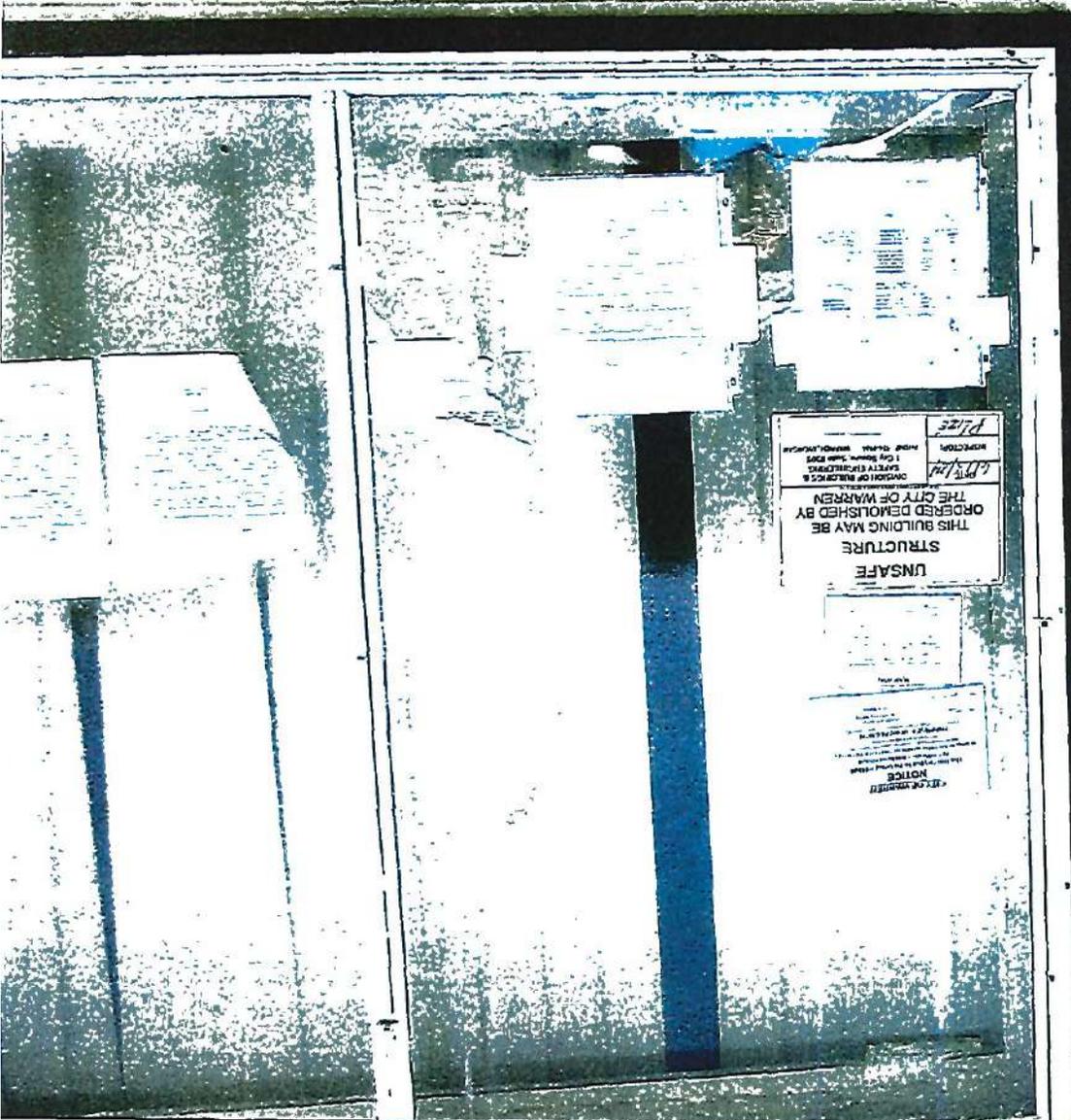


Additional pictures for
Public Service & Mayor

08/06/2025 11:05

08/06/2025 11:03

Additional pictures for
Public Service & Mayor



13876



Additional pictures for
Public Service & Mayor

08/06/2025 11:04



13876



**CITY OF WARREN
NOTICE**
This Building has been found to be unsafe and is being ordered demolished by the City of Warren. The City of Warren is responsible for the safety of the public and the preservation of the City's infrastructure. It is the City's policy to demolish unsafe buildings to protect the public and the City's infrastructure. The City of Warren is responsible for the safety of the public and the preservation of the City's infrastructure. It is the City's policy to demolish unsafe buildings to protect the public and the City's infrastructure.

**UNSAFE
STRUCTURE**
THIS BUILDING MAY BE
ORDERED DEMOLISHED BY
THE CITY OF WARREN

6/13/24
DIVISION OF BUILDING &
SAFETY ENGINEERING
1 City Square, Suite 800E
INSPECTOR: [Signature] BRADY, LUCAS

Plze

Additional documents or notices posted on the window.

04/09/2025 11:48

Additional pictures for
Public Service & Mayor

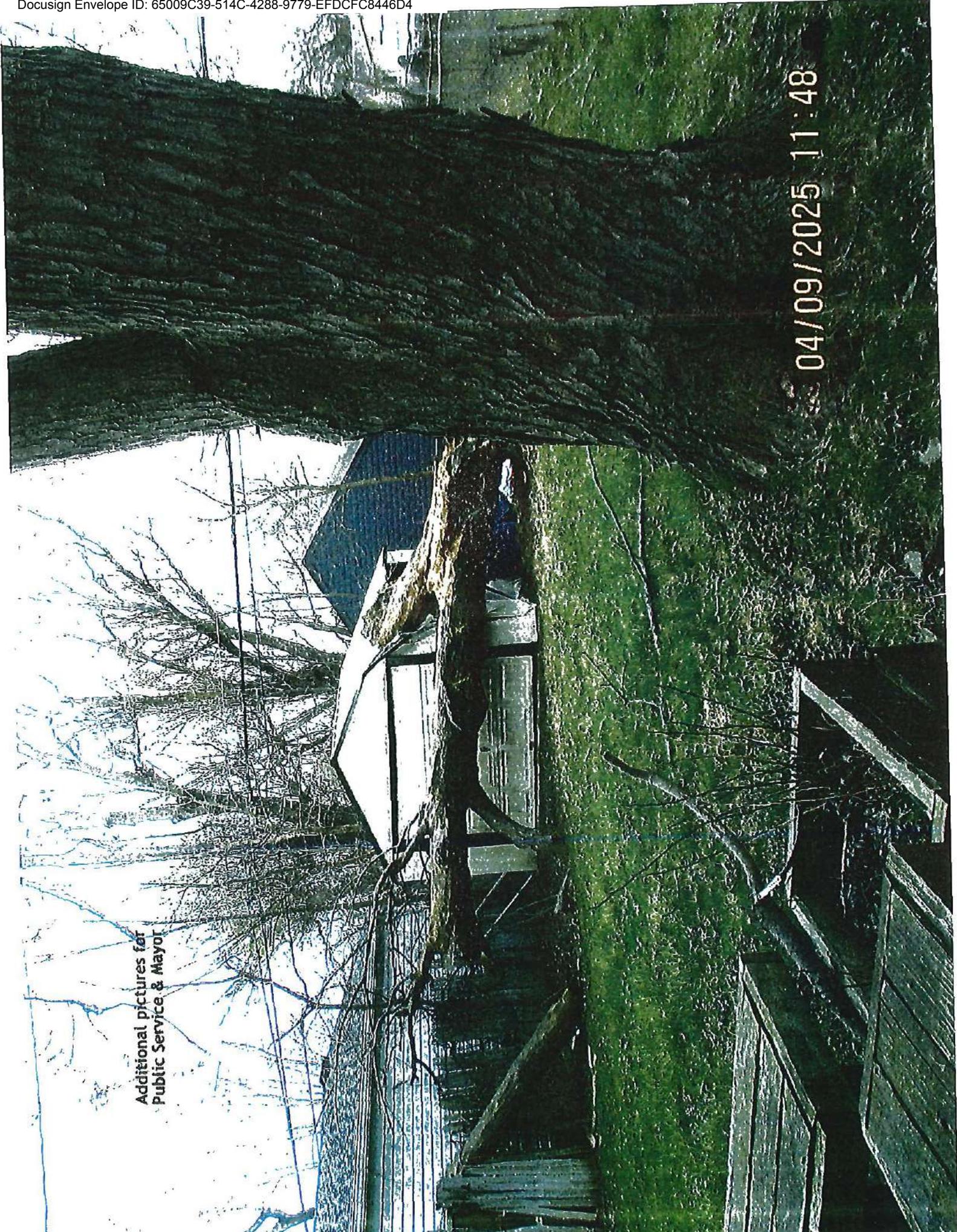


Additional pictures for
this service & more

04/09/2025 11:48

Additional pictures for
Public Service & Mayor

04/09/2025 11:48



Additional pictures for
Public Service & Mayor

04/09/2025 11:49



Additional pictures for
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04/09/2025 11:49



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Public Service & Mayor



04/09/2025 11:49

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Public Service & Mayor

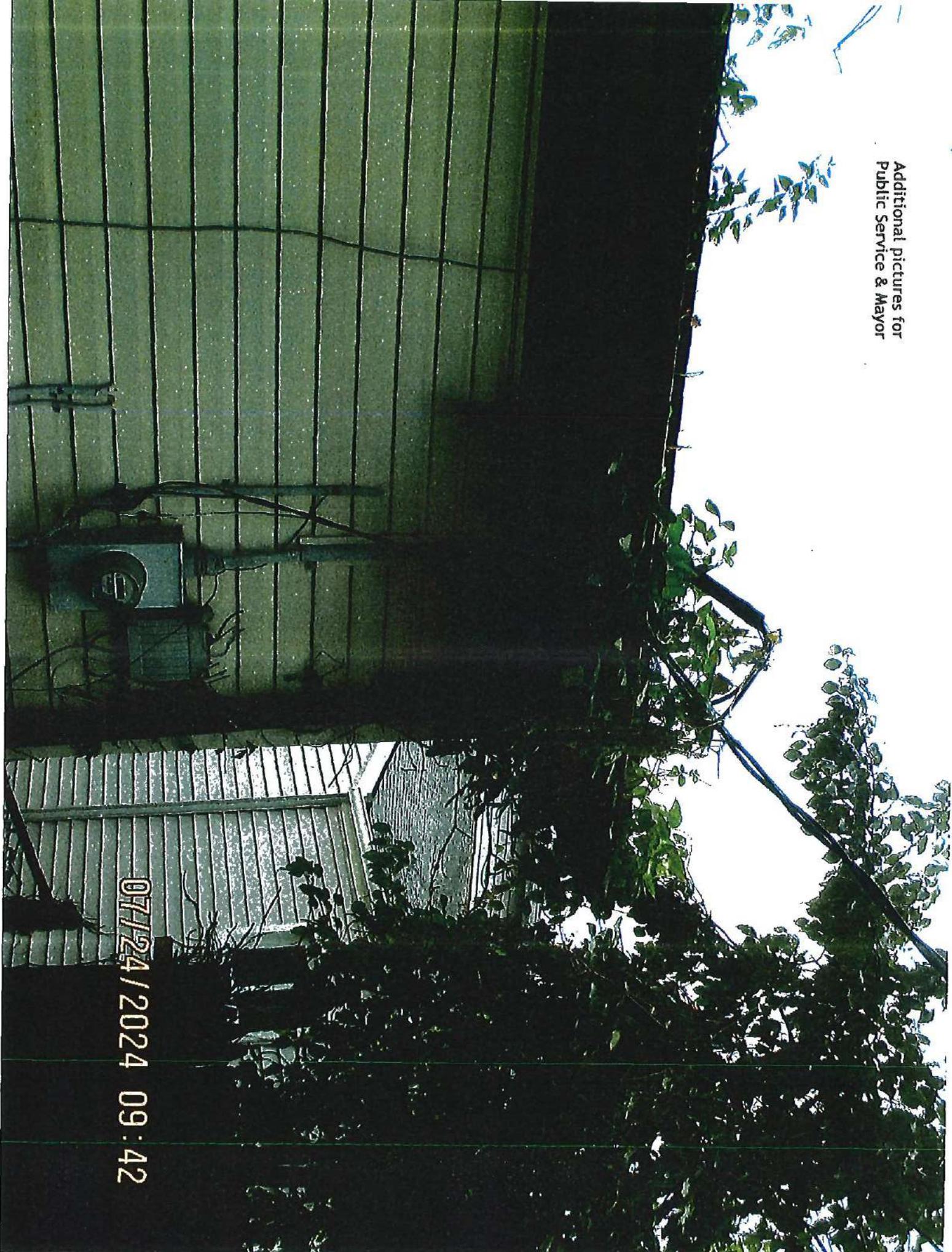
07/24/2024 09:42



Additional pictures for
Public Service & Mayor

07/24/2024 09:43

Additional pictures for
Public Service & Mayor

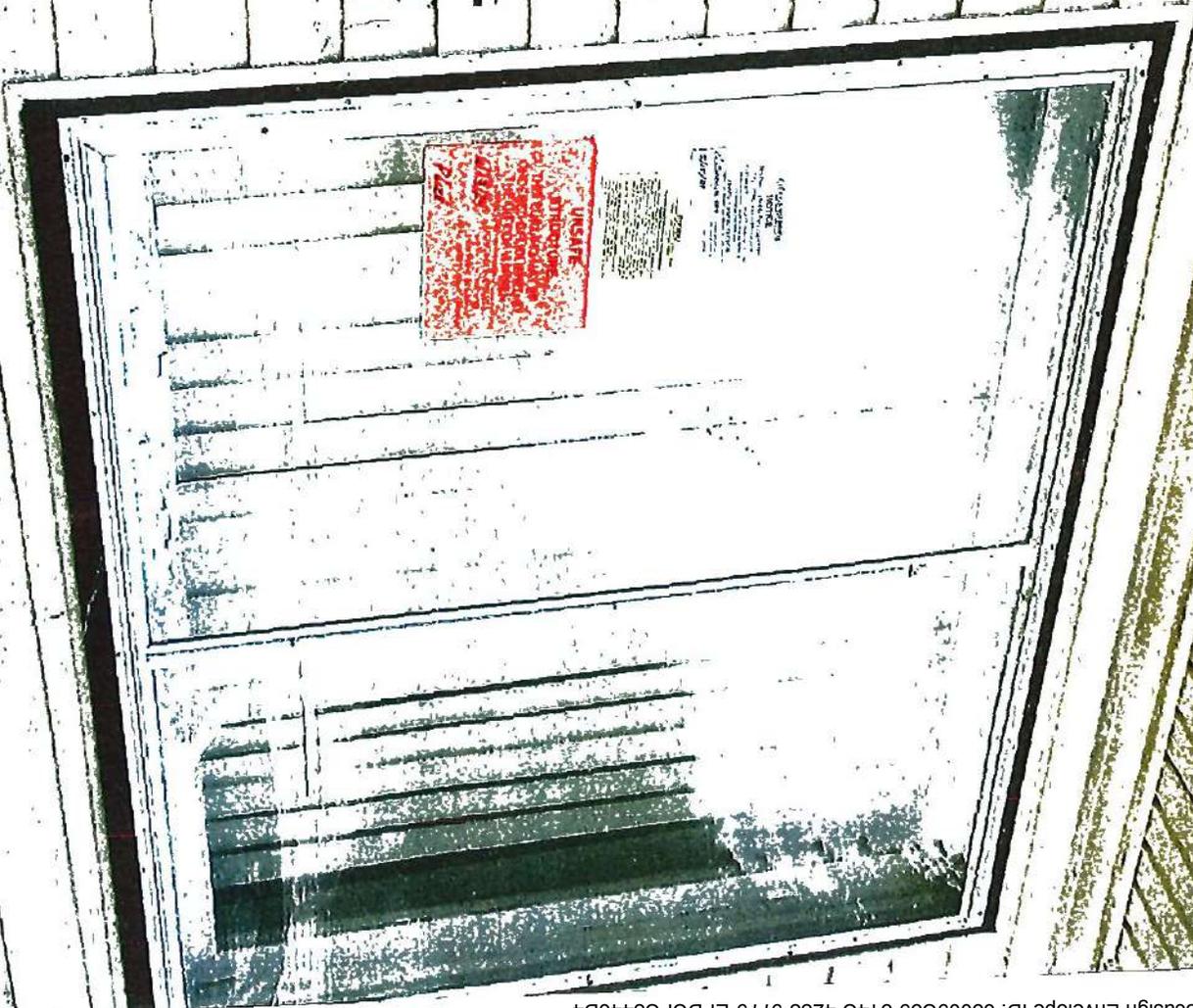


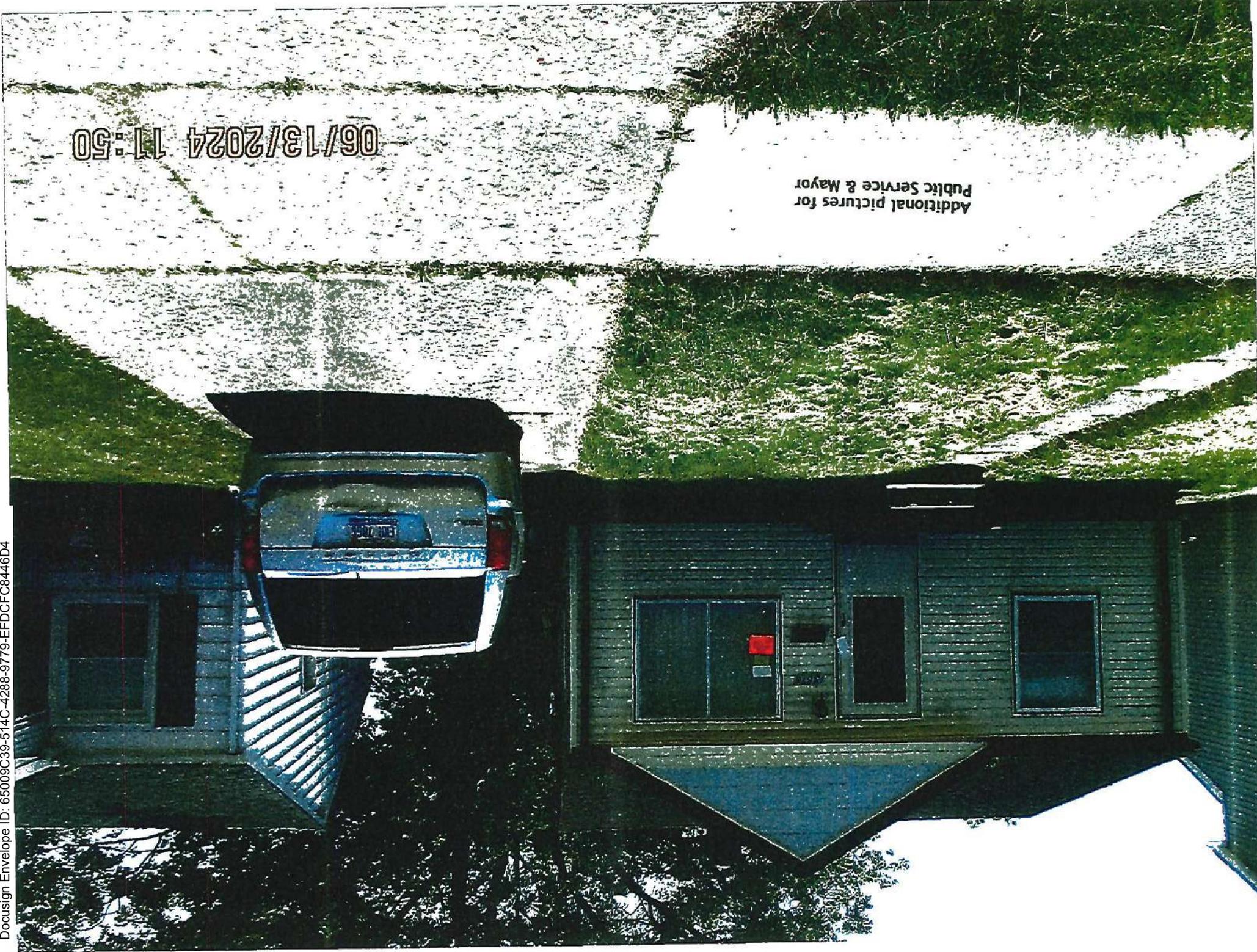
13876



Additional pictures for
Public Service & Mayor

06/13/2024 11:54





06/13/2024 11:50

Additional pictures for
Public Service & Mayor

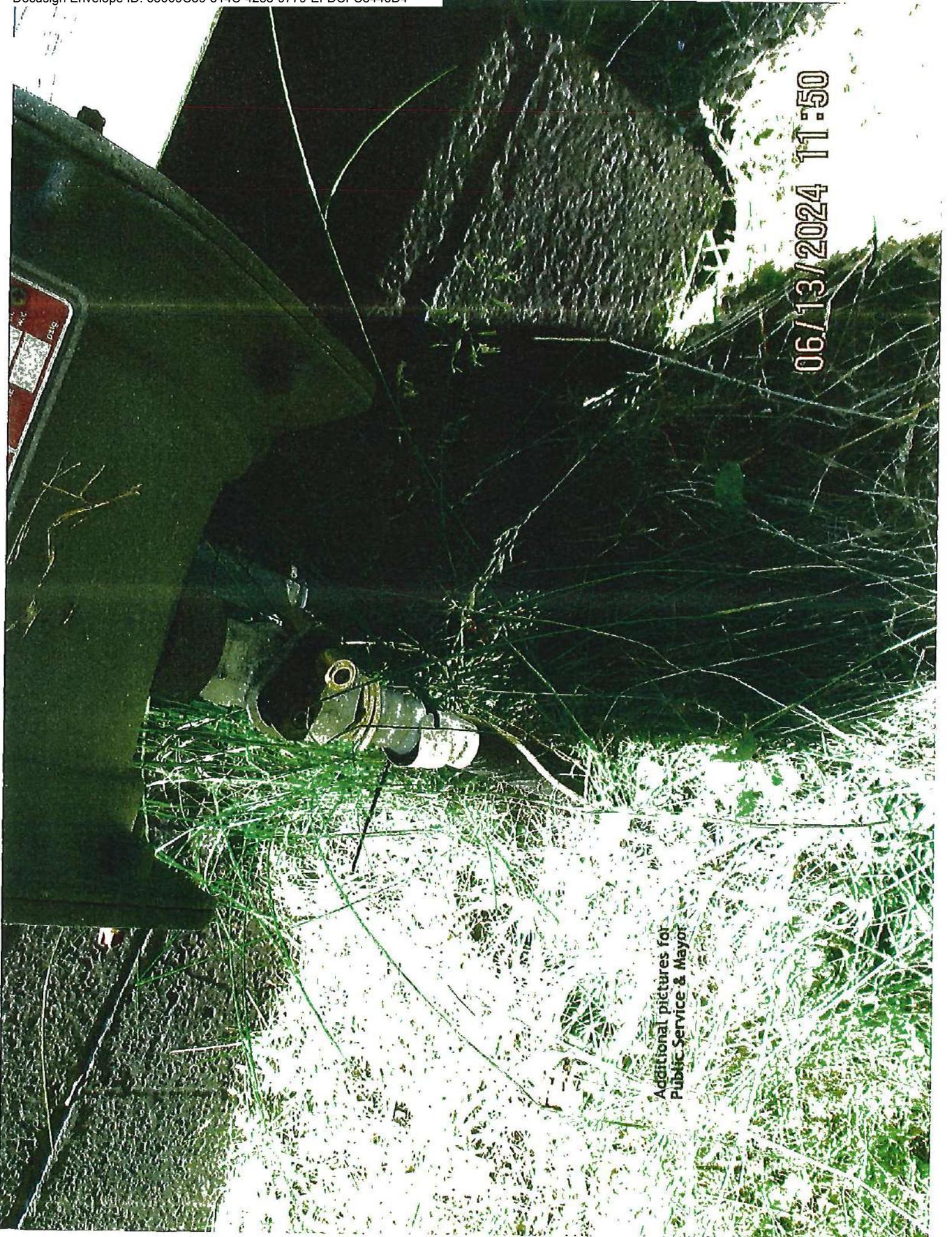


06/13/2024 11:50



Additional pictures for
Public Service & Mayor

06/13/2024 11:50



06/13/2024 11:50

Additional pictures for
Public Service & Mayor

06/13/2024 11:51

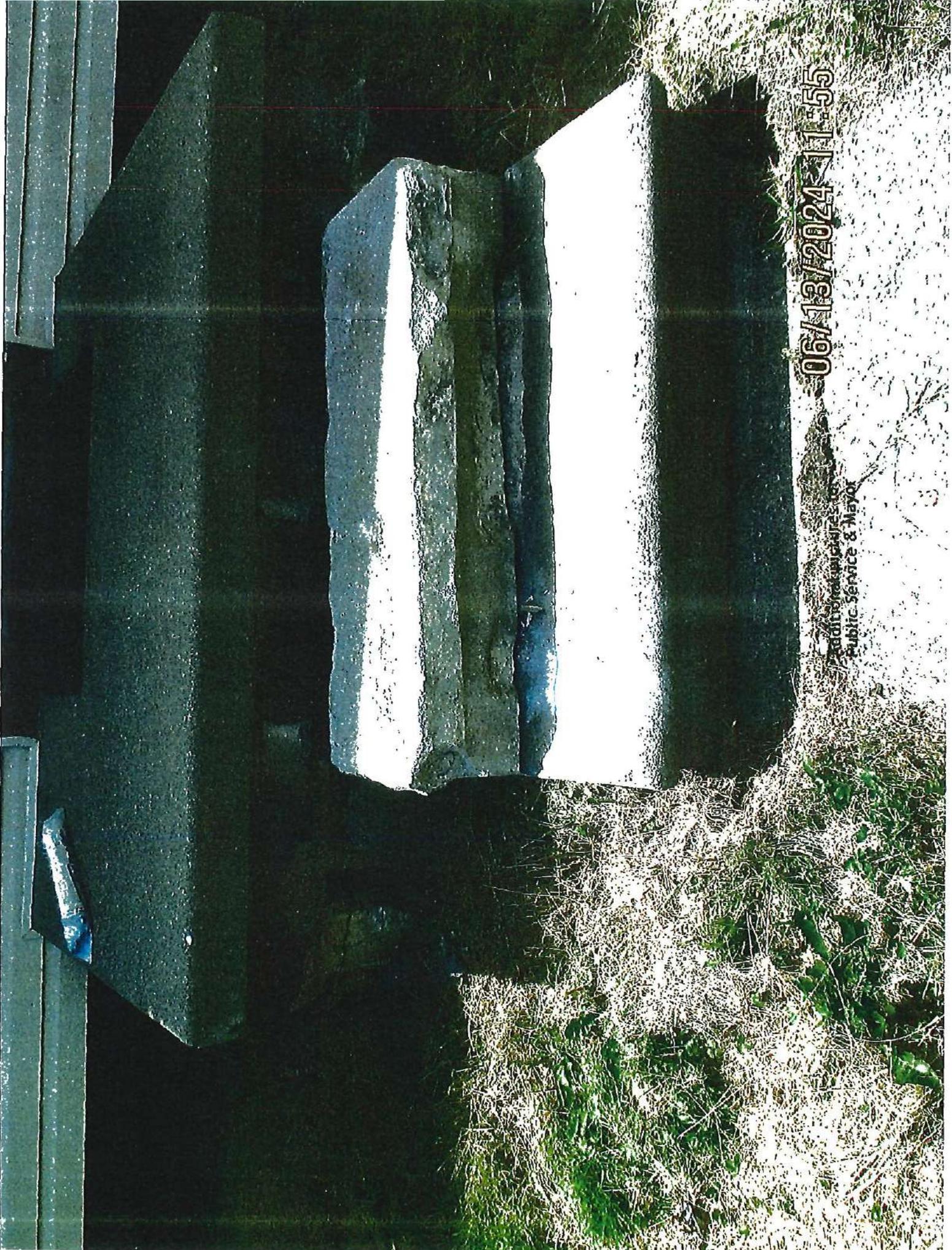
Additional pictures for
Public Service & Mayor



06/13/2024 11:51

Additional pictures for
Public Service & Mayor





06/13/2024 11:55

Additional images to
Public Service & Mayor



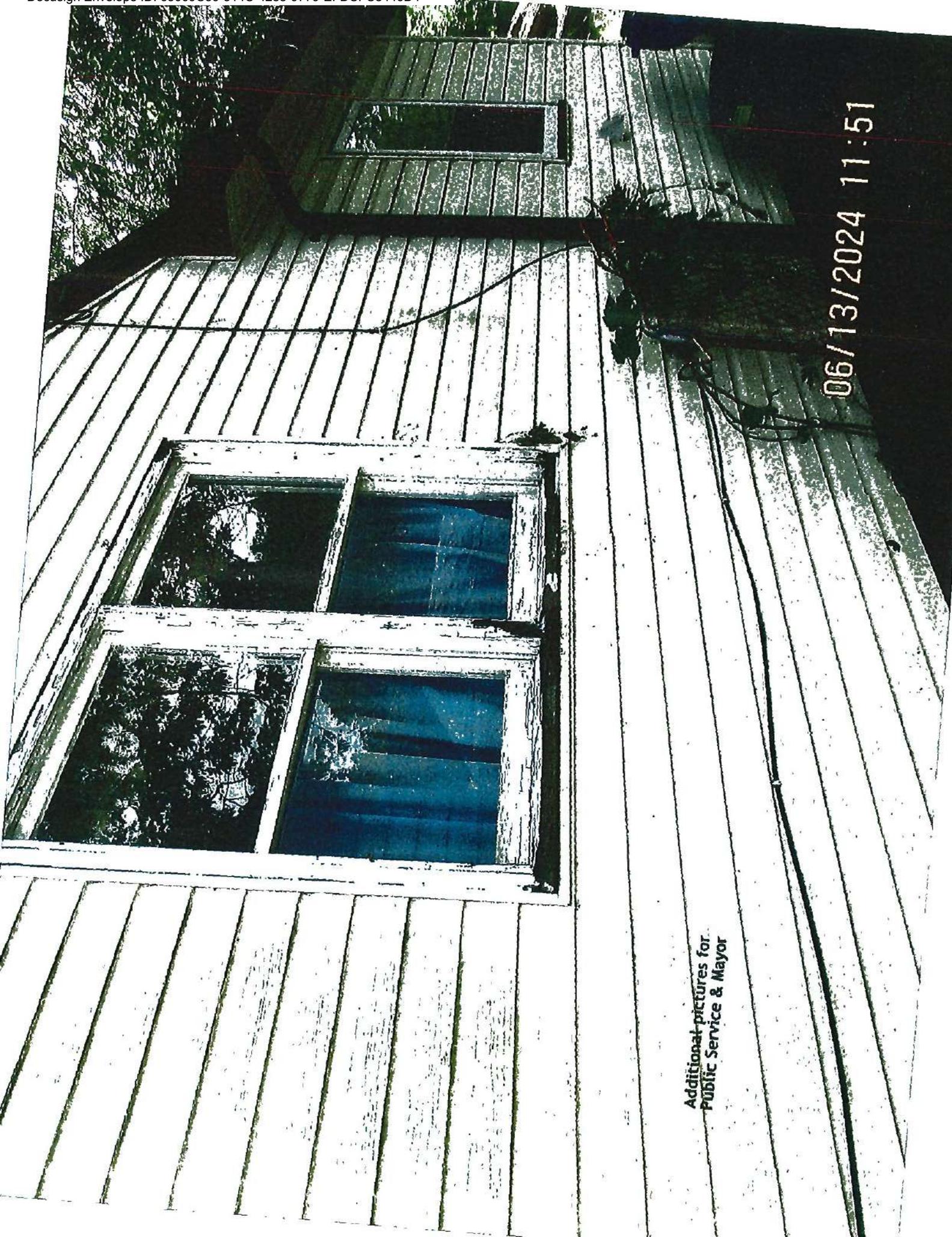
Additional pictures for
Public Service & Mayor

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Additional pictures for
Public Service & Mayor

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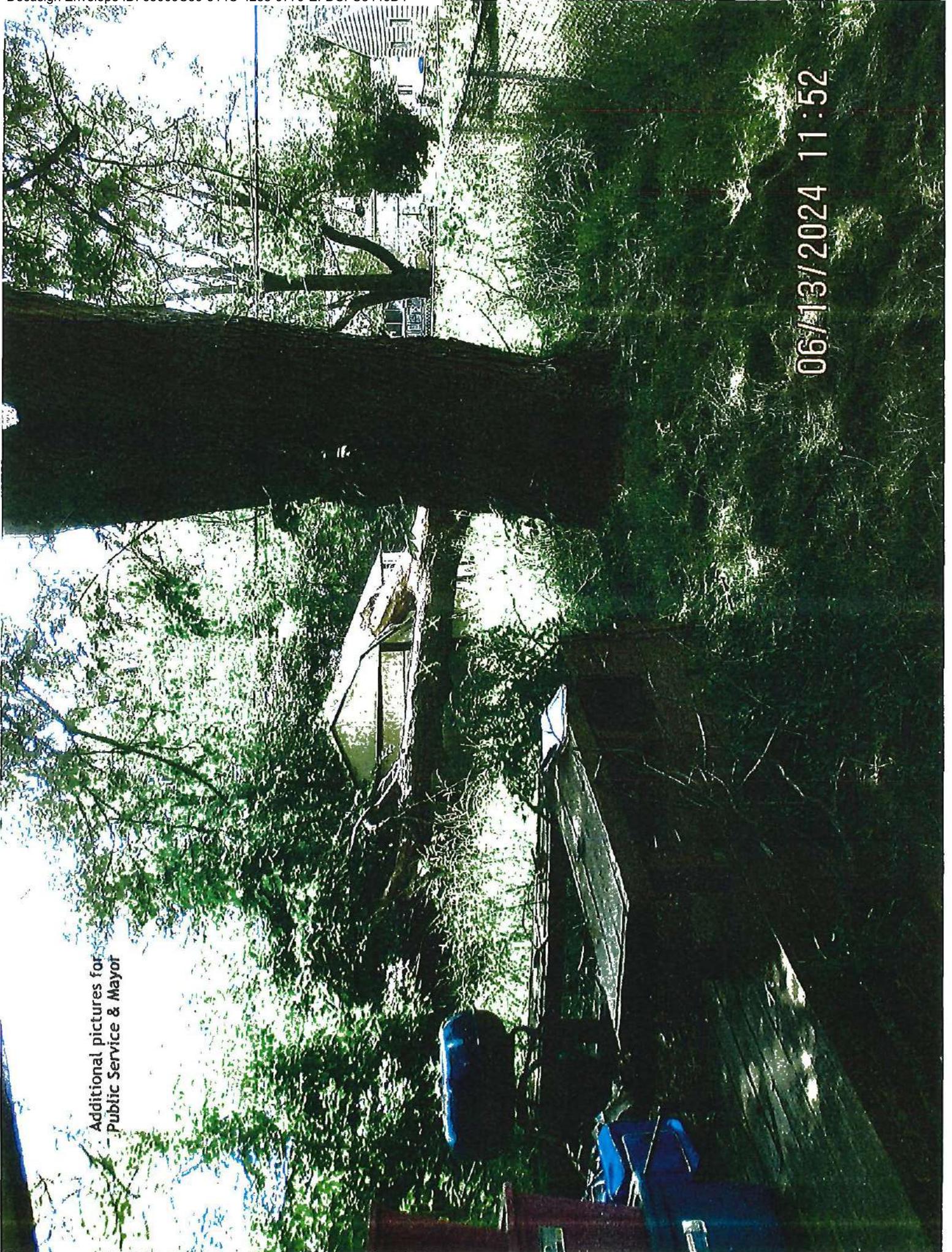


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Additional pictures for
Public Service & Mayor

Additional pictures for
Public Service & Mayor

06/13/2024 11:52



Address: 1000
Public: 1000



06/13/2024 11:52

Additional pictures for
Public Service Mayor

06/13/2024 11:52





Additional pictures for
the Service & Mayor

06/13/2024 11:52

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Public Service & Mayor

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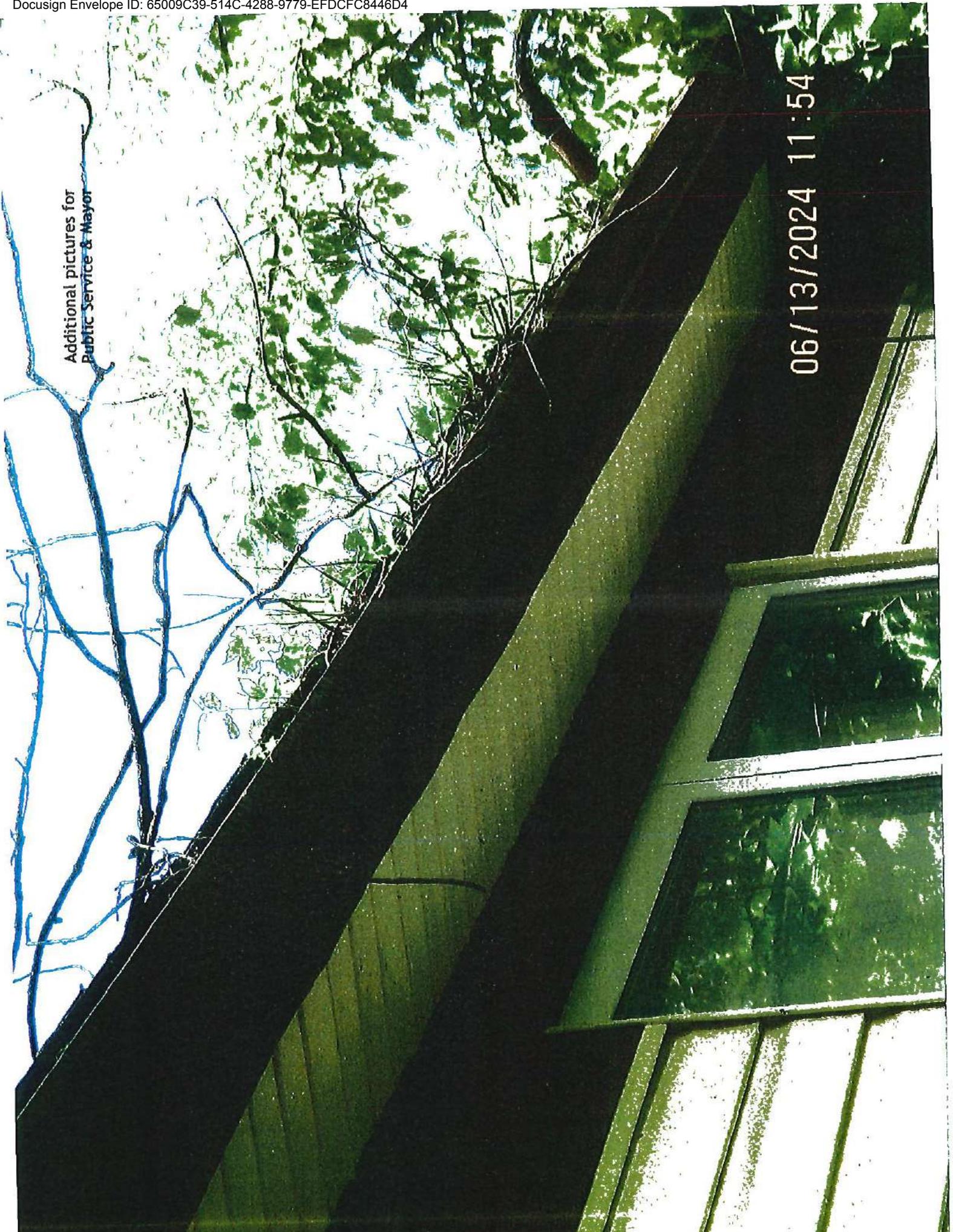


Additional pictures for
Public Service & Mayor

06/13/2024 11:53

Additional pictures for
Public Service & Mayor

06/13/2024 11:54





Address
Public Service B...

06/13/2024 11:54

Additional pictures
Public Service & Safety

07/08/2024 11:13

949322



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: 13876 Hendricks Warren, MI 48089 House
Legal Description: FEDERAL PARK SUBDIVISION LOT 269
Tax I.D. Number: 12-13-36-109-034
Recorded in Liber: 9 Page: 19 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.

Michael Swafford , Hearing Officer

In concurrence:

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: 13876 Hendricks House
Property description: FEDERAL PARK SUBDIVISION LOT 269
Tax I.D. Number: 12-13-36-109-034
Recorded in Liber: 9 Page: 19 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.

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: June 21, 2024
From: Shannon

Property Address: 13876 Hendricks, Warren, MI 48089

File No.: 24653

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: 24653

Invoice date: June 21, 2024

Please pay before: July 5, 2024

Our file number: 24653

Your reference number: 2424774

Property:

13876 Hendricks
Warren, MI 48089
Macomb County

DESCRIPTION	AMOUNT
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Title Search Fee	85.00
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Invoice total amount due:

\$ 85.00

**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 "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: 13876 Hendricks, Warren, MI 48089

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 7, 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 June 7, 2024 at 8:00am.

PROPERTY DESCRIPTION:

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

Lot 269 - Federal Park Subdivision, according to the plat thereof as recorded in Liber 9, Page 19 of Plats, Macomb County Records.

Commonly Known As: 13876 Hendricks, Warren, MI 48089

Tax ID Number: 12-13-36-109-034

Apparent Owner: Elaine Fucinari

Title Deed dated 10/04/1995, recorded 10/26/1995, in Liber 6800, Page 750, Macomb County Records.

PAYMENT OF TAXES: Tax Parcel No.: 12-13-36-109-034

Address: 13876 Hendricks, Warren, MI 48089

2023 Winter Taxes in the amount of \$26.72 are DUE

2023 Summer Taxes in the amount of \$859.02 are DUE

2022 Taxes in the amount of \$711.47 are DELINQUENT

Special Assessments Included In The Current Year Tax Bills: NONE

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

- 2023 State Equalized Value: \$40,200.00

- 2023 Taxable Value: \$17,436.00

Certificate of Forfeiture filed by the Macomb County Treasurer for non payment of the 2022 taxes dated 03/01/2024, recorded 04/03/2024, in Liber 29536, Page 836, Macomb County Records.

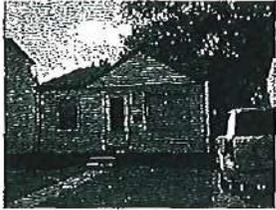
The search did not disclose any open mortgages or deeds of trust of record.

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. 24653

**Colonial Title Company
Stephen DeBates, President**

13876 HENDRICKS WARREN, MI 48089 (Property Address)
 Parcel Number: 12-13-36-109-034 Account Number: 101947030



Property Owner: FUCINARI ELAINE

Summary Information

- > Residential Building Summary
 - Year Built: 1952
 - Full Baths: 1
 - Sq. Feet: 1,000
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.102
- > Assessed Value: \$40,200 | Taxable Value: \$17,436
- > 1 Special Assessment found
- > Property Tax Information found
- > Utility Billing Information found
- > 6 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner	FUCINARI ELAINE 13876 HENDRICKS WARREN, MI 48089-2865	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	401 RESIDENTIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	EASTPOINTE COMMUNITY SCHOOLS	Assessed Value	\$40,200
Notes	No Data to Display	Taxable Value	\$17,436
PP CLASS / YEAR	0	State Equalized Value	\$40,200
NOTES	Not Available	Date of Last Name Change	01/21/2003
BUSINESS TYPE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
NOTES	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 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	\$29,030	\$29,030	\$16,606
2022	\$24,890	\$24,890	\$15,816
2021	\$23,510	\$23,510	\$15,311

Land Information

Zoning Code	R-1-C	Total Acres	0.102
Land Value	\$7,040	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECP Neighborhood	EAST DET 36	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	36.00 ft	124.00 ft
Total Frontage: 36.00 ft		Average Depth: 124.00 ft

Legal Description

FEDERAL PARK SUBDIVISION LOT 269 L9 P19

Land Division Act Information

7/21/24, 4:06 PM

Parcel Number - 12-13-36-109-034 | City of Warren | BS&A Online

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filled	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acceage 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
10/04/1995	\$35,500.00	WD			03-ARM'S LENGTH	
06/20/1990	\$32,000.00	WD			03-ARM'S LENGTH	

Building Information - 1000 sq ft 1 Story (Residential)

General

Floor Area	1,000 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	1,000 sq ft		
Year Built	1952	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	CD
Effective Age	31 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	4	Sewer	Not Available
2nd Floor Rooms	0	Style	1 Story
Bedrooms	2		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	1,000 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
----------------	---

Porch Information

CPP	22 sq ft	Foundation	Standard
-----	----------	------------	----------

Deck Information

Treated Wood	200 sq ft
--------------	-----------

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13876 HENDRICKS WARREN, MI 48089 (Property Address)
 Parcel Number: 12-13-36-109-034 Account Number: 101947030



Property Owner: FUCINARI ELAINE

Summary Information

- > Residential Building Summary
 - Year Built: 1952
 - Full Baths: 1
 - Sq. Feet: 1,000
- Bedrooms: 2
- Half Baths: 0
- Acres: 0.102

- > Assessed Value: \$40,200 | Taxable Value: \$17,436
- > 1 Special Assessment found
- > Property Tax Information found
- > Utility Billing Information found

> 6 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner	FUCINARI ELAINE 13876 HENDRICKS WARREN, MI 48089- 2866	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	--------------------------

Amount Due

Current Taxes: **\$885.74**

Legal Description

FEDERAL PARK SUBDIVISION LOT 269 L9 P19

Other Information

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Winter	\$26.72	\$0.00		\$26.72	** Read Note(s) Above

General Information for 2023 Winter Taxes

School District	50020	PRE/MBT	100.0000%
Taxable Value	\$16,606	S.E.V.	\$29,030
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,030

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	\$26.46	Base Paid	\$0.00
Admin Fees	\$0.26	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$26.72	Total Paid	\$0.00

Renaissance Zone	Not Available	Mortgage Code	Not Available
------------------	---------------	---------------	---------------

Tax Bill Breakdown for 2023 Winter

6/21/24, 4:06 PM

Parcel Number - 12-13-36-109-034 | City of Warren | BS&A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
MACOMB VETERANS	0.069000	\$1.14	\$0.00
HURON-CLINT PARK	0.207000	\$3.43	\$0.00
SMART	0.950000	\$15.77	\$0.00
ZOO AUTHORITY	0.094500	\$1.56	\$0.00
ART INSTITUTE	0.195600	\$3.24	\$0.00
MISD DEBT	0.080000	\$1.32	\$0.00
Admin Fees		\$0.26	\$0.00
Interest Fees		\$0.00	\$0.00
	1.596100	\$26.72	\$0.00

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

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

2023	Summer	\$859.02	\$0.00	\$859.02	** Read Note(s) Above
------	--------	----------	--------	----------	-----------------------

General Information for 2023 Summer Taxes

School District	50020	PRE/MBT	100.0000%
Taxable Value	\$16,606	S.E.V.	\$29,030
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$29,030
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Due Date	08/31/2023		
Base Tax	\$826.21	Base Paid	\$0.00
Admin Fees	\$3.76	Admin Fees Paid	\$0.00
Interest Fees	\$29.05	Interest Fees Paid	\$0.00
Total Tax & Fees	\$859.02	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
WARREN OPERATING	0.326300	\$138.26	\$0.00
CITY ROAD IMPROV	2.002900	\$33.26	\$0.00
EMS	0.277000	\$4.59	\$0.00
LIBRARY	1.268700	\$21.06	\$0.00
SANITATION	2.775000	\$46.08	\$0.00
ACT 345 POL/FIRE	4.984800	\$82.77	\$0.00
POLICE OPERATING	0.928900	\$15.42	\$0.00
FIRE OPERATING	0.928900	\$15.42	\$0.00
POL & FIRE OPER	4.674100	\$77.61	\$0.00
RECREATION	0.924700	\$15.35	\$0.00
MACOMB CNTY OPER	4.320000	\$71.73	\$0.00
MCC OPERATING	1.407700	\$23.37	\$0.00
MAC INT SCH DIST	4.630000	\$76.88	\$0.00
STATE ED TAX	6.000000	\$99.63	\$0.00
EASTPOINTE OPERA	16.897900	\$0.00	\$0.00
EASTPOINTE DEBT	6.309900	\$104.78	\$0.00
Admin Fees		\$3.76	\$0.00
	66.656800	\$859.02	\$0.00

6/21/24, 4:06 PM

Parcel Number - 12-13-36-109-034 | City of Warren | BS&A Online

Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		\$29.05	\$0.00
	66.656800	\$859.02	\$0.00

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

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

2022	Winter	\$24.13	\$0.00	02/17/2023	\$24.13	** Read Note(s) Above
2022	Summer	\$801.70	\$476.97	08/25/2022	\$324.73	** Read Note(s) Above
2021	Winter	\$54.85	\$54.85	02/28/2022	\$0.00	
2021	Summer	\$748.76	\$748.76	02/28/2022	\$0.00	
2020	Winter	\$25.10	\$25.10	02/27/2021	\$0.00	
2020	Summer	\$761.90	\$761.90	02/01/2021	\$0.00	
2019	Winter	\$23.38	\$23.38	03/02/2020	\$0.00	
2019	Summer	\$734.57	\$734.57	01/29/2020	\$0.00	
2018	Winter	\$23.08	\$23.08	02/06/2019	\$0.00	
2018	Summer	\$719.92	\$719.92	11/13/2018	\$0.00	

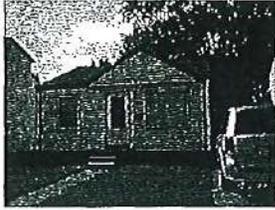
[Load More Years](#)

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13876 HENDRICKS WARREN, MI 48089 (Property Address)

Parcel Number: 12-13-36-109-034 Account Number: 101947030



Item 1 of 2 1 Image / 1 Sketch

Property Owner: FUCINARI ELAINE

Summary Information

- > Residential Building Summary
 - Year Built: 1952
 - Full Baths: 1
 - Sq. Feet: 1,000
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.102
- > Assessed Value: \$40,200 | Taxable Value: \$17,436
- > 1 Special Assessment found
- > Property Tax Information found
- > Utility Billing Information found
- > 6 Building Department records found

Owner and Taxpayer Information

Owner FUCINARI ELAINE Taxpayer SEE OWNER INFORMATION
 13876 HENDRICKS
 WARREN, MI
 48089-2866

Amount Due

Special Assessment Total Payoff Amount: **\$0.00**

Legal Description

Legal Description not on file.

Special Assessment Information

Code	Name	Special Assessment District Status	APR Interest Rate	Start Year	Number of Years	Payment Status
S0359	ROLL S0359	Inactive	3.0000	2012	5	** Paid In Full

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13876 HENDRICKS WARREN, MI 48089 (Property Address)

Parcel Number: 12-13-36-109-034 Account Number: 101947030



Item 1 of 2 1 Image / 1 Sketch

Property Owner: FUCINARI ELAINE

Summary Information

- > Residential Building Summary
 - Year Built: 1952
 - Full Baths: 1
 - Sq. Feet: 1,000
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.102
- > Assessed Value: \$40,200 | Taxable Value: \$17,436
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found
- > 6 Building Department records found

Owner Information

Not Available

Amount Due

Property Total \$0.00

Permits

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

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB07-158353		CANCELED	10/10/2007	5/1/2008	\$0.00	View
Building	PB08-160133		FINALED	8/6/2008	1/23/2012	\$0.00	View
Electrical	PE14-003143		FINALED	1/21/2014	4/14/2014	\$0.00	View
Mechanical	PM14-002340		FINALED	1/21/2014	2/25/2014	\$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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13876 HENDRICKS Warren, MI 48089 (Property Address)
 Parcel Number: 12-13-36-109-034, Account Number: 101947030



Property Owner: FUCINARI ELAINE UB Customer Name: 101947030 OCCUPANT

Summary Information

- Residential Building Summary
 - Year Built: 1952
 - Fu/Baths: 1
 - Sq. Feet: 1060
 - Bld Rooms: 2
 - Hall Baths: 0
 - Aces: 0.102
- Assessed Value: \$40,200 | Taxable Value: \$17,415
- 1 Special Assessment found
- Property Tax Information found
- Utility Billing information found
- 6 Building Department records found

Item 1 of 2 Image / Sketch

Customer Information

Name: 101947030 OCCUPANT
 Address: 13876 HENDRICKS Warren, MI 48089
 Account Number: 101947030

Amount Due

Total Amount Due: \$0.00
 Pay Now

Current Bill

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

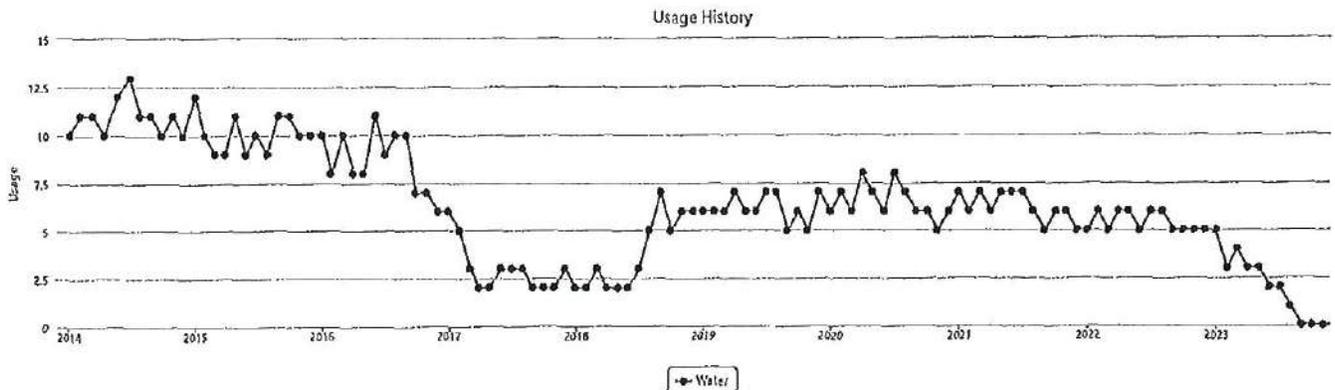
Amount Due	Due Date	Bill From	Bill To	Previous Amount	Current Amount	Penalties & Interest	Balance
\$0.00	05/28/2024	04/29/2024	05/31/2024				
DEJNQ NOTICE FEE				\$0.00	\$0.00	\$0.60	\$0.60
NSF Fee				\$0.00	\$0.00	\$14.13	\$14.13
PENALTY				(\$63.64)	\$0.00	\$0.00	(\$63.64)
SEWER				\$0.00	\$0.00	\$13.60	\$13.60
SEWER SERVICE CHARGE				\$0.00	\$0.00	\$2.35	\$2.35
STATE MANDATED FEE				\$0.00	\$0.00	\$3.82	\$3.82
TWIN ON				\$0.00	\$0.00	\$10.80	\$10.80
WATER				\$0.00	\$0.00	\$17.11	\$17.11
WATER SERVICE CHARGE				\$0.00	\$0.00	\$1.22	\$1.22
				(\$63.64)	\$0.00	\$63.64	\$0.00

History (369 Items Found)

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

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
6/12/2024	Bill Adjustment	PENALTY W/O		0.00	0.00	(\$63.64)	\$0.00
6/11/2024	Bill Calculated	04/29/24-05/31/24		0.00	0.00	\$0.00	\$63.64
6/7/2024	Penalty			0.00	0.00	\$1.86	\$63.64
5/31/2024	Meter Read	Water	Auto Read	1010.00	0.00	\$0.00	\$61.78
5/14/2024	Bill Calculated	03/28/24-04/29/24		0.00	0.00	\$0.00	\$61.78
5/10/2024	Penalty			0.00	0.00	\$1.82	\$61.78
5/9/2024	Bill Adjustment	TAX LIEN		0.00	0.00	(\$477.00)	\$59.98
4/29/2024	Meter Read	Water	Auto Read	1010.00	0.00	\$0.00	\$537.02
4/11/2024	Bill Calculated	02/29/24-03/28/24		0.00	0.00	\$0.00	\$537.02
4/9/2024	Penalty			0.00	0.00	\$15.67	\$537.02
3/28/2024	Meter Read	Water	Auto Read	1010.00	0.00	\$0.00	\$521.35
3/13/2024	Bill Calculated	01/30/24-02/29/24		0.00	0.00	\$0.00	\$521.35
3/12/2024	Penalty			0.00	0.00	\$15.21	\$521.35

Usage History Chart



6/21/24, 4:07 PM

Parcel Number - 12-13-36-109-034 | Macomb County | BS&A Online

13876 HENDRICKS WARREN, MI 48089 (Property Address)

Parcel Number: 12-13-36-109-034

Property Taxpayer: FUCINARI ELAINE

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	FUCINARI ELAINE 13876 HENDRICKS WARREN, MI 48089- 2866	Taxpayer	FUCINARI ELAINE 13876 HENDRICKS WARREN, MI 48089- 2866
--------------	---	-----------------	---

Amount Due

Delinquent Taxes: **\$1,667.92**
[Pay Now](#)

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

6/21/2024

[Recalculate](#)

Tax History

Important Message

Taxpayers **MUST** pay the oldest tax year first

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Delq. Taxes	\$956.45	\$0.00		\$956.45

Delinquent Tax Information for 2023 (All Seasons)

School District	50020	PRE/MBT	100.0000%
Taxable Value	\$16,606	S.E.V.	\$29,030
Property Class	401 - RESIDENTIAL - IMPROVED	Assessed Value	Not Available
Last Payment Date	No Data to Display	Last Receipt Number	No Data to Display
delq Tax, Base Tax Due	885.61	Base Paid	\$0.00
Admin Fees	\$4.02	Admin Fees Paid	\$0.00
Interest Fees	\$70.84	Interest Fees Paid	\$0.00
Total Tax & Fees	\$956.45	Total Paid	\$0.00

Delinquent Tax Bill Breakdown for 2023

Taxing Authority	Season	Millage Rate	Local Amount	Local Amount Paid	Amount	Amount Paid
WARREN OPERATING	Summer	8.326300			\$138.25	\$0.00
CITY ROAD IMPROV	Summer	2.002900			\$33.25	\$0.00
		85.150800			\$956.45	\$0.00

6/21/24, 4:07 PM

Parcel Number - 12-13-36-109-034 | Macomb County | BS&A Online

Taxing Authority	Season	Millage Rate	Local Amount	Local Amount Paid	Amount	Amount Paid
EMS	Summer	0.277000			\$4.59	\$0.00
LIBRARY	Summer	1.268700			\$21.06	\$0.00
SANITATION	Summer	2.775000			\$46.08	\$0.00
ACT 345 POL/FIRE	Summer	4.984800			\$82.77	\$0.00
POLICE OPERATING	Summer	0.928900			\$15.42	\$0.00
FIRE OPERATING	Summer	0.928900			\$15.42	\$0.00
POL & FIRE OPER	Summer	4.674100			\$77.61	\$0.00
RECREATION	Summer	0.924700			\$15.35	\$0.00
MACOMB CNTY OPER	Summer	4.320000			\$71.73	\$0.00
MCC OPERATING	Summer	1.407700			\$23.37	\$0.00
MCC DEBT	Summer	0.000000			\$0.00	\$0.00
MAC INT SCH DIST	Summer	4.630000			\$76.88	\$0.00
STATE ED TAX	Summer	6.000000			\$99.63	\$0.00
EASTPOINTE OPERA	Summer	16.897900			\$0.00	\$0.00
EASTPOINTE DEBT	Summer	6.309900			\$104.78	\$0.00
SCHOOL OPER FC	Summer	16.897900			\$0.00	\$0.00
MACOMB VETERANS	Winter	0.069000			\$1.14	\$0.00
HURON-CLINT PARK	Winter	0.207000			\$3.43	\$0.00
SMART	Winter	0.950000			\$15.77	\$0.00
ZOO AUTHORITY	Winter	0.094500			\$1.55	\$0.00
ART INSTITUTE	Winter	0.195600			\$3.24	\$0.00
MISD DEBT	Winter	0.080000			\$1.32	\$0.00
Admin Fees					\$4.02	\$0.00
Interest/Fees					\$70.84	\$0.00
		85.150800			\$956.45	\$0.00

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

2022	Delq. Taxes	\$711.47	\$0.00	\$711.47
------	-------------	----------	--------	----------

Delinquent Tax Information for 2022 (All Seasons)

School District	50020	PRE/MBT	100.0000%
Taxable Value	\$15,816	S.E.V.	\$24,890
Property Class	401 - RESIDENTIAL - IMPROVED	Assessed Value	Not Available
Last Payment Date	No Data to Display	Last Receipt Number	No Data to Display
delq Tax, Base Tax Due	348.81	Base Paid	\$0.00
Admin Fees	\$1.59	Admin Fees Paid	\$0.00
Interest Fees	\$362.66	Interest Fees Paid	\$0.00
Total Tax & Fees	\$711.47	Total Paid	\$0.00

Delinquent Tax Bill Breakdown for 2022

Taxing Authority	Season	Millage Rate	Local Amount	Local Amount Paid	Amount	Amount Paid
WARREN OPERATING	Summer	8.326300			\$65.91	\$0.00
CITY ROAD IMPROV	Summer	2.002900			\$15.85	\$0.00
EMS	Summer	0.277000			\$2.19	\$0.00
LIBRARY	Summer	1.268700			\$10.04	\$0.00
SANITATION	Summer	2.775000			\$21.96	\$0.00
		85.082000			\$711.47	\$0.00

Branch :CCY,User :DIAN

Comment:

Station Id :ZOX3

5893-95

**WARRANTY DEED
STATUTORY FORM**

**DETROIT TITLE
#39395**

KNOW ALL MEN BY THESE PRESENTS: That
Judy Lee Ingram

whose address is 13876 Handricks, Warren, Michigan 48099
warrant and convey to
Elaine Fuminari,

00266367 LIBER:06888 PAGE:750 10:58P 10/26/1995
DANIELLA SABAUGH-WARREN COUNTY, MI REG/DREDS

whose street number and post office address is
13894 Hobart, Warren, Michigan 48099
the following described premises situated in the City of Warren
county of Macomb and State of Michigan, to-wit:

Lot 269, Yadaya Park Subdivision, AM Recorded Xn Liber 9 On Page 19 of
Plats, Macomb County Records.

More commonly known as: 13876 Handricks, Warren, Michigan 48099

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
for the sum of Thirty Five Thousand Five Hundred And 00/100 Dollars,
\$35,500.00 subject to

the existing Building And Use Restrictions, Easements And Zoning Ordinances, If Any

dated on day 4 of OCTOBER

19 95

Signed in the presence of:
Carol Marie
Cindy Marlow

Signed by:
Judy Lee Ingram
Judy Lee Ingram

Barbara H Johnson
Barbara H Johnson

STATE OF MICHIGAN
County of

MACOMB

SS.

the foregoing instrument was acknowledged before me on day 4 of OCTOBER, 19 95 by
Judy Lee Ingram

BARBARA A. JOHNSON
NOTARY PUBLIC, MACOMB COUNTY
MY COMMISSION EXPIRES FEBRUARY 12, 1996

My Commission expires:

Barbara H Johnson
NOTARY PUBLIC

was recorded return to: Elaine Fuminari
13876 Handricks, Warren, Michigan 48099

and subsequent tax bills to: M C A Mortgage Corporation
19743 Garfield, Clinton Township, Michigan 48038

created by: CENTURY 21 KEE - Sabrina Kerrigan /03/06 5393-95
Business address: c/o 20100 Clio Center Dr., Suite 100, Southfield, Michigan 48076
Tax Parcel #: 13-36-109-034

Recording Fee \$10.00 County Transfer Tax \$39.05
State Transfer Tax \$266.28

County Treasurer's Certificate



MICHIGAN REAL ESTATE TRANSFER TAX
DEPT. OF TREASURY
MACOMB COUNTY
ENCLOSURE 10/26/1995 \$ 34,950.00
396881 \$ 266.28

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 the year
1995. The date of this certificate is 10-25-95
This certificate does not include current taxes now being collected
Galt, 10-25-95

Branch :CCY,User :DIAN

Comment:

Station Id :Z0X3

E-RECORDED RECEIVED
REGISTER OF DEEDS
MACOMB COUNTY, MI
2024 APR 03 6:17 PM

202400028093 L: 29536 P: 836 Pages: 1
04/03/2024 06:20 PM Fees: \$30.00
Anthony G. Forlani, Clerk/Register of Deeds
Macomb County, MI



Michigan Department of Treasury
3626 (Rev. 04-21)

CERTIFICATE OF FORFEITURE OF REAL PROPERTY

Issued under the authority of Public Act 208 of 1983; MCL 211.78g

On March 1, 2024 the following real property was forfeited to the MACOMB County Treasurer for NON PAYMENT OF REAL PROPERTY TAXES for the year(s) 2022.

If the 2022 taxes are not paid by March 31, 2025, absolute title to the property and any equity associated with an interest in the property will vest in the foreclosing governmental unit, as provided by MCL 211.78k. If the property is foreclosed and sold or transferred, MCL 211.78l provides that a party with an interest in the property at the time of a judgment of foreclosure may claim interest in any remaining proceeds following the sale or transfer.

Property ID No. 12-13-36-109-034	
Owner According to Tax Record FUCINARI ELAINE	
Property Address 13876 HENDRICKS WARREN MI	Amount for Which Property Forfeited \$ 695.78
Property Description FEDERAL PARK SUBDIVISION LOT 269	
Prepared by FRANK KRYCIA ASSISTANT CORPORATION COUNSEL ONE SOUTH MAIN - 8TH FLOOR MT CLEMENS MI 48043	Signature of County Treasurer <i>Lawrence Rocca</i>
	County Treasurer Name Printed LAWRENCE ROCCA

Certificate Of Completion

Envelope Id: 65009C39-514C-4288-9779-EFDCFC8446D4

Status: Completed

Subject: Complete with Docusign: 13876 Hendricks Council Nuisance Abatement.pdf

Source Envelope:

Document Pages: 61

Signatures: 4

Envelope Originator:

Certificate Pages: 5

Initials: 0

Annmarie LaDuke

AutoNav: Enabled

1 City Sq Ste 215

Envelopeld Stamping: Enabled

Warren, MI 48093

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

aladuke@cityofwarren.org

IP Address: 24.127.1.78

Record Tracking

Status: Original

Holder: Annmarie LaDuke

Location: DocuSign

2/26/2026 10:06:13 AM

aladuke@cityofwarren.org

Signer Events

DAVID MUZZARELI

Dmuzzarelli@cityofwarren.org

Public Service Director

CITY OF WARREN

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

A310AB08B8C84DD...

Signature Adoption: Drawn on Device

Using IP Address: 24.127.1.78

Timestamp

Sent: 2/26/2026 10:14:16 AM

Viewed: 2/26/2026 12:55:11 PM

Signed: 2/26/2026 12:55:28 PM

Electronic Record and Signature Disclosure:

Accepted: 6/10/2024 1:31:24 PM

ID: ef599500-0987-453f-ae6a-ac6d790161ae

Laura Sullivan

Lsullivan@cityofwarren.org

Assistant City Attorney

City of Warren - Attorney's Office

Security Level: Email, Account Authentication
(None)

Signed by:

D5AB6A2EE6F9412...

Signature Adoption: Pre-selected Style

Using IP Address: 24.127.1.78

Sent: 2/26/2026 12:55:31 PM

Viewed: 2/26/2026 4:02:36 PM

Signed: 2/26/2026 4:02:50 PM

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:

F040B73E57F248E...

Signature Adoption: Pre-selected Style

Using IP Address: 24.127.1.78

Sent: 2/26/2026 4:02:53 PM

Resent: 3/2/2026 10:18:47 AM

Viewed: 3/3/2026 12:06:23 PM

Signed: 3/3/2026 12:06:31 PM

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

Carbon Copy Events	Status	Timestamp
Valerie Lyons Vlyonstack@cityofwarren.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/3/2026 12:06:33 PM
Ayasha Bahar Abahar@cityofwarren.org Administrative Coordinator City of Warren Michigan Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/3/2026 12:06:34 PM Viewed: 3/3/2026 12:07:34 PM
Judy Smith Jsmith@cityofwarren.org Administrative Coordinator City of Warren Michigan Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/3/2026 12:06:34 PM
Mayor Lori M Stone Mayro@cityofwarren.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/3/2026 12:06:35 PM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/26/2026 10:14:16 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Envelope Updated	Security Checked	3/2/2026 10:18:47 AM
Certified Delivered	Security Checked	3/3/2026 12:06:23 PM
Signing Complete	Security Checked	3/3/2026 12:06:31 PM
Completed	Security Checked	3/3/2026 12:06:35 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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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.

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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 27, 2026

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Re: Request for Additional Appropriations – Parks and Recreation

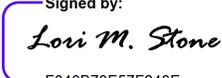
Dear Council Secretary Moore:

The Director of Parks and Recreation, Public Service Administrative Supervisor and the Public Service Director with the concurrence of the Mayor, are requesting an additional appropriation of funds in the amount of \$115,705.00 to cover the cost to purchase and install 3 new SMART Bus Shelters.

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

Respectfully,

Kristina K Battle
Budget Director

Approved: 
F040B73E67F248E...
Lori M. Stone, Mayor

cc: Rick Fox
J. Spiller



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

February 27, 2026

Kris Battle
Controllers Office
1 City Square
Warren, MI 48093

RE: Budget Amendment request for Transportation Department GL account# 208-9210-96902 to purchase and install 3 new SMART Bus Shelters from Allied Building Services, in the amount of \$ 115,704.72.

Mrs. Battle,
Public Services is requesting a budget amendment to purchase and install 3 new SMART Bus shelters at a cost of \$31,039.18 each. Two Shelters will be installed at 13 mile and Schoenherr one on N/B Schoenherr N/O 13 mile and one on W/B 13 mile E/O Schoenherr. The third shelter will be installed on N/B Dequindre N/O 9 mile. The purchase of this equipment will create a safe and sheltered environment for SMART bus passengers who utilize the public transportation services. Currently these particular stops do not have any shelters or benches, which has created some issues with riders using shopping carts as benches. We are requesting budget amendment to account # 208-9210-96902 in the amount of \$115,704.72 to purchase Allied Building Services for this project. The funds will be reimbursed upon completion of the project from the SMART Bus Community Credits available to the City of Warren.

Material/equipment cost: \$ 31,039.18 X 3
Labor Cost: \$ 7,529.06 X 3
Total Cost: \$ 115,704.72

Respectfully,

Signed by:


Steve Campbell
Public Service
Administrative Supervisor

DocuSigned by:


Dave Muzzarelli
Public Service Director

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 _____, 2025, at 7:00 o'clock p.m. Eastern Daylight Savings Time in the Council Chambers at the Warren Community Center.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the budget for fiscal year July 1, 2025 to June 30, 2026 was adopted by Council on May 13, 2025, and

WHEREAS, the Public Service Administrative Supervisor and the Parks and Recreation Director have indicated a need to this Council for an increase in budgeted revenues and appropriations in the amount of \$115,705.00 to cover the costs associated with the purchase of three Bus Shelters to be installed at two locations at 13 Mile and Schoenherr and one to be installed at nine mile and Dequindre, and

WHEREAS, funding for this project will be reimbursed from previous fiscal year's unspent MDOT-SMART Community Credits,

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the original General Appropriation Resolution for Fiscal 2026 Budget, approves the adjustments to the following budget line items in the Parks and Recreation Special Revenue Fund in the amount of \$115,705.00.

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Increase Revenues:</u>		
208-0080-56607	SMART Community Credit Grant	\$ 115,705
<u>Increase Expenditures:</u>		
208-9210-96902	SMART Community Credit Expense	\$ 115,705

BE IT FURTHER RESOLVED, that the City Council hereby revises the estimated revenues and appropriations for the Parks and Recreation Special Revenue Fund Budget for fiscal 2026 in the amount of \$115,705.00.

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: March 4, 2026

TO: Mindy Moore, Council Secretary

RE: Appointment 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 new appointment.

Name	Date of Expiration
Miykal King	June 30, 2027

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 Fri 2/20/2026 9:40 AM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Library

Name

Miykal King

Address

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

6

Warren Business Owner

Yes

Name of Business

Power Playground

Appointment Request

- New Appointment Request

Work Experience

Operations and Strategy Specialist with experience in program coordination, training, and community engagement. Proven track record of driving product knowledge initiatives, supporting team development, and executing marketing and outreach programs through cross-functional collaboration. Skilled in analyzing performance trends, organizing

educational and community-focused activities, and maintaining detailed documentation to improve operational outcomes. Currently leading the development of Power Playground, a youth fitness and enrichment program in Warren, which involves curriculum planning, partnerships with schools, volunteer coordination, and community programming, demonstrating strong commitment to youth development, literacy through structured learning activities, and public service engagement.

Education

Master's degree in Management
University of [REDACTED] 2024

Bachelor's Degree in Business Administration
University of [REDACTED] 2022

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

[REDACTED]
(Work affiliate)

[REDACTED]
(Work affiliate)

[REDACTED]
(Church)

Please feel free to add any additional information

I am passionate about serving the Warren community and supporting programs that promote literacy, youth development, and lifelong learning. As a program leader and single mother building a youth initiative in Warren, I care deeply about creating accessible, enriching spaces for families. My leadership experience and genuine love for the City of Warren motivate me to contribute thoughtfully and support the continued growth of our library system.

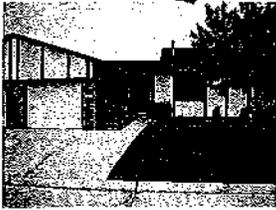
Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

(Property Address)

Parcel Number: [REDACTED]



Customer Name: KING MIYKAL

Summary Information

- > Residential Building Summary
 - Year Built: 1993
 - Full Baths: 1
 - Sq. Feet: 1,008
 - Bedrooms: 0
 - Half Baths: 1
 - Acres: N/A
- > Assessed Value: \$68,790 | Taxable Value: \$58,449
- > Property Tax information found
- > 1 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner KING MIYKAL Taxpayer SEE OWNER INFORMATION

Legal Description

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Winter	\$88.36	\$88.36	12/31/2025	\$0.00
2025	Summer	\$3,570.58	\$3,570.58	09/02/2025	\$0.00
2024	Winter	\$86.21	\$86.21	01/07/2025	\$0.00
2024	Summer	\$3,510.73	\$3,510.73	10/01/2024	\$0.00
2023	Winter	\$87.01	\$87.01	01/03/2024	\$0.00
2023	Summer	\$3,399.47	\$3,399.47	08/08/2023	\$0.00
2022	Winter	\$78.51	\$78.51	01/10/2023	\$0.00
2022	Summer	\$3,238.30	\$3,238.30	09/06/2022	\$0.00
2021	Winter	\$178.43	\$178.43	02/09/2022	\$0.00
2021	Summer	\$3,054.86	\$3,054.86	11/24/2021	\$0.00

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(Property Address)

Parcel Number



Item 1 of 2 1 Image / 1 Sketch

Customer Name: KING MIYKAL

Summary Information

- > Residential Building Summary
 - Year Built: 1993 - Bedrooms 0
 - Full Baths 1 - Half Baths 1
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- > Assessed Value: \$68,790 | Taxable Value: \$58,449
- > Property Tax information found
- > 1 Building Department records found

Owner Information

KING MIYKAL

Amount Due

Property Total **\$0.00**

Permits

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

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB06-154214		Finald	1/10/2006	1/4/2008	\$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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Lori M. Stone, Mayor
One City Square, Suite 215
Warren, MI 48093

MEMORANDUM

DATE: March 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Planning Commission

City Council:

Pursuant to section 7.22 of the City Charter and MCLA 125.3815, and by the authority vested in me, I hereby notify you of the following reappointment:

Name	Date of Expiration
Michael Holowaty	June 30, 2029

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor

Cc: Clerk
Planning



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Mon 1/26/2026 11:50 AM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Planning Commission

Name

Michael Holowaty

Address

[REDACTED]

Home Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

69

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Education

Associates Degree-Computer Data Processing [REDACTED]

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

Knights of Columbus

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

(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Customer Name: HOLOWATY GERALD

Summary Information

- > Residential Building Summary
 - Year Built: 1950
 - Full Baths: 1
 - Sq. Feet: 1,123
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.211

> 3 Building Department records found

- > Assessed Value: \$73,670 | Taxable Value: \$27,056
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner HOLOWATY GERALD **Taxpayer** SEE OWNER INFORMATION

[REDACTED]

Amount Due

Special Assessment Total Payoff Amount: **\$0.00**

Legal Description

Legal Description not on file.

Special Assessment Information

Code	Name	Special Assessment District Status	APR Interest Rate	Start Year	Number of Years	Payment Status
S0290	ROLL S0290	Inactive	3.0000	2009	5	** Transferred to Tax

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(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Customer Name: HOLOWATY GERALD

Summary Information

- > Residential Building Summary
 - Year Built: 1950
 - Full Baths: 1
 - Sq. Feet: 1,123
- Bedrooms: 0
- Half Baths: 1
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Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner HOLOWATY GERALD **Taxpayer** SEE OWNER INFORMATION

Legal Description

[REDACTED]

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Winter	\$39.82	\$39.82	03/02/2026	\$0.00
2025	Summer	\$1,363.02	\$1,363.02	01/28/2026	\$0.00
2024	Winter	\$38.85	\$38.85	01/30/2025	\$0.00
2024	Summer	\$1,330.06	\$1,330.06	01/30/2025	\$0.00
2023	Winter	\$39.19	\$39.19	02/28/2024	\$0.00
2023	Summer	\$1,281.68	\$1,281.68	02/28/2024	\$0.00
2022	Winter	\$35.39	\$35.39	02/27/2023	\$0.00
2022	Summer	\$1,232.87	\$1,232.87	02/08/2023	\$0.00
2021	Winter	\$80.41	\$80.41	02/28/2022	\$0.00
2021	Summer	\$1,177.77	\$1,177.77	02/28/2022	\$0.00

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(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Customer Name: HOLOWATY GERALD **UB Customer Name:** [REDACTED] OCCUPANT



Summary Information

- > Residential Building Summary
 - Year Built: 1950
 - Bedrooms: 0
 - Full Baths: 1
 - Half Baths: 1
 - Sq. Feet: 1,123
 - Acres: 0.211
- > 3 Building Department records found
- > Assessed Value: \$73,670 | Taxable Value: \$27,056
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Customer Information

Amount Due
 Total Amount Due (\$7.15)
[Pay Now](#)

Name [REDACTED] OCCUPANT
 Address [REDACTED] Account Number [REDACTED]

Current Bill

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

Amount Due Due Date	(\$7.15) 02/27/2026	Bill From Bill To	12/30/2025 01/30/2026		
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance	
SEWER	(\$2.74)	\$0.00	\$0.00	(\$2.74)	
SEWER SERVICE CHARGE	(\$0.44)	\$0.00	\$0.00	(\$0.44)	
STATE MANDATED FEE	(\$0.63)	\$0.00	\$0.00	(\$0.63)	
WATER	(\$3.16)	\$0.00	\$0.00	(\$3.16)	
WATER SERVICE CHARGE	(\$0.18)	\$0.00	\$0.00	(\$0.18)	
	(\$7.15)	\$0.00	\$0.00	(\$7.15)	

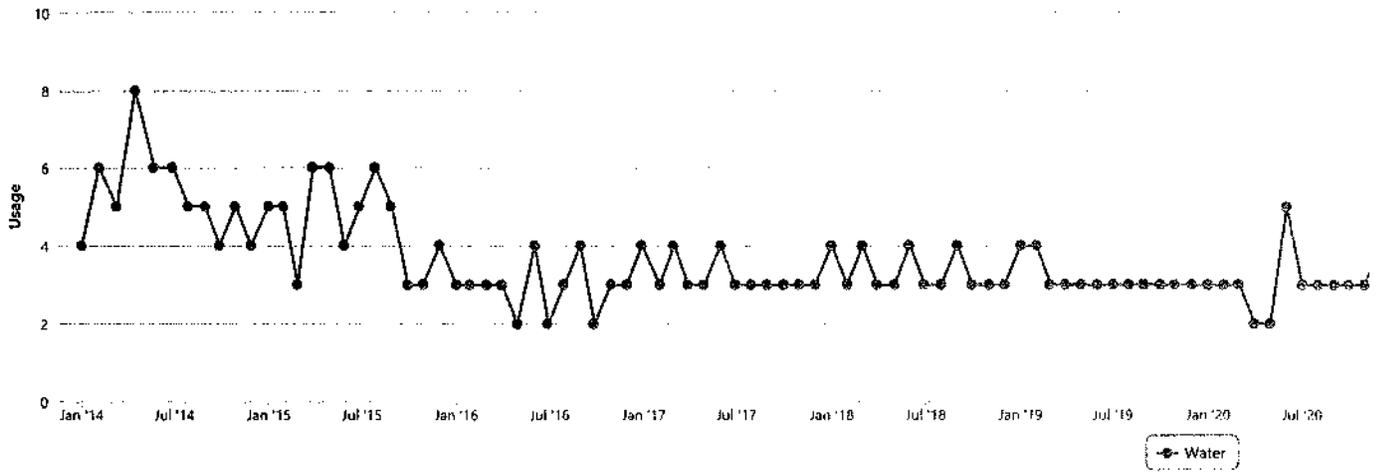
History (552 Items Found)

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

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
2/27/2026	Meter Read	Water		585.00	4.00	\$0.00	(\$7.15)
2/25/2026	Payment Posted	0006028121		0.00	0.00	(\$40.00)	(\$7.15)
2/11/2026	Bill Calculated	12/30/25-01/30/26		0.00	0.00	\$32.85	\$32.85
1/30/2026	Meter Read	Water		581.00	3.00	\$0.00	\$0.00
1/28/2026	Payment Posted	0005981237		0.00	0.00	(\$37.84)	\$0.00
1/13/2026	Credit Transfer			0.00	0.00	\$0.00	\$37.84
1/13/2026	Bill Calculated	12/01/25-12/30/25		0.00	0.00	\$42.85	\$37.84
1/9/2026	Payment Posted	0005957673		0.00	0.00	(\$30.00)	(\$5.01)
1/9/2026	Penalty			0.00	0.00	\$0.74	\$24.99
12/30/2025	Meter Read	Water		578.00	4.00	\$0.00	\$24.25
12/11/2025	Credit Transfer			0.00	0.00	\$0.00	\$24.25
12/11/2025	Bill Calculated	10/28/25-12/01/25		0.00	0.00	\$32.85	\$24.25
12/1/2025	Payment Posted	0005896193		0.00	0.00	(\$40.00)	(\$8.60)

Usage History Chart

Usage History



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(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Item 1 of 2 1 Image / 1 Sketch

Customer Name: HOLOWATY GERALD

Summary Information

- > Residential Building Summary
 - Year Built: 1950 - Bedrooms: 0
 - Full Baths: 1 - Half Baths: 1
 - Sq. Feet: 1,123 - Acres: 0.211
- > 3 Building Department records found

- > Assessed Value: \$73,670 | Taxable Value: \$27,056
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found

Owner Information

HOLOWATY GERALD



Amount Due

Property Total \$0.00

Permits

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

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB103664		Expired	9/27/1996		\$0.00	View
Mechanical	PM09-095383		Finald	1/21/2009	1/29/2009	\$0.00	View
Plumbing	PP09-097869		Finald	10/7/2009	10/14/2009	\$0.00	View

1

Displaying items 1 - 3 of 3

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

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Lori M. Stone, Mayor
One City Square, Suite 215
Warren, MI 48093

MEMORANDUM

DATE: March 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Board of Review

City Council:

Pursuant to section 9.7 of City Charter and by the authority vested in me, I hereby notify you of the following appointments.

Name	Date of Expiration
Warren Wynn	June 30, 2030

City Council approval is required. Your concurrence in this matter is appreciated.

Respectfully submitted,

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor

Cc: Clerk
Assessing



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Fri 4/25/2025 9:27 PM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Board of Review

Name

Warren Wynn

Address

[REDACTED]

[Map It](#)

Home Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

26

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

Retired from Chrysler
Real Estate Agent.

Education

G.E.D

Working man's college

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

In between Churches right now.

Please feel free to add any additional information

None at the present.

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

(Property Address)

Parcel Number: [REDACTED] count Number: [REDACTED]



Customer Name: WYNN WARREN & [REDACTED]

Summary Information

- > Residential Building Summary
 - Year Built: 1962
 - Full Baths: 2
 - Sq. Feet: 1,956
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.170

> Assessed Value: \$153,260 | Taxable Value: \$75,173

> Property Tax information found

> 2 Building Department records found

> Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner: WYNN WARREN & [REDACTED] Taxpayer: [REDACTED] SEE OWNER INFORMATION

Legal Description

[REDACTED]

Recalculate amounts using a different Payment Date

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

Enter a Payment Date:

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Winter	\$113.65	\$113.65	01/14/2026	\$0.00
2025	Summer	\$3,887.24	\$3,887.24	01/14/2026	\$0.00
2024	Winter	\$110.89	\$110.89	01/16/2025	\$0.00
2024	Summer	\$3,803.56	\$3,803.56	01/16/2025	\$0.00
2023	Winter	\$111.91	\$111.91	12/28/2023	\$0.00
2023	Summer	\$3,605.38	\$3,605.38	12/28/2023	\$0.00
2022	Winter	\$100.97	\$100.97	12/27/2022	\$0.00
2022	Summer	\$3,382.70	\$3,382.70	12/28/2022	\$0.00
2021	Winter	\$229.50	\$229.50	12/28/2021	\$0.00
2021	Summer	\$3,315.11	\$3,315.11	12/31/2021	\$0.00

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Parcel Number: [REDACTED] (Property Address) [REDACTED] Unit Number: [REDACTED]



Customer Name: WYNN WARREN & [REDACTED]

Summary Information

- > Residential Building Summary
 - Year Built: 1962
 - Full Baths: 2
 - Sq. Feet: 1,956
 - Bedrooms: 0
 - Half Baths: 1
 - Acres: 0.170
- > Assessed Value: \$153,260 | Taxable Value: \$75,173
- > Property Tax information found
- > 2 Building Department records found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner Information

WYNN WARREN & [REDACTED]

Amount Due

Property Total **\$0.00**

Permits

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

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB-143119		Finald	9/6/2001	2/28/2003	\$0.00	View
FENCE	PF18-00157		Finald	6/6/2018		\$0.00	View

1

Displaying items 1 - 2 of 2

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

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(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]



Customer Name: WYNN WARREN & [REDACTED] UB Customer Name: [REDACTED] OCCUPANT

Summary Information

- > Residential Building Summary
 - Year Built: 1962 - Bedrooms: 0
 - Full Baths: 2 - Half Baths: 1
 - Sq. Feet: 1,956 - Acres: 0.170
- > Utility Billing information found
- > Assessed Value: \$153,260 | Taxable Value: \$75,173
- > Property Tax information found
- > 2 Building Department records found

Item 1 of 2 1 Image / 1 Sketch

Customer Information

Name [REDACTED] OCCUPANT
 Address [REDACTED]
 Account Number [REDACTED]

Amount Due

Total Amount Due **\$0.00**
[Pay Now](#)

Current Bill

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

Amount Due Due Date	\$0.00 02/27/2026	Bill From Bill To	12/30/2025 01/30/2026			
Billing Item		Previous Amount	Current Amount	Penalties & Interest	Balance	
FINAL BILL CHARGE		\$0.00	\$0.00	\$0.00	\$0.00	
SEWER		\$0.00	\$0.00	\$0.00	\$0.00	
SEWER SERVICE CHARGE		\$0.00	\$0.00	\$0.00	\$0.00	
STATE MANDATED FEE		\$0.00	\$0.00	\$0.00	\$0.00	
WATER		\$0.00	\$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	

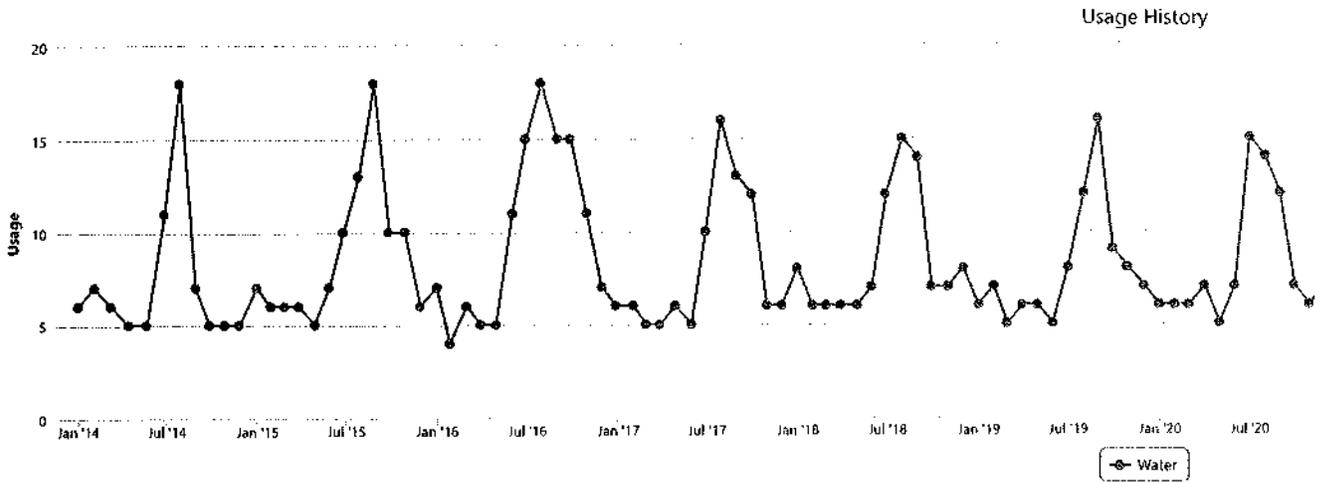
History (444 Items Found)

Starting Date [] Ending Date []

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

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
2/27/2026	Meter Read	Water		1323.00	6.00	\$0.00	\$0.00
2/25/2026	Payment Posted	0006028229		0.00	0.00	(\$62.83)	\$0.00
2/11/2026	Bill Calculated	12/30/25-01/30/26		0.00	0.00	\$62.83	\$62.83
1/30/2026	Payment Posted	0005995919		0.00	0.00	(\$62.83)	\$0.00
1/30/2026	Meter Read	Water		1317.00	6.00	\$0.00	\$62.83
1/13/2026	Bill Calculated	11/30/25-12/30/25		0.00	0.00	\$62.83	\$62.83
12/30/2025	Meter Read	Water		1311.00	6.00	\$0.00	\$0.00
12/29/2025	Payment Posted	0005937614		0.00	0.00	(\$62.83)	\$0.00
12/11/2025	Bill Calculated	10/29/25-11/30/25		0.00	0.00	\$62.83	\$62.83
12/1/2025	Payment Posted	0005896323		0.00	0.00	(\$92.91)	\$0.00
11/30/2025	Meter Read	Water		1305.00	6.00	\$0.00	\$92.81
11/7/2025	Bill Calculated	09/30/25-10/29/25		0.00	0.00	\$92.81	\$92.81
10/30/2025	Payment Posted	0005843371		0.00	0.00	(\$112.81)	\$0.00

Usage History Chart



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MEMORANDUM

DATE: March 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Crime Commission

City Council:

Pursuant to the provision of the City Crime Commission ordinance, section 2-142, and the authority vested in me, I hereby notify you of the following reappointment:

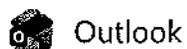
Name	Date of Expiration
Najim Ahmed	June 30, 2029

While City Council approval is not required, per City Charter Section 7.6, the 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
Crime Commission



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Wed 1/28/2026 3:13 PM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Crime Commission

Name

Najim Ahmed

Address

[REDACTED]

[Map It](#)

Home Phone

[REDACTED]

Work Phone

[REDACTED]

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

7

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

- * 1/2020 - Present, Online Adjunct Psychology Instructor [redacted] (Part-Time)
- * 8/2019 - Present, High School ESL/SAT Prep Teacher [redacted] (Full-Time)
- * 8/2012 - 8/2019, Assistant Professor of Psychology [redacted] (Full-Time)
- * 1/2007 - Present, Senior Adjunct Psychology Instructor [redacted] (Part-Time and online since 2020)

Education

- * 2002, AAS [redacted] Community College District
- * 2003, BBA [redacted]
- * 2004, MEd [redacted] University
- * 2013, PhD [redacted] University
- * 2023, Squadron Officer School DL Program [redacted]
- * 2024, Air Command & Staff College DL Program [redacted]

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

- [redacted] 6/2021 - Present
- [redacted] 9/2021 - Present
- [redacted] 7/2022 - Present
- [redacted] 3/2024 - Present
- * [redacted] 4/2024 - Present
- [redacted] [redacted] of Michigan, 1/2025 - Present
- * [redacted] [redacted] 4/2025 - Present
- * [redacted] 4/2025 - Present
- [redacted] [redacted] 9/2025 - Present
- * (in process [redacted] [redacted] 3/2026 - onwards

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

None

Please feel free to add any additional information

I am very thankful for having been given the opportunity to serve the residents of the City of Warren, meet great people, and develop lasting relationships. My request is that I be allowed to continue to do so.

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

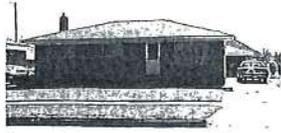
Have you ever been convicted of a felony?

- No

(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Customer Name: AHMED NAJIM U & [REDACTED]



Summary Information

- > Residential Building Summary
 - Year Built: 1962
 - Bedrooms 3
 - Full Baths 1
 - Half Baths 0
 - Sq. Feet 1,177
 - Acres 0.188
- > Assessed Value: \$109,960 | Taxable Value: \$65,018
- > Property Tax information found
- > 3 Building Department records found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner Information

AHMED NAJIM U & [REDACTED]

Amount Due

Property Total **\$0.00**

Permits

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

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Building	PB09-163111		Finald	11/23/2009	12/18/2009	\$0.00	View
CEMENT	PC19-00108		Finald	6/3/2019		\$0.00	View
Mechanical	PM2003-087276		Finald	5/28/2003	6/18/2003	\$0.00	View

1

Displaying items 1 - 3 of 3

[Apply for a Permit](#)

Attachments

Date Created	Title	Record
--------------	-------	--------

No records to display.

Displaying items 0 - 0 of 0

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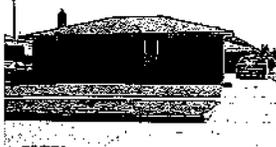
(Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]

Customer Name: AHMED NAJIM U & [REDACTED]

Summary Information

- > Residential Building Summary
 - Year Built: 1962
 - Full Baths: 1
 - Sq. Feet: 1,177
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 0.188
- > Assessed Value: \$109,960 | Taxable Value: \$65,018
- > Property Tax information found
- > 3 Building Department records found
- > Utility Billing information found



Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner

AHMED NAJIM U & [REDACTED]

Taxpayer

SEE OWNER INFORMATION

Legal Description

[REDACTED]

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

2/27/2026

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Winter	\$98.28	\$98.28	12/31/2025	\$0.00
2025	Summer	\$3,362.13	\$3,362.13	12/31/2025	\$0.00
2024	Winter	\$95.90	\$95.90	12/31/2024	\$0.00
2024	Summer	\$3,289.77	\$3,289.77	12/31/2024	\$0.00
2023	Winter	\$96.78	\$96.78	01/03/2024	\$0.00
2023	Summer	\$3,118.36	\$3,118.36	01/03/2024	\$0.00
2022	Winter	\$87.34	\$87.34	12/27/2022	\$0.00
2022	Summer	\$2,925.74	\$2,925.74	12/28/2022	\$0.00
2021	Winter	\$198.48	\$198.48	12/28/2021	\$0.00
2021	Summer	\$2,867.26	\$2,867.26	12/31/2021	\$0.00

Load More Years

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(Property Address)

Parcel Number: [REDACTED] Account Number: [REDACTED]

Customer Name: AHMED NAJIM U & [REDACTED] **UB Customer Name:** [REDACTED] OCCUPANT



Item 1 of 2 1 Image / 1 Sketch

Summary Information

- > Residential Building Summary
 - Year Built: 1962 - Bedrooms: 3
 - Full Baths: 1 - Half Baths: 0
 - Sq. Feet: 1,177 - Acres: 0.188
- > Utility Billing information found
- > Assessed Value: \$109,960 | Taxable Value: \$65,018
- > Property Tax information found
- > 3 Building Department records found

Customer Information

Name: [REDACTED] OCCUPANT
 Address: [REDACTED] Account Number: [REDACTED]

Amount Due

Total Amount Due **\$0.00**

[Pay Now](#)

Current Bill

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

Amount Due Due Date	\$0.00 02/27/2026	Bill From Bill To	12/30/2025 01/29/2026		
Billing Item	Previous Amount	Current Amount	Penalties & Interest	Balance	
DELINQ NOTICE FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FINAL BILL CHARGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SEWER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SEWER SERVICE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
STATE MANDATED FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Turn On	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER	\$0.00	\$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	\$0.00	\$0.00

History (715 Items Found)

Starting Date: Ending Date:

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

Posted	Action	Other Info	Read Type	Read	Usage	Amount	Balance
2/26/2026	Meter Read	Water		1362.00	10.00	\$0.00	\$0.00
2/23/2026	Payment Posted	0006022653		0.00	0.00	(\$92.81)	\$0.00
2/11/2026	Bill Calculated	12/30/25-01/29/26		0.00	0.00	\$92.81	\$92.81
1/29/2026	Meter Read	Water		1352.00	9.00	\$0.00	\$0.00
1/23/2026	Payment Posted	0005972974		0.00	0.00	(\$92.81)	\$0.00
1/13/2026	Bill Calculated	11/30/25-12/30/25		0.00	0.00	\$92.81	\$92.81
12/30/2025	Meter Read	Water		1343.00	9.00	\$0.00	\$0.00
12/23/2025	Payment Posted	0005922769		0.00	0.00	(\$102.81)	\$0.00
12/11/2025	Bill Calculated	10/28/25-11/30/25		0.00	0.00	\$102.81	\$102.81
11/30/2025	Meter Read	Water		1334.00	10.00	\$0.00	\$0.00
11/23/2025	Payment Posted	0005879025		0.00	0.00	(\$82.82)	\$0.00
11/7/2025	Bill Calculated	09/30/25-10/28/25		0.00	0.00	\$82.82	\$82.82
10/28/2025	Meter Read	Water		1324.00	8.00	\$0.00	\$0.00

Usage History Chart



MEMORANDUM

DATE: March 3, 2026

TO: Mindy Moore, Council Secretary

RE: Reappointment to Parks & Recreation Commission

City Council:

I have reappointed the following to serve on the Parks and Recreation commission in accordance with 23-32 (a) of the Code of Ordinances and by the authority vest in me. Notice of the appointment is provided to Council pursuant to section 7.6 of the City Charter.

Name	Date of Expiration
Sara Frederick	June 30, 2029

Thank you for your attention to this matter.

Respectfully submitted,

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor

Cc: Clerk
Parks & Recreation



New submission from City Commission / Board Application

From Web Master <webmaster@cityofwarren.org>

Date Thu 2/5/2026 10:44 AM

To Web Master <webmaster@cityofwarren.org>

Commission / Board applied for

Parks & Recreation

Name

Sara Frederick

Address

[REDACTED]

[Map It](#)

Cell Phone

[REDACTED]

Email

[REDACTED]

Driver's License Number (for internal use ONLY)

[REDACTED]

Number of Years a Warren Resident

7

Warren Business Owner

No

Appointment Request

- Re-Appointment Request

Work Experience

[REDACTED] Parks & Recreation - 1 year
[REDACTED] Recreation Authority - 6 months
[REDACTED] Township Parks & Recreation - 4.5 years
[REDACTED] Recreation Authority of [REDACTED] - 6.5 years

Education

Undergrad - [REDACTED] University

Graduate - [REDACTED] University

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

N/A

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

N/A

Please Note: Conviction of a crime will not necessarily preclude you from being appointed to a City of Warren Commission or Board.

Have you ever been convicted of a felony?

- No

(Property Address)

Parcel Number [REDACTED] Account Number [REDACTED]



Customer Name: FREDERICK SARA

Summary Information

- > Residential Building Summary
 - Year Built: 1961
 - Bedrooms: 3
 - Full Baths: 1
 - Half Baths: 1
 - Sq. Feet: 1,112
 - Acres: 0.165
- > Building Department information found
- > Assessed Value: \$112,830 | Taxable Value: \$88,996
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner FREDERICK SARA **Taxpayer** SEE OWNER INFORMATION

[REDACTED]

Amount Due

Special Assessment Total Payoff Amount: **\$0.00**

Legal Description

[REDACTED]

Special Assessment Information

Code	Name	Special Assessment District Status	APR Interest Rate	Start Year	Number of Years	Payment Status
S0513	ROLL S0513	Active	3.0000	2022	5	** Paid In Full

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[Redacted] (Property Address)

Parcel Number [Redacted] Account Number [Redacted]



Customer Name: FREDERICK SARA

Summary Information

- > Residential Building Summary
 - Year Built: 1961
 - Bedrooms: 3
 - Full Baths: 1
 - Half Baths: 1
 - Sq. Feet: 1,112
 - Acres: 0.165
- > Assessed Value: \$112,830 | Taxable Value: \$88,996
- > 1 Special Assessment found
- > Property Tax information found
- > Utility Billing information found
- > Building Department information found

Item 1 of 2 1 Image / 1 Sketch

Owner and Taxpayer Information

Owner FREDERICK SARA **Taxpayer** SEE OWNER INFORMATION

[Redacted]

Legal Description

[Redacted]

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

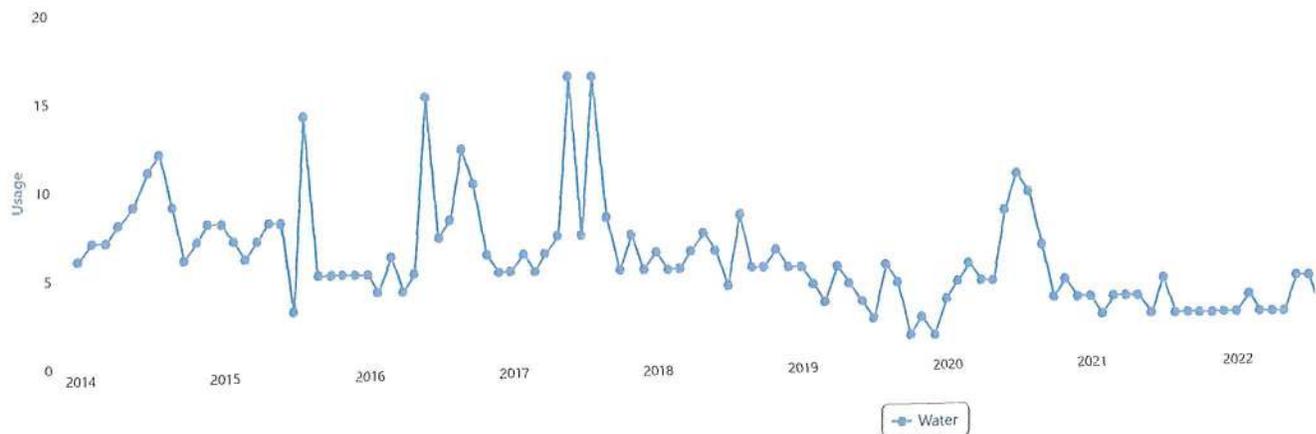
Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Winter	\$134.55	\$134.55	12/31/2025	\$0.00
2025	Summer	\$4,602.08	\$4,602.08	12/31/2025	\$0.00
2024	Winter	\$131.30	\$131.30	12/31/2024	\$0.00
2024	Summer	\$4,503.02	\$4,503.02	12/31/2024	\$0.00
2023	Winter	\$132.50	\$132.50	01/03/2024	\$0.00
2023	Summer	\$4,268.43	\$4,268.43	01/03/2024	\$0.00
2022	Winter	\$119.56	\$119.56	12/27/2022	\$0.00
2022	Summer	\$4,004.79	\$4,004.79	12/28/2022	\$0.00
2021	Winter	\$271.70	\$271.70	12/28/2021	\$0.00
2021	Summer	\$3,924.74	\$3,924.74	12/31/2021	\$0.00

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DATE: FEBRUARY 27, 2026
TO: SECRETARY, WARREN CITY COUNCIL
SUBJECT: RESCIND AWARD OF BID ITB-W-1657 AND AWARD BID ITB-W-1768 FOR FURNISHING THE REPLACEMENT OF DECANT TUNNEL, SPIRAL STAIRCASE

The Purchasing Division, in conjunction with the Waste Water Treatment Plant (WWTP), recommends that City Council rescind the award of bid ITB-W-1657; for Replacing the Decant Tunnel, Spiral Staircase, from Iron Forces, LLC., 10526 Joy Road, Detroit, MI 48204 in the amount of \$65,000.00 and award bid ITB-W-1768 (Contract WWTP-25-001) for the Replacement of Decant Tunnel, Spiral Staircase, to Foreman Construction, Inc, 1465 Axtell Dr, Suite D, Troy, MI 48093, in an amount not to exceed \$204,202.50.

On October 28, 2025, your honorable body approved ITB-W-1657 to Iron Forces, LLC to replace the Decant Tunnel, Spiral Staircase for the WWTP in the amount of \$65,000.00. However, when the time came to execute the contract for this project, Iron Forces notified that WWTP that they were unable to perform to the contract requirements. Thus, an agreement was never executed with Iron Forces, LLC.

Two bids were received for ITB-W-1657. The second bidder, F.H. Pasche, S.N. Nielsen & Associates, submitted an uncompetitive bid price of \$504,118.00. Thus, the decision was made to re-bid this project under ITB-W-1768 (Contract WWTP-25-001).

On Wednesday, January 21, 2026, electronic bids were publicly opened for ITB-W-1768; To Replace Decant Tunnel, Spiral Staircase. The bid was advertised on the BidNet® (MITN) system. Three (3) vendors responded with bids, which are summarized on the attached bid tabulation form submitted for your review.

The low bidder, Iron Forces, LLC. was not considered for award as they did not properly submit the required bid security for this project.

The second low bidder, Foreman Construction, Inc. submitted a bid in the amount of \$242,066.50. The WWTP felt that this bid amount was too high and, after speaking with Foreman Construction, Inc., they offered to reduce their bid price to \$204,202.50.

The project work includes complete removal, offsite disposal, and replacement of the existing spiral staircase, entry/exit platforms and guardrail located in a confine space. Work also includes performing localized structural reinforced concrete repairs, prefabrication, welding and painting.

The contract form has been reviewed by the City Attorney's Office on December 1, 2025 and has been updated accordingly. Legal will have the ability to review these documents a second time, any additional modification requests shall be made prior to the contract being signed.

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

Respectfully Submitted,

Signed by:
Craig Treppa
E610E2D7FFE5449...
Craig Treppa
Purchasing Agent

Signed by:
Donna Dordeski
31ADDE96B061415...
Donna Dordeski, P.E.
WWTP Division Head

Read and concur,

Signed by:
Mary Michaels
119806BF52344A1...
Mary Michaels
Acting City Attorney

Signed by:
Kris Battle
F6FDC83AE1C142B...
Kris Battle
Budget Director

DocuSigned by:
Richard Fox
CF2C773236C54C9...
Richard Fox
City Controller

Signed by:
Lori M Stone
F040B73E57F248E...
Lori M. Stone
Mayor



PUBLIC SERVICE DEPARTMENT
WASTE WATER TREATMENT DIVISION

Original Bid Tabulation

City Project WWTP-25-001 (ITB-W-1768)
Decant Tunnel, Spiral Staircase Replacement
Bid Opening: 01/21/2026

				Iron Forces LLC		Foreman Construction Inc		F.H. Paschen, S.N. Nielsen & Associates	
				10526 Joy Rd Detroit, MI 48204		1465 Axtell Dr Ste D Troy, MI 48093		408 E. Fort Street, Suite 500 Detroit, MI 48227	
ITEM No.	PAY ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Remove and Replace Spiral Staircase - Item 1	LS	1.0	\$ 104,539.00	\$ 104,539.00	\$ 116,896.50	\$ 116,896.50	\$ 381,946.00	\$ 381,946.00
2	Steel Guardrail - Item 2	LF	15.0	\$ 3,114.00	\$ 46,710.00	\$ 824.67	\$ 12,370.05	\$ 133.00	\$ 1,995.00
3A	Removal of Embedment Repair - Type 3A	EA	1.0	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00	\$ 870.00	\$ 870.00
3B	Removal of Embedment Repair - Type 3B	EA	3.0	\$ 2,000.00	\$ 6,000.00	\$ 4,000.00	\$ 12,000.00	\$ 385.00	\$ 1,155.00
4A	Depth: 1" or Less Concrete Surface Repair- Type 4A	EA	5.0	\$ 400.00	\$ 2,000.00	\$ 4,000.00	\$ 20,000.00	\$ 410.00	\$ 2,050.00
4B	Depth: 1" to Less Than 3" Concrete Surface Repair- Type BA	EA	15.0	\$ 500.00	\$ 7,500.00	\$ 2,000.00	\$ 30,000.00	\$ 200.00	\$ 3,000.00
4C	Depth: 1" or Less Concrete Surface Repair- Type 4A	EA	5.0	\$ 600.00	\$ 3,000.00	\$ 2,000.00	\$ 10,000.00	\$ 1,070.00	\$ 5,350.00
5	Bonds and Insurance Expenses	EA	1.0	\$ 4,150.00	\$ 4,150.00	\$ 4,800.00	\$ 4,800.00	\$ 13,534.00	\$ 13,534.00
6	Mobilization, Demobilization and Site Cleanup	LS	1.0	\$ 12,600.00	\$ 12,600.00	\$ 20,000.00	\$ 20,000.00	\$ 10,100.00	\$ 10,100.00
7	Unforeseen Conditions Contingency	LS	1.0		\$ 10,000.00		\$ 10,000.00		\$ 10,000.00
TOTAL BID AMOUNT					\$ 199,999.00		\$ 242,066.55		\$ 430,000.00
IRON FORCES BID WAS REJECTED DUE TO FAILURE TO SUBMIT CERTIFIED CHECK OR BID BOND									

**FOREMAN CONSTRUCTION
 BID REVISED DUE TO
 NEGOTIATION.**



**PROPOSAL
 Decant Tunnel, Spiral Staircase Replacement
 WWTP-25-001 (ITB-W-1657)**

ITEM No.	PAY ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT
1	REMOVE AND REPLACE SPIRAL STAIRCASE ITEM 1	LS	1.0	\$98,347.25	\$ 98,347.25
2	STEEL GUARDRAIL ITEM 2	LS	15.0	\$ 680.35	\$ 10,205.25
3A	REMOVAL OF EMBEDMENTS REPAIR TYPE 3A	EA	1.0	\$ 4,950	\$ 4,950
3B	REMOVAL OF EMBEDMENT REPAIR TYPE 3B	EA	3.0	\$ 3,300	\$ 9,900
4A	DEPTH 1 OR LESS CONCRETE SURFACE REPAIR TYPE 4A	EA	5.0	\$ 3,300	\$ 16,500
4B	DEPTH 1 TO LESS THAN 3 CONCRETE SURFACE REPAIR TYPE 4B	EA	15.0	\$ 1,650	\$ 24,750
4C	DEPTH 3 OR GREATER CONCRETE SURFACE REPAIR TYPE 4C	EA	5.0	\$ 1,650	\$ 8,250
5	BONDS AND INSURANCE EXPENSES	EA	1.0	\$4,800	\$ 4,800
6	MOBILIZATION, DEMOBILIZATION AND SITE CLEANUP	LS	1.0	\$16,500	\$ 16,500
7	UNFORSEEN CONDITIONS CONTINGENCY	LS	1.0		\$ 10,000.00
TOTAL BID AMOUNT***					\$204,202.50

Page 2

***Total Construction Cost must be entered as the lump sump price in the BidNet (MITN) system pricing section

The preceding unit prices shall include labor materials bailing shoring removal overhead profit insurance or other expenses required to cover the finished work of the contract documents Bidder understands that the City reserves the right to reject any and all bids and to waive any informalities in the bidding

The Bidder attaches hereto a certified check or cashier's check in the sum of _____ Dollars (\$ _____) or a bid bond in the amount of 5% as required in the instructions to Bidders and the bidder agrees that in case he shall fail to fulfill his obligations under the foregoing proposal and contract the City may determine that the undersigned has abandoned his rights and interests in such proposal and that the bid security accompanying his proposal has been forfeited to the City The bid security shall be returned to the Bidder upon execution of the contract and the acceptance of required bonds and insurance coverage or upon the rejection of his proposal

The Bidder hereby agrees that if the foregoing proposal shall be accepted by the City he will within ten (10) consecutive calendar days after receiving formal notice of award enter into contract in the appropriate form to furnish the labor materials equipment, tools and construction equipment necessary for the full and complete execution of the work at and for the price named in his proposal

RESOLUTION

Resolution to Rescind Award of ITB-W-1657 and Award ITB-W-1781
(City Project WWTP-25-001)

Product/Service: Decant Tunnel, Spiral Staircase Replacement

Requesting Department: Waste Water Treatment Plant (WWTP)

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026, at 7 p.m. Eastern _____ Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

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

On October 28, 2025, Warren City Council approved an award of bid ITB-W-1657 to Iron Forces LLC, 10526, Joy Road, Detroit, MI 48204 to remove, dispose and replace a spiral staircase, entry/exit platforms and guardrail located in a confine space, including localized structural concrete repairs, welding and painting in the Warren Waste Water Treatment Plant. When it was time to execute the contract books, Iron Forces LLC, 10526 Joy Road, Detroit, MI 48204 did not sign or return the books due to them admitting they overlooked the contract requirements and would no longer be able to perform the work at their bid price. Senior Facilities Engineer consulted the Purchasing Agent who determined, that in the best interest of the City, that this award be rescinded and re-bid.

On January 21, 2026, bids were received for City Project WWTP-25-001, Decant Tunnel, Spiral Staircase Replacement (ITB-W-1768), pursuant to the standard electronic bid procedure.

The City Council has received and reviewed the bids as listed on the attached bid tabulation.

The WWTP Division Head and the Senior Facilities Engineer have recommended that the contract for City Project WWTP-25-001, Decant Tunnel, Spiral Staircase Replacement (ITB-W-1768), be awarded to Foreman Construction Inc., 1465 Axtell Dr., Suite D, Troy, MI 48084 in the adjusted total bid amount of \$204,202.50.

Funding for this work is available in 2026 Capital Outlays 592-9047-98080.

The Contract Documents include the Advertisement, Instructions to Bidders, the Proposal and Legal Status of Bidders, Supplemental Specifications, the Contract, Performance Bond, Payment Bond for Labor, Materials and Equipment Rental, Maintenance and Guarantee Bond, the General Conditions Section – City of Warren Standard Specifications, the Technical Specifications, all Appendices included in the contract documents, and Addenda 1.

THEREFORE, IT IS RESOLVED, that the award to Iron Forces, LLC. is rescinded in the amount of \$65,000.00 and pursuant to the recommendation of the WWTP Division Head and the Senior Facilities Engineer, and subject to the execution of a written agreement by the City and to Foreman Construction Inc., that the City Council by formal motion approves the award of contract WWTP-25-001, Decant Tunnel, Spiral Staircase Replacement (ITB-W-1768) to Foreman Construction Inc. in the adjusted bid amount of \$204,202.50.

IT IS FURTHER RESOLVED, that upon approval of the final contract in a form that meets with the approval of the City Attorney, together with all required insurance certificates, bonds and required documents, the Mayor and City Clerk are authorized to execute the



WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

February 26, 2026

TO: Warren City Council Secretary

RE: CONSIDERATION AND ADOPTION OF RESOLUTION to Award Bid and Approve Contract for City Project WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656) to the low bidder, Lee Contracting, Inc., in the bid amount not to exceed \$2,256,395.40 and authorizing Mayor and Clerk to execute a Contract.

Electronic bids were received and publicly read aloud on February 18, 2026 for the City project WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656). The project was advertised on the BidNet (MITN) procurement system from January 20, 2026 through February 18, 2026.

The project work includes HVAC equipment upgrades, electrical equipment replacements, rehab and replacement of deteriorated aeration piping, and new fall protection safety measures. The contractor will be responsible for everything required for removal and installation.

Lee Contracting, Inc. is the low bidder, in the total bid amount of \$2,256,395.40 as shown in the attached tabulation of bids.

Based on the review of the bids by the WWTP Senior Facilities Engineer, it is recommended that an award for Contract WWTP-25-002, Aeration Gallery & Tank Improvements (ITB-W-1656) be made Lee Contracting Inc. of 631 Cesar E. Chavez, Pontiac, MI 48342, in the low bid amount of \$2,256,395.40.

The contract form has been sent to the City Attorney's Office for review on February 25, 2026 and is pending approval. Any modifications to the contract requested by legal shall be made prior to the contract being signed.

The availability of the funding for this contract, as stated in the attached City Council resolution, has been confirmed and approved by the Budget Director.

Please place this item on the next available City Council agenda for consideration.

WWTP-25-002, Aeration Gallery & Tank Improvements (ITB-W-1656)
Award of Bid and Contract Recommendation
February 26, 2026
Page 2

Should you have any questions regarding this matter, I can be reached in my office at (586) 264-2530 ext. 8103.

Sincerely,

Read and Concurred:

Read and Concurred:

Signed by:
Donna Dordeski
31ADDE98B864415...
Donna Dordeski, P.E.
WWTP Division Head

DocuSigned by:
David Muzzarelli
A318AD88B8C84DD...
David Muzzarelli
Public Service Director

Signed by:
Kristina Battle
F6FDC83AE1C142B...
Kristina Battle
Budget Director

Read and Concurred:

Recommended to Council:

Signed by:
Mary Michaels
119886BF52944A1...
Mary Michaels
Acting City Attorney

Signed by:
Lori M Stone
F040B73E57F248E...
Lori Stone
Mayor

jjr/dd

Attachments: Bid tabulation
City Council Resolution



WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

Bid Tabulation Summary:

**WWTP-25-002
Aeration Gallery & Tank Improvements Phase II
(ITB-W-1656)**

Bid Opening Date: February 18, 2026

<u>Bidder:</u>	<u>Total Bid Amount</u>
Lee Contracting, Inc.	\$2,256,395.40
F.H. Paschen	\$2,845,000.00
Commercial Contracting Corporation	\$2,885,000.00
Sorenson Gross Company	\$3,548,764.00

Bid Tabulation
City Project WWTP-25-002 (ITB-W-1656)
WWTP Aeration Gallery & Tank Improvements Phase II



ITEM No.	PAY ITEM DESCRIPTION	UNITS	QUANTITY	Lee Contracting		F.H. Paschen		Commercial Contracting Corporation		Sorenson Gross Company	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
Volume I											
1	Bonds and Insurance Expenses	LS	1.0	\$82,604.00	\$82,604.00	\$151,735.00	\$151,735.00	*	\$ 21,900.00	\$164,551.00	\$164,551.00
2	Mobilization, Demobilization, and Restoration Complete (Not to Exceed 5%)	LS	1.0	\$91,692.00	\$91,692.00	\$142,250.00	\$142,250.00	*	\$ 144,000.00	\$130,791.00	\$130,791.00
3	Aeration Pipe	LS	1.0	\$993,231.00	\$993,231.00	\$626,160.00	\$626,160.00	*	\$ 659,649.00	\$935,092.00	\$935,092.00
4	Electrical Work	LS	1.0	\$492,599.00	\$492,599.00	\$897,700.00	\$897,700.00	*	\$ 1,200,000.00	\$1,267,283.00	\$1,267,283.00
5	Mechanical Work	LS	1.0	\$140,000.00	\$140,000.00	\$176,460.00	\$176,460.00	*	\$ 285,000.00	\$399,196.00	\$399,196.00
6	Unforeseen Conditions Allowance	Allowance		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	*	\$ 50,000.00	\$50,000.00	\$50,000.00
SUBTOTAL BID AMOUNT - VOLUME I:					\$1,850,126.00	\$2,044,305.00	\$ 2,360,549.00	\$2,946,913.00			
Volume II											
1	Demolition	LS	1.0	\$42,900.00	\$42,900.00	\$27,000.00	\$27,000.00	*	\$ 106,000.00	\$138,807.00	\$138,807.00
2	Coordination and Administration of Volume 1 Piping Work with Separate Phase 2 Fall Protection Work	LS	1.0	\$10,000.00	\$10,000.00	\$457,623.00	\$457,623.00	*	\$ 93,170.00	\$133,576.00	\$133,576.00
3	Walkway Covers	LS	1.0	\$144,000.00	\$144,000.00	\$126,034.00	\$126,034.00	*	\$ 123,000.00	\$127,200.00	\$127,200.00
4	Guardrail	LS	1.0	\$80,832.00	\$80,832.00	\$67,360.00	\$67,360.00	*	\$ 77,000.00	\$71,402.00	\$71,402.00
5	Electrical Work (Incl. New Unistrut Supports)	LS	1.0	\$45,000.00	\$45,000.00	\$55,800.00	\$55,800.00	*	\$ 66,000.00	\$61,480.00	\$61,480.00
6	Repair Type 3A - Concrete Surface Repair	SF	6.0	\$409.50	\$2,457.00	\$110.00	\$660.00	*	\$ 2,153.00	\$117.00	\$702.00
7	Repair Type 3B - Concrete Surface Repair	SF	6.0	\$497.90	\$2,987.40	\$145.00	\$870.00	*	\$ 3,869.00	\$154.00	\$924.00
8	Repair Type 3C - Concrete Surface Repair	SF	30.0	\$539.50	\$16,185.00	\$220.00	\$6,600.00	*	\$ 8,826.00	\$233.00	\$6,990.00
9	Repair Type 4 - Concrete Sawcut, Form, and Pour	CF	14.0	\$1,106.00	\$15,484.00	\$620.00	\$8,680.00	*	\$ 7,190.00	\$657.00	\$9,198.00
10	Repair Type 6 - Anchor Bolts	LS	1.0	\$6,630.00	\$6,630.00	\$7,500.00	\$7,500.00	*	\$ 9,653.00	\$7,950.00	\$7,950.00
11	Repair Type 7 - Guardrail Post	LS	1.0	\$14,794.00	\$14,794.00	\$17,568.00	\$17,568.00	*	\$ 2,590.00	\$18,622.00	\$18,622.00
12	Unforeseen Conditions Allowance	LS	1.0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$ 25,000.00	\$ 25,000.00	\$25,000.00	\$25,000.00
SUBTOTAL BID AMOUNT - VOLUME II:					\$406,269.40	\$800,695.00	\$ 524,451.00	\$601,851.00			
TOTAL VOLUMES I AND II					\$2,256,395.40	\$2,845,000.00	\$2,885,000.00	\$3,548,764.00			
*UNIT PRICE NOT PROVIDED BY BIDDER											

**RESOLUTION TO AWARD BID AND CONTRACT FOR
CITY PROJECT WWTP-25-002
AERATION GALLERY & TANK IMPROVEMENTS PHASE II
ITB-W-1656
TO LEE CONTRACTING, INC.**

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026, at 7 p.m. Eastern _____ Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

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

On February 18, 2026 bids were received for City Project WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656), pursuant to the standard electronic bid procedure.

The City Council has received and reviewed the bids as listed on the attached bid tabulation.

The WWTP Division Head and the Senior Facilities Engineer have recommended that the contract for City Project WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656), be awarded to Lee Contracting Inc. in the total low bid amount not to exceed \$2,256,395.40.

Funding for this work is available in FY26 Capital Outlays and Capital Improvement Bonds 592-9047-98080.

The Contract Documents include the Advertisement, Instructions to Bidders, the Proposal and Legal Status of Bidders, Supplemental Specifications, Drawings, the Contract, Performance Bond, Payment Bond for Labor, Materials and Equipment Rental, Maintenance and Guarantee Bond, the General Conditions Section – City of Warren Standard Specifications, the Technical Specifications, Addendum 1, Addendum 2, Addendum 3, and all Appendices included in the contract documents.

THEREFORE, IT IS RESOLVED, pursuant to the recommendation of the WWTP Division Head and the Senior Facilities Engineer, and subject to the execution of a written agreement by the City and Lee Contracting Inc., that the City Council by formal motion approves the award of contract WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656) to Lee Contracting Inc. in the low bid amount of \$2,256,395.40.

IT IS FURTHER RESOLVED, that upon approval of the final contract in a form that meets with the approval of the City Attorney, together with all required insurance certificates, bonds and required documents, the Mayor and City Clerk are authorized to execute the contract WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656) with Lee Contracting Inc., 631 Cesar E. Chavez, Pontiac, MI 48342, in an amount not to exceed \$2,256,395.40, consistent with the terms of the bid for City Project WWTP-25-002, Aeration Gallery & Tank Improvements Phase II (ITB-W-1656), and the City of Warren WWTP Contract Documents.



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 27, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: ITB-W-1751; RECOMMENDATION TO INCREASE THE AWARD FOR FURNISHING
NEW TRUCK TIRES & TIRE RE-TREADING SERVICES

The Purchasing Division concurs with the Department of Public Works (DPW) and recommends that the award for Bid ITB-W-1751; to Furnish New Truck Tires & Tire Re-Treading Services, to Dependable Wholesale, Inc., 12300 Stephens Road, Warren, MI 48089, be increased from an annual amount not to exceed \$200,433.00 to an annual amount not to exceed \$207,433.00 (an increase of \$7,000.00), commencing on March 15, 2026.

On January 27, 2026, City Council awarded the purchase of new truck tires and tire re-treading services to Dependable Wholesale, Inc., for a one (1) year period, with options to extend the agreement for three (3) additional one (1) year periods, with mutual consent of both parties, in an annual amount not to exceed \$200,433.00.

Currently, in addition to purchasing new truck tires, DPW also sends tires to Dependable Wholesale for re-treading services. If the vendor deems a tire to be irreparable, the vendor disposes the tire at a unit cost of \$6.50 to the City. The department is seeking to expand the tire disposal services offered by Dependable to include the damaged tires housed at the DPW yard. These include tires with punctures, sidewall damage, cracking (dry rot), etc.

Dependable will pick up and dispose of these tires from the DPW yard, as needed. The DPW estimates that an additional one-thousand tires will be accumulated for disposal each year.

If approved by your honorable body, this award shall be increased from an annual amount not to exceed \$200,433.00 to an annual amount not to exceed \$207,433.00 (an increase of \$7,000.00), commencing on March 15, 2026, an any possible subsequential years.

Funds are available in the following Account: 101-1442-86300.

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
F040B73E57F248E...
Lori M. Stone
Mayor

DATE: February 26,2026
TO: Craig Treppa, Purchasing Agent
FROM: Scott Raedel, Superintendent, Division of Public Works
RE: ITB-W-1751 Bid increase

Craig,

The Department of Public Works is requesting an increase of \$7,000.00 annually for the award of ITB-W-1751, providing new truck tires and re-treading for the City of Warren Department of Public Works. The increase is requested for the period of March 15, 2026 thru March 14, 2027 and any possible subsequent years, for a total annual amount not to exceed \$207,433.00.

The cost increase will cover the pick-up and disposal of all bulk tires generated by the Department of Public Works. These scrap tires are accumulated by the six hundred (600) vehicles in the City's fleet, as well as tires picked up throughout the city by both DPW and Blight.

Funds will be paid from account 101-1442-86300.

I will be available for any questions you or City Council may have in regards to this increase.

Sincerely,

Signed by:

2848617D91374D2...
Scott Raedel
Superintendent
Division of Public Works

RESOLUTION

Document No: ITB-W-1751 Increase of Award
Product or Service: New Truck Tires & Tire Re-Treading Services
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 _____.

On January 27, 2026, City Council awarded the purchase of new truck tires and tire re-treading services to Dependable Wholesale, Inc., 12300 Stephens Road, Warren, MI 48089, for a one (1) year period, commencing on March 15, 2026, with options to extend the agreement for three (3) additional one (1) year periods, with mutual consent of both parties, in an annual amount not to exceed \$200,433.00.

The Department of Public Works (DPW) has determined, that in the best interest of the City, the award to furnish new truck tires and tire re-treading services shall be increased from an annual amount not to exceed \$200,433.00 to an annual amount not to exceed \$207,433.00 (an increase of \$7,000.00), commencing on March 15, 2026, and any possible subsequential years.

Funds are available in the following Account: 101-1442-86300.

THEREFORE IT IS RESOLVED, that an increase of award for ITB-W-1751 is hereby accepted by City Council for Dependable Wholesale, from an annual amount not to exceed \$200,433.00 to an annual amount not to exceed \$207,433.00 (an increase of \$7,000.00), commencing on March 15, 2026, and any possible subsequential years.

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



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 20, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: ITB-W-1770; RECOMMENDATION OF AWARD FOR THE PRINTING OF TAX BILLS

The Purchasing Division concurs with the City Treasurer and recommends that Bid ITB-W-1770; for the Printing of Tax Bills, be awarded to the low, responsible, and cost-effective bidder, Hatteras Printing, 13200 N. Haggerty Road, Plymouth, MI 48170, for a two (2) year period, in an annual amount not to exceed \$20,754.63.

On Wednesday, February 11, 2026 at 1:00 PM local time, electronic bids for the printing of tax bills were publicly opened. Bids were solicited through the BidNet® (MITN) system. Five (5) vendors responded with a bid, which are detailed on the attached bid tabulation sheets for your review.

Hatteras Printing will be responsible for printing the City's 2026 and 2027 summer and winter tax bills, special assessment installment bills, delinquent postcard notices, and year-end tax rolls.

If approved by your honorable body, this award shall commence upon the official date of City Council approval, for a two (2) year period, in an annual amount not to exceed \$20,754.63.

There is an option to extend this agreement for three (3) additional two (2) year periods, with mutual consent of both parties. For any optional extension periods, the unit pricing will remain unchanged, although the quantities may vary slightly from year to year.

Funds are available in the following Account: 101-1253-83600.

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
E040B73E57F248E...
Lori M. Stone
Mayor

CORRECTED BID SUMMARY

City of Warren 1 City Square Warren MI 48093		BID: ITB-W-1770 Bid Opening Date: 2/11/2026 Department: TREASURER	
Product or Service: PRINTING OF TAX BILLS			
BIDDER		GRAND TOTAL	
GREAT LAKES GRAPHICS, INC.		BID NOT SIGNED, THEREFORE, NOT CONSIDERED	
HATTERAS PRINTING		\$ 20,754.63	
LINEAGE CONNECT		\$ 24,647.55	
ONE2ONE COMMUNICATIONS, LLC dba ONE SOURCE		\$ 20,872.35	
WOLVERINE SOLUTIONS GROUP, INC.		\$ 23,486.25	

ITEM	QTY	UNIT OF MEASURE	BILLS	PRICE/UNIT	EXTENDED PRICE
1	38	M	2026 Summer Tax Bill Real Estate (July) WHITE	\$ 73.10	\$ 2,777.80
2	3	M	2026 Summer Tax Bill Personal Property (July) WHITE	\$ 73.10	\$ 219.30
3	38	M	2026 Winter Tax Bill Real Estate (December) WHITE	\$ 73.10	\$ 2,777.80
4	3	M	2026 Winter Tax Bill Personal Property (Decmber) WHITE	\$ 73.10	\$ 219.30
5	25	M	2026 Summer Tax Statement - Information Only (July) WHITE	\$ 31.00	\$ 775.00
6	25	M	2026 Winter Tax Statement - Information Only (December) WHITE	\$ 31.00	\$ 775.00
7	7	M	2026 Summer Special Assessment Bills (July) (delivered to Post Office)	\$ 183.10	\$ 1,281.70
8	7	M	2026 Winter Special Assessment Bills (December) (delivered to Post Office)	\$ 183.10	\$ 1,281.70
TOTAL BILL:					\$ 10,107.60

ITEM	QTY	UNIT OF MEASURE	ENVELOPES	PRICE/UNIT	EXTENDED PRICE
9	100	M	#9 Return Envelope printed on two sides	\$ 33.00	\$ 3,300.00
10	146	M	#10 LEFT - Mailing Window Envelope	\$ 30.00	\$ 4,380.00
TOTAL ENVELOPE:					\$ 7,680.00

ITEM	QTY	UNIT OF MEASURE	OTHER CHARGES	PRICE/UNIT	EXTENDED PRICE
11	1	EACH	Estimated art/typesetting charges.	\$ 200.00	\$ 200.00
12	1	EACH	Estimated Programming charges.	\$ 250.00	\$ 250.00
13	146	M	Laser imaging charges.	INCLUDED	INCLUDED
14	146	M	Folding/cutting charges (Identify if Sheeffed or Web)	INCLUDED	INCLUDED
15	146	M	Insertion charges and sealing envelopes	INCLUDED	INCLUDED
16	2	EACH	CASS/NCOA Postal certification of final tape data.	INCLUDED	INCLUDED
17	2	EACH	Delivery / storage costs to the Warren Post Office 2 TIMES EACH YEAR	\$ 75.00	\$ 150.00
TOTAL OTHER CHARGES:					\$ 600.00

ITEM	QTY	UNIT OF MEASURE	TAX ROLL LASER IMAGES	PRICE/UNIT	EXTENDED PRICE
18	59.65	M	Tax roll Laser Imaged one side on white laser stock - To County	\$ 32.50	\$ 1,938.63
TOTAL TAX ROLLS:					\$ 1,938.63

ITEM	QTY	UNIT OF MEASURE	DELINQUENT POSTCARD NOTICES	PRICE/UNIT	EXTENDED PRICE
19	6	M	2026 Delinquent Post Card Notices (COLOR)	\$ 71.40	\$ 428.40
TOTAL TAX ROLLS:					\$ 428.40

GRAND TOTAL:					\$ 20,754.63
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ITEM	QTY	UNIT OF MEASURE	BILLS	PRICE/UNIT	EXTENDED PRICE
1	38	M	2026 Summer Tax Bill Real Estate (July) WHITE	\$ 0.0220	\$ 836.00
2	3	M	2026 Summer Tax Bill Personal Property (July) WHITE	\$ 0.0220	\$ 66.00
3	38	M	2026 Winter Tax Bill Real Estate (December) WHITE	\$ 0.0220	\$ 836.00
4	3	M	2026 Winter Tax Bill Personal Property (Decmber) WHITE	\$ 0.0220	\$ 66.00
5	25	M	2026 Summer Tax Statement - Information Only (July) WHITE	\$ 0.0220	\$ 550.00
6	25	M	2026 Winter Tax Statement - Information Only (December) WHITE	\$ 0.0220	\$ 550.00
7	7	M	2026 Summer Special Assessment Bills (July) (delivered to Post Office)	\$ 0.0200	\$ 140.00
8	7	M	2026 Winter Special Assessment Bills (December) (delivered to Post Office)	\$ 0.0200	\$ 140.00
TOTAL BILL:					\$ 3,184.00

ITEM	QTY	UNIT OF MEASURE	ENVELOPES	PRICE/UNIT	EXTENDED PRICE
9	100	M	#9 Return Envelope printed on two sides	\$ 0.0200	\$ 2,000.00
10	146	M	#10 LEFT - Mailing Window Envelope	\$ 0.0250	\$ 3,650.00
TOTAL ENVELOPE:					\$ 5,650.00

ITEM	QTY	UNIT OF MEASURE	OTHER CHARGES	PRICE/UNIT	EXTENDED PRICE
11	1	EACH	Estimated art/typesetting charges.	INCLUDED	INCLUDED
12	1	EACH	Estimated Programming charges.	INCLUDED	INCLUDED
13	146	M	Laser imaging charges.	\$ 0.0450	\$ 6,570.00
14	146	M	Folding/cutting charges (Identify if Sheeffed or Web)	\$ 0.0200	\$ 2,920.00
15	146	M	Insertion charges and sealing envelopes	\$ 0.0200	\$ 2,920.00
16	2	EACH	CASS/NCOA Postal certification of final tape data.	\$ 75.0000	\$ 150.00
17	2	EACH	Delivery / storage costs to the Warren Post Office 2 TIMES EACH YEAR	\$ 75.0000	\$ 150.00
TOTAL OTHER CHARGES:					\$ 12,710.00

ITEM	QTY	UNIT OF MEASURE	TAX ROLL LASER IMAGES	PRICE/UNIT	EXTENDED PRICE
18	59.65	M	Tax roll Laser Imaged one side on white laser stock - To County	\$ 0.0470	\$ 2,803.55
TOTAL TAX ROLLS:					\$ 2,803.55

ITEM	QTY	UNIT OF MEASURE	DELINQUENT POSTCARD NOTICES	PRICE/UNIT	EXTENDED PRICE
19	6	M	2026 Delinquent Post Card Notices (COLOR)	\$ 0.0500	\$ 300.00
TOTAL TAX ROLLS:					\$ 300.00

GRAND TOTAL:					\$ 24,647.55
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Lineage Connect did not submit pricing per M. Instead, they submitted per unit (each) pricing. The extended totals above are accurate.

Lineage Connect bid an incorrect Envelopes Total (Item 9 & 10) in the amount of \$9,644.00. The corrected Envelopes Total is shown above.

Lineage Connect bid an incorrect Grand Total (Items 1-19) in the amount of \$25,858.00. The corrected Grand Total is shown above.

ITEM	QTY	UNIT OF MEASURE	BILLS	PRICE/UNIT	EXTENDED PRICE
1	38	M	2026 Summer Tax Bill Real Estate (July) WHITE	\$ 17.00	\$ 646.00
2	3	M	2026 Summer Tax Bill Personal Property (July) WHITE	\$ 17.00	\$ 51.00
3	38	M	2026 Winter Tax Bill Real Estate (December) WHITE	\$ 17.00	\$ 646.00
4	3	M	2026 Winter Tax Bill Personal Property (Decmber) WHITE	\$ 17.00	\$ 51.00
5	25	M	2026 Summer Tax Statement - Information Only (July) WHITE	\$ 17.00	\$ 425.00
6	25	M	2026 Winter Tax Statement - Information Only (December) WHITE	\$ 17.00	\$ 425.00
7	7	M	2026 Summer Special Assessment Bills (July) (delivered to Post Office)	\$ 17.00	\$ 119.00
8	7	M	2026 Winter Special Assessment Bills (December) (delivered to Post Office)	\$ 17.00	\$ 119.00
TOTAL BILL:					\$ 2,482.00

ITEM	QTY	UNIT OF MEASURE	ENVELOPES	PRICE/UNIT	EXTENDED PRICE
9	100	M	#9 Return Envelope printed on two sides	\$ 15.40	\$ 1,540.00
10	146	M	#10 LEFT - Mailing Window Envelope	\$ 17.40	\$ 2,540.40
TOTAL ENVELOPE:					\$ 4,080.40

ITEM	QTY	UNIT OF MEASURE	OTHER CHARGES	PRICE/UNIT	EXTENDED PRICE
11	1	EACH	Estimated art/typesetting charges.	\$ -	\$ -
12	1	EACH	Estimated Programming charges.	\$ 150.00	\$ 150.00
13	146	M	Laser imaging charges.	\$ 39.00	\$ 5,694.00
14	146	M	Folding/cutting charges (Identify if Sheeffed or Web)	\$ -	\$ -
15	146	M	Insertion charges and sealing envelopes	\$ 29.00	\$ 4,234.00
16	2	EACH	CASS/NCOA Postal certification of final tape data.	\$ -	\$ -
17	2	EACH	Delivery / storage costs to the Warren Post Office 2 TIMES EACH YEAR	\$ -	\$ -
TOTAL OTHER CHARGES:					\$ 10,078.00

ITEM	QTY	UNIT OF MEASURE	TAX ROLL LASER IMAGES	PRICE/UNIT	EXTENDED PRICE
18	59.65	M	Tax roll Laser Imaged one side on white laser stock - To County	\$ 63.00	\$ 3,757.95
TOTAL TAX ROLLS:					\$ 3,757.95

ITEM	QTY	UNIT OF MEASURE	DELINQUENT POSTCARD NOTICES	PRICE/UNIT	EXTENDED PRICE
19	6	M	2026 Delinquent Post Card Notices (COLOR)	\$ 79.00	\$ 474.00
TOTAL TAX ROLLS:					\$ 474.00

GRAND TOTAL:					\$ 20,872.35
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ITEM	QTY	UNIT OF MEASURE	BILLS	PRICE/UNIT	EXTENDED PRICE
1	38	M	2026 Summer Tax Bill Real Estate (July) WHITE	\$ 58.00	\$ 2,204.00
2	3	M	2026 Summer Tax Bill Personal Property (July) WHITE	\$ 58.00	\$ 174.00
3	38	M	2026 Winter Tax Bill Real Estate (December) WHITE	\$ 58.00	\$ 2,204.00
4	3	M	2026 Winter Tax Bill Personal Property (Decmber) WHITE	\$ 58.00	\$ 174.00
5	25	M	2026 Summer Tax Statement - Information Only (July) WHITE	\$ 58.00	\$ 1,450.00
6	25	M	2026 Winter Tax Statement - Information Only (December) WHITE	\$ 58.00	\$ 1,450.00
7	7	M	2026 Summer Special Assessment Bills (July) (delivered to Post Office)	\$ 58.00	\$ 406.00
8	7	M	2026 Winter Special Assessment Bills (December) (delivered to Post Office)	\$ 58.00	\$ 406.00
TOTAL BILL:					\$ 8,468.00

ITEM	QTY	UNIT OF MEASURE	ENVELOPES	PRICE/UNIT	EXTENDED PRICE
9	100	M	#9 Return Envelope printed on two sides	\$ 32.00	\$ 3,200.00
10	146	M	#10 LEFT - Mailing Window Envelope	\$ 30.00	\$ 4,380.00
TOTAL ENVELOPE:					\$ 7,580.00

ITEM	QTY	UNIT OF MEASURE	OTHER CHARGES	PRICE/UNIT	EXTENDED PRICE
11	1	EACH	Estimated art/typesetting charges.	\$ -	\$ -
12	1	EACH	Estimated Programming charges.	\$ -	\$ -
13	146	M	Laser imaging charges.	\$ -	\$ -
14	146	M	Folding/cutting charges (Identify if Sheeffed or Web)	\$ 24.00	\$ 3,504.00
15	146	M	Insertion charges and sealing envelopes	\$ -	\$ -
16	2	EACH	CASS/NCOA Postal certification of final tape data.	\$ 250.00	\$ 500.00
17	2	EACH	Delivery / storage costs to the Warren Post Office 2 TIMES EACH YEAR	\$ 75.00	\$ 150.00
TOTAL OTHER CHARGES:					\$ 4,154.00

ITEM	QTY	UNIT OF MEASURE	TAX ROLL LASER IMAGES	PRICE/UNIT	EXTENDED PRICE
18	59.65	M	Tax roll Laser Imaged one side on white laser stock - To County	\$ 45.00	\$ 2,684.25
TOTAL TAX ROLLS:					\$ 2,684.25

ITEM	QTY	UNIT OF MEASURE	DELINQUENT POSTCARD NOTICES	PRICE/UNIT	EXTENDED PRICE
19	6	M	2026 Delinquent Post Card Notices (COLOR)	\$ 100.00	\$ 600.00
TOTAL TAX ROLLS:					\$ 600.00

GRAND TOTAL:					\$ 23,486.25
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OFFICE OF THE TREASURER
One City Square, Suite 200
Warren, Michigan 48093-2395
(586) 574-4542
Fax (586) 574-4698
www.cityofwarren.org

February 19, 2026

TO: Craig Treppa
Purchasing Department

FROM: Lorie Barnwell
City Treasurer

RE: Letter of Recommendation
Printing of City Tax Bills

Dear Mr. Treppa,

This letter is to serve as a recommendation for the printing of the City of Warren tax bills.

As the back-up documentation shows, Hatteras Printing was the lowest qualified bidder for the printing of the City's summer and winter tax bills, special assessment installment bills, delinquent postcard notices, and year-end tax rolls. The Treasurer's Department reviewed their bid proposal and they have met the required criteria.

I request that we accept Hatteras Printing, bid #ITB-W-1770 for a contract duration of two years (2026 and 2027) with the option to extend three (3) additional two (2) year periods. The funds for this contract, not to exceed \$20,754.63 annually, are available in our Tax Statement Preparation Account #101-1253-83600. If you have any questions or comments, please feel free to contact me at ext. 4554.

With Respect,

DocuSigned by:

FC0E4F05B3E742A...
Lorie Barnwell
Treasurer

RESOLUTION

Document No: ITB-W-1770
Product or Service: Printing of Tax Bills
Requesting Department: Treasurer

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, February 11, 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 Hatteras Printing, 13200 N. Haggerty Road, Plymouth, MI 48170, has been determined to be the low, responsible, and cost-effective bidder to print the City's 2026 and 2027 summer and winter tax bills, for a two (2) year period, with the option to extend the agreement for three (3) additional two (2) year periods, with mutual consent of both parties, in an annual amount not to exceed \$20,754.63.

Funds are available in the following Account: 101-1253-83600.

IT IS RESOLVED, that the bid of Hatteras Printing, is hereby accepted by City Council for a two (2) year period, with the option to extend the agreement for three (3) additional two (2) year periods, with mutual consent of both parties, in an annual amount not to exceed \$20,754.63.

IT IS FURTHER RESOLVED, that the award shall commence upon the official date of City Council approval.

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



WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

February 26, 2026

TO: Warren City Council Secretary

RE: CONSIDERATION AND ADOPTION OF RESOLUTION to Award Bid and Approve Contract for City Project WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788) to the low bidder, Doublejack Electrical Company Inc., in the bid amount not to exceed \$313,000.00 and authorizing Mayor and Clerk to execute a Contract.

Electronic bids were received and publicly read aloud on February 18, 2026 for the City project WWTP-25-002, Building C – Primary Switch Replacement (ITB-W-1788). The project was advertised on the BidNet (MITN) procurement system from January 16, 2026 through February 18, 2026.

The project work includes replacement of the existing electrical switch outside of C-Building as well as the re-feeding of the medium voltage electrical lines. The Contractors will be responsible for all labor and materials required to complete the installation and disposal of the old switch.

Doublejack Electrical Company, Inc. is the low bidder, in the total bid amount of \$313,000.00 as shown in the attached tabulation of bids.

Based on the review of the bids by the WWTP Senior Facilities Engineer, it is recommended that an award for Contract WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788) be made Doublejack Electrical Company, Inc. of 611 E. Elmwood Ave, Troy, MI 48083 in the bid amount not to exceed \$313,000.00.

The contract form has been sent to the City Attorney's Office for review on February 25, 2026 and is pending approval. Any modifications to the contract requested by legal shall be made prior to the contract being signed.

The availability of the funding for this contract, as stated in the attached City Council resolution, has been confirmed and approved by the Budget Director.

Please place this item on the next available City Council agenda for consideration.

WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788)
Award of Bid and Contract Recommendation
February 26, 2026
Page 2

Should you have any questions regarding this matter, I can be reached in my office at (586) 264-2530 ext. 8103.

Sincerely,

Read and Concurred:

Read and Concurred:

Signed by:
Donna Dordeski
31ABDE96B061445...
Donna Dordeski, P.E.
WWTP Division Head

DocuSigned by:
David Muzzarelli
A310AB08BBC84DD...
David Muzzarelli
Public Service Director

Signed by:
Kristina Battle
F0FDC83AE1C142B...
Kristina Battle
Budget Director

Read and Concurred:

Recommended to Council:

Signed by:
Mary Michaels
119806BF52344A1...
Mary Michaels
Acting City Attorney

Signed by:
Lori M Stone
F040E73E57F248E...
Lori Stone
Mayor

jjr/dd

Attachments: Bid tabulation
City Council Resolution



WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

Bid Tabulation Summary:

**WWTP-25-003
Building C – Primary Switch Replacement
(ITB-W-1788)**

Bid Opening Date: February 18, 2026

<u>Bidder:</u>	<u>Total Bid Amount</u>
Doublejack Electric Company	\$313,000.00
Superior Electric Great Lakes Company	\$345,860.00
Rotor Electric Company	\$394,890.00
J. Ranck Electric	\$409,477.00
DES Electric	\$678,120.00

Bid Tabulation
City Project WWTP-25-003 (ITB-W-1788)
WWTP Building C - Primary Switch Replacement



				DoubleJack		Superior		Rotor		J. Ranck		Rauhorn		DES Electric	
ITEM No.	PAY ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Bonds and Insurance Expenses	LS	1.0	\$4,000.00	\$4,000.00	*	Included	\$7,100.00	\$7,100.00	\$5,000.00	\$5,000.00	\$1,200.00	\$1,200.00	*	\$ 9,750.00
2	Mobilization, Demobilization, and Restoration Complete (not to exceed 5% of total bid amount)	LS	1.0	\$5,000.00	\$5,000.00	*	\$3,480.00	\$3,535.00	\$3,535.00	\$7,500.00	\$7,500.00	\$22,500.00	\$22,500.00	*	\$ 32,500.00
3	Demolition	LS	1.0	\$8,000.00	\$8,000.00	*	\$4,732.00	\$4,240.00	\$4,240.00	\$14,250.00	\$14,250.00	\$9,800.00	\$9,800.00	*	\$ 145,000.00
4	Grounding	LS	1.0	\$11,000.00	\$11,000.00	*	\$5,625.00	\$5,300.00	\$5,300.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	*	\$ 35,000.00
5	Medium Voltage Switch	LS	1.0	\$70,000.00	\$70,000.00	*	\$87,788.00	\$96,165.00	\$96,165.00	\$105,250.00	\$105,250.00	\$97,000.00	\$97,000.00	*	\$ 87,000.00
6	Rental Generators	LS	1.0	\$45,000.00	\$45,000.00	*	\$44,090.00	\$49,200.00	\$49,200.00	\$63,727.00	\$63,727.00	\$55,500.00	\$55,500.00	*	\$ 85,000.00
7	Medium Voltage Cable Rerouting	LS	1.0	\$110,000.00	\$110,000.00	*	\$144,965.00	\$119,900.00	\$119,900.00	\$102,750.00	\$102,750.00	\$191,315.00	\$191,315.00	*	\$ 184,870.00
8	Substation/MCC Temporary Power Connections	LS	1.0	\$10,000.00	\$10,000.00	*	\$5,180.00	\$59,450.00	\$59,450.00	\$56,000.00	\$56,000.00	\$84,000.00	\$84,000.00	*	\$ 49,000.00
9	Unforeseen Site Conditions Allowance, Contingency Item	LS	1.0	\$50,000.00	\$50,000.00	*	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	*	\$ 50,000.00
TOTAL BID AMOUNT:					\$313,000.00		\$345,860.00		\$394,890.00		\$409,477.00		\$513,815.00		\$678,120.00
* UNIT PRICE NOT PROVIDED BY BIDDER															

**RESOLUTION TO AWARD BID AND CONTRACT FOR
CITY PROJECT WWTP-25-003
BUILDING C- PRIMARY SWITCH REPLACEMENT
ITB-W-1788
TO DOUBLEJACK ELECTRICAL COMPANY, INC.**

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026, at 7 p.m. Eastern _____ Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

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

On February 18, 2026 bids were received for City Project WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788), pursuant to the standard electronic bid procedure.

The City Council has received and reviewed the bids as listed on the attached bid tabulation.

The WWTP Division Head and the Senior Facilities Engineer have recommended that the contract for City Project WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788), be awarded to Doublejack Electrical Company, Inc. in the total bid amount not to exceed \$313,000.00.

Funding for this work is available in FY26 Capital Improvement Bonds 592-9047-98080.

The Contract Documents include the Advertisement, Instructions to Bidders, the Proposal and Legal Status of Bidders, Supplemental Specifications, the Contract, Performance Bond, Payment Bond for Labor, Materials and Equipment Rental, Maintenance and Guarantee Bond, the General Conditions Section – City of Warren Standard Specifications, the Technical Specifications, all Appendices included in the contract documents.

THEREFORE, IT IS RESOLVED, pursuant to the recommendation of the WWTP Division Head and the Senior Facilities Engineer, and subject to the execution of a written agreement by the Doublejack Electrical Company, Inc., that the City Council by formal motion approves the award of contract WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788), to Doublejack Electrical Company, Inc. in the bid amount not to exceed \$313,000.00.

IT IS FURTHER RESOLVED, that upon approval of the final contract in a form that meets with the approval of the City Attorney, together with all required insurance certificates, bonds and required documents, the Mayor and City Clerk are authorized to execute the contract WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788) to Doublejack Electrical Company, Inc., 611 E Elmwood Ave, Troy, MI 48083 in the amount not to exceed \$313,000.00 consistent with the terms of the bid for City Project WWTP-25-003, Building C – Primary Switch Replacement (ITB-W-1788), and the City of Warren WWTP Contract Documents.



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 26, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: ITB-W-1806; RECOMMENDATION OF AWARD TO FURNISH SWEEPER BROOMS & PARTS

The Purchasing Division concurs with the Department of Public Works (DPW) and recommends that Bid ITB-W-1806; to Furnish Sweeper Brooms & Parts, be awarded to the low, responsible, and cost-effective bidder, Industrial Broom Service, 24212 Ryan Road, Warren, MI 48091, for a one (1) year period, with options to extend for an additional one (1) year period, in an annual amount not to exceed \$21,217.00.

On Wednesday, February 25, 2026 at 1:00 PM local time, electronic bids to furnish sweeper brooms and parts were publicly opened. Bids were solicited to eighty-six (86) suppliers through the BidNet® (MITN) system. Three (3) vendors responded with a bid, which are detailed on the attached bid tabulation sheets for your review.

To the satisfaction of the DPW, Industrial Broom Service has provided these products to the City of Warren for over sixty (60) years.

If approved by your honorable body, this award shall commence upon the official date of City Council approval, for a one (1) year period, in an annual amount not to exceed \$21,217.00.

There is an option to extend this agreement for an additional one (1) year period, with mutual consent of both parties.

Funds are available in the following Account: 101-1442-86300.

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
F040B73E57F248E...
Lori M. Stone
Mayor

AS-READ BID SUMMARY

City of Warren 1 City Square Warren MI 48093		BID: ITB-W-1806 Bid Opening Date: 2/25/2026 Department: DPW
Product or Service: FURNISH SWEEPER BROOMS & PARTS		
BIDDER	GRAND TOTAL	
INDUSTRIAL BROOM SERVICE	\$	21,217.00
KEYSTONE PLASTICS, INC.	DID NOT SUBMIT REQUIRED DOCUMENTS, THEREFORE, NOT CONSIDERED FOR AWARD	
MACQUEEN	\$	34,837.64
UNITED ROTARY BRUSH CORPORATION	SUBMITTED "NO BID"	

ITEM	EST. ANNUAL QTY	DESCRIPTION	MANUFACTURE/MF PART #	BRAND/PRODUCT # BEING OFFERED	UNIT PRICE	TOTAL (EST QTY X PRICE)
1	8	MAIN BROOM, POLY STRIP	ELGIN #1047516	ES66 Main broom for Elgin Sweeper	\$ 422.00	\$ 3,376.00
2	170	SIDE BROOM	ELGIN #30554	EGB18N Side broom for Elgin	\$ 26.25	\$ 4,462.50
3	50	DIRT SHOE RUBBER RUNNER	ELGIN #1054322	4908NP Dirt shoe rubber runner, short N	\$ 19.50	\$ 975.00
4	30	DIRT SHOE RUBBER RUNNER	ELGIN #1035525	NP2114 Dirt shoe rubber runner, short N	\$ 23.90	\$ 717.00
5	150	DIRT SHOE RUBBER RUNNER	ELGIN #1083597	6298 Dirt shoe runner runner, long	\$ 29.00	\$ 4,350.00
6	150	SIDE BROOM	GLOBAL #344-30562	12FMC side broom for Johnston sweeper	\$ 9.75	\$ 1,462.50
7	6	MAIN BROOM, HEAVY DUTY	GLOBAL #344-37511	JT565H Main broom HEAVY	\$ 519.00	\$ 3,114.00
8	4	DIRT SHOE	GLOBAL #352394	ESA005R Global drag shoe, right	\$ 345.00	\$ 1,380.00
9	4	DIRT SHOE	GLOBAL #352395	ESA005L Global drag shoe, left	\$ 345.00	\$ 1,380.00
GRAND TOTAL:						\$ 21,217.00

Industrial Broom submitted the following exceptions: We have free delivery to the Warren DPW.

ITEM	EST. ANNUAL QTY	DESCRIPTION	MANUFACTURE/MF PART #	BRAND/PRODUCT # BEING OFFERED	UNIT PRICE	TOTAL (EST QTY X PRICE)
1	8	MAIN BROOM, POLY STRIP	ELGIN #1047516	ELGIN PART # 466	\$ 462.08	\$ 3,696.64
2	170	SIDE BROOM	ELGIN #30554		\$ 137.70	\$ 23,409.00
3	50	DIRT SHOE RUBBER RUNNER	ELGIN #1054322	ELGIN PART # 1054322V	\$ 46.76	\$ 2,338.00
4	30	DIRT SHOE RUBBER RUNNER	ELGIN #1035525		\$ 22.10	\$ 663.00
5	150	DIRT SHOE RUBBER RUNNER	ELGIN #1083597		\$ 31.54	\$ 4,731.00
6	150	SIDE BROOM	GLOBAL #344-30562		NO BID	NO BID
7	6	MAIN BROOM, HEAVY DUTY	GLOBAL #344-37511		NO BID	NO BID
8	4	DIRT SHOE	GLOBAL #352394		NO BID	NO BID
9	4	DIRT SHOE	GLOBAL #352395		NO BID	NO BID
GRAND TOTAL:						\$ 34,837.64

DATE: February 26, 2026
TO: Craig Treppa, Purchasing Agent
FROM: Scott Raedel, Superintendent, Division of Public Works
RE: ITB-W-1806 Furnish sweeper brooms and parts

Craig,

The Division of Public Works is recommending the award to supply sweeper brooms and parts to Industrial Broom Service.

Industrial Broom Service has been supplying sweeper brooms and parts to the City of Warren for over sixty (60) years.

This low bid award of \$21,217 will be for a one (1) year period, commencing on the official date of City Council approval, with an option to extend the agreement for an additional one (1) year period, with mutual consent of both parties.

Funds for this will be paid from DPW account 101-1442-86300.

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

Respectfully,

Signed by:

2848617D91374D2...
Scott Raedel
Superintendent
Division of Public Works

RESOLUTION

Document No: ITB-W-1806

Product or Service: Furnish Sweeper Brooms & Parts

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, February 25, 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 Industrial Broom Service, 24212 Ryan Road, Warren, MI 48091, has been determined to be the low, responsible, and cost-effective bidder to furnish sweeper brooms and parts, for a one (1) year period, with the option to extend the agreement for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$21,217.00.

Funds are available in the following Account: 101-1442-86300.

IT IS RESOLVED, that the bid of Industrial Broom Service, is hereby accepted by City Council for a one (1) year period, with the option to extend the agreement for an additional one (1) year period, with mutual consent of both parties, in an annual amount not to exceed \$21,217.00.

IT IS FURTHER RESOLVED, that the award shall commence upon the official date of City Council approval.

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



COMMUNITY DEVELOPMENT
ONE CITY SQUARE, SUITE 210
WARREN, MI 48093-5283
(586) 574-4686
Fax (586) 574-4685
www.cityofwarren.org

February 25, 2026

TO: Mindy Moore, Council Secretary

RE: Request to Schedule Public Hearing to Receive Comments on the Proposed 2026-2027 Action Plan
(Application for CDBG, HOME, and HOPWA funds)

Dear Ms. Moore:

At the March 10, 2026 Council Meeting please schedule a public hearing for April 14, 2026 to receive input on the proposed 2026-2027 Action Plan. The Action Plan is a component of the Consolidated Plan that serves as the City's application for CDBG, HOME, and HOPWA funding.

Members of the public must be allowed to appear before Council to comment on the proposed Action Plan (written comments must also be accepted). The deadline to submit comments on the proposed plan is April 17, 2026. The public hearing must be scheduled this far in advance so the appropriate public notice can be made.

Sincerely,

Read and Concur:

Signed by:

Tom Bommarito

6F52A3F825A947D...

Tom Bommarito
Community Development Director

Signed by:

Lori M Stone

F040B73E57F248E...

Lori M. Stone
Mayor



March 2, 2026

Ms. Mindy Moore
Council Secretary
City of Warren, Michigan

Re: Request for Line-Item Transfer of Funds – Animal Control

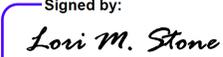
Dear Council Secretary Moore:

The Police Department with the concurrence of the City Budget Director has indicated a need to this Council for a line-item transfer in the amount of \$28,000.00 to cover the cost to hire a temporary Animal Control Officer and to cover the increased costs associated with animal shelter and animal placement services.

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

Respectfully,

Kristina K Battle
Budget Director

Approved: 
Signed by:
F040B73E57F248E
Lori M. Stone, Mayor

cc: Rick Fox
E Hawkins
B Chisolm

RESOLUTION AMENDING GENERAL APPROPRIATIONS
FOR FISCAL 2026 BUDGET

A _____ Meeting of the City Council of the City of Warren, County of Macomb, Michigan held _____, 2025, at 7:00 o'clock p.m. Eastern Daylight Savings Time in the Council Chambers at the Warren Community Center.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the budget for fiscal year July 1, 2025 to June 30, 2026 was adopted by Council on May 13, 2025, and

WHEREAS, the Police Department with the concurrence of the City Budget Director has indicated a need to this Council for a line item transfer in the amount of \$28,000.00 to cover the cost to hire a temporary Animal Control Officer and to cover the increased costs associated with animal shelter and animal placement services,

NOW, THEREFORE, BE IT RESOLVED, that the City Council by amending the original General Appropriation Resolution for the Fiscal 2026 Budget, approves the additional appropriation of funds to the following budget line items in the General Fund Budget for fiscal 2026 in the amount of \$28,000.00.

<u>Account Number</u>	<u>Account Title</u>	<u>Amount</u>
<u>Transfer to:</u>		
101-1430-70700	Temporary Wages – Animal Control	\$ 25,000
101-1430-80500	Animal Collections	<u>3,000</u>
		\$ 28,000
 <u>Transfer from:</u>		
101-1430-70600	Permanent Employees – Animal Control	\$ 28,000

BE IT FURTHER RESOLVED, that the City Council hereby revises the appropriations for the General Fund Budget for fiscal 2026 in the amount of \$28,000.00.

AYES: Council Members _____

NAYS: Council Members _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2025.

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



WARREN
PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION
One City Square, Suite 300
Warren, MI 48093-2390
P: (586) 759-9300
www.cityofwarren.org

Feb 12, 2026

Mindy Moore
City Council Secretary

RE: CONSIDERATION AND ADOPTION OF RESOLUTION to Approve Contract Modification No. 1 and Final and Payment No. 7 and Final to City Contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction decreasing the contract amount with Superior Contracting Group, LLC. by \$654.81, resulting in a final contract amount of \$1,340,304.69 and to approve payment No. 7 and Final to Superior Contracting Group, LLC. in the amount of \$145,565.64

Attached hereto is a copy of the proposed Contract Modification No.1 and Final to the City Contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction with Superior Contracting Group, LLC.

The contract modification is for final adjustment of quantities and balancing the pay items to as-constructed quantities, resulting in decrease from the original contract amount by \$654.81.

It is the Engineering Division's recommendation that the Warren City Council approve the Contract Modification No.1 and Final to the City Contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction as presented in the attached Contract Modification No. 1 and Final.

Additionally, it is recommended that Payment No. 7 and Final for the work completed under the contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction, in the amount of \$146,565.64 be issued to Superior Contracting Group, LLC. three (3) days after approval of the attached Contract Modification No. 1 and Final.

Please place this item on the next available City Council agenda for consideration. If you have any questions regarding this matter, I can be reached in my office at (586) 759-9306.

Sincerely,

Read and Concurred:

Funding Approval:

DocuSigned by:

FE012968B0764F1...
Tina G. Gapshes, P.E.
City Engineer

DocuSigned by:

A310AB08BBC84DD...
David Muzzarelli
Public Service Director

Signed by:

F6FDC83AETC142B...
Kristina Battle
Budget Director

Approved as to Form:

Recommended to Council:

Signed by:

11980B9E52344A1...
Mary Michaels
Acting City Attorney

Signed by:

F040B79E57F248E...
Lori M. Stone
Mayor

TGG/KD

Attachments:

Contract Modification No. 1 and Final, Proposed Resolution and Payment No. 7 and Final



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

CONTRACT MODIFICATION

DATE: 2/12/2026
CONTRACT: S-24-817
Prospect Avenue Water Main Replacement, Sanitary and Pavement
Reconstruction
MODIFICATION NO.: 1 and FINAL
TO: Superior Contracting Group, LLC
3044 Van Dyke, Almont, MI, 48003.

NECESSITY FOR REVISION: Modifications to the contract work after project award due to the adjustment of final project quantities and balancing the original pay items to as-constructed quantities.

The total change in contract price due to the balancing of the original pay items to as constructed quantities is \$654.81 (**decrease**) resulting in a final contract amount of \$1,340,304.69.

The Contractor will be held to furnish all materials and labor required for the completion of the work described herein, including all items incidental thereto or necessary to complete the work, even though not specifically mentioned.

This document, including the additional pay items described above shall become an amendment to the Contract, and all provisions of the Contract will apply thereto.

The above shall be effective upon approval of the Mayor and the City Council.

Except as modified, all other terms of the Contract remain in effect.

Signed by: James Reclia
Accepted by: _____
3ABC2F7D7A094B8...
for Superior Contracting Group, LLC (Contractor)

Date: 2/12/2026

DocuSigned by: Tina Gapshes
Recommended by: _____
FE012968B0764F1...
Tina Gapshes, P.E., City Engineer

DocuSigned by: Tina Gapshes
Date: _____
FE012968B0764F1...

Approved by: Warren City Council

Date: _____

Approved by: _____
Lori M. Stone, Mayor

Date: _____

Approved by: _____
Sonja Buffa, City Clerk

Date: _____

**RESOLUTION APPROVING CONTRACT MODIFICATION NO. 1 AND FINAL
AND PAYMENT NO. 7 AND FINAL
TO CITY CONTRACT S-24-817
PROSPECT AVENUE WATER MAIN REPLACEMENT, SANITARY AND PAVEMENT
RECONSTRUCTION
SUPERIOR CONTRACTING GROUP, LLC.**

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 at 7:00 p.m. Eastern Daylight Saving 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 _____.

Superior Contracting Group, LLC. and the City of Warren entered into a contract titled S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction.

Certain changes to the project were deemed necessary by the City Engineer due to field changes and modifications to the original contract work.

The Engineering Division recommends approval of the attached Contract Modification No. 1 and Final, as submitted, thereby decreasing the original contract amount by \$654.81, resulting in a final contract amount of \$1,340,304.69.

The Engineering Division further recommends that Payment No. 7 and Final in the amount of \$146,565.64 for the work completed under the contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction be issued to Superior Contracting Group, LLC after three (3) days of the City Council approval of the attached Contract Modification No. 1 and Final.

The City Engineer also recommends that project funding be modified as follows, to account for the balancing of original pay items to as-constructed quantities:

- Subtraction of \$ 899.29 from the Local Street Repair & Maintenance Fund (204-9204-97400).
- Addition of \$ 184.88 to the Water & Sewer Capital Improvements Fund (592-9044-97001).
- Addition of \$59.60 to the Michigan Transportation Operating Fund (203-3463-80206).

THEREFORE, IT IS RESOLVED, that the City of Warren approves modifications to the Contract titled S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction for the balancing of the original pay items to as-constructed quantities, decreasing the original contract amount by \$654.81, resulting in a final contract amount of \$1,340,304.69 as presented in the attached Contract Modification No. 1 and Final.

IT IS FURTHER RESOLVED, that the Mayor and Clerk of the City of Warren are authorized to execute Contract Modification No.1 and Final to City Contract S-24-817, Prospect Avenue Water Main Replacement, Sanitary and Pavement Reconstruction in such form that meets with the approval of the City Attorney.

IT IS FURTHER RESOLVED, that Payment No. 7 and Final in the amount of \$146,565.64 is payable to Superior Contracting Group, LLC. be issued after three (3) days of the City Council's approval of the Contract Modification No.1 and Final including releasing any interest on retainage.

AYES: Councilpersons _____

NAYES: Councilpersons _____

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, certify that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on _____, 2026.

SONJA BUFFA
City Clerk



PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION

PAYMENT REQUEST

Date: February 12, 2026

To: Sara Karpuk, Budget Cost Analyst, Controller's Office

NOTE: CITY COUNCIL APPROVAL REQUIRED

From: Engineering Division

Re: Payment No.	<u>7 & Final</u>	Payee: <u>Superior Contracting Group, LLC</u>
Contract:	<u>S-24-817</u>	<u>3044 Van Dyke</u>
Location:	<u>Prospect Ave</u>	<u>Almont, MI 48003</u>
Improvement:	<u>Water, San and Pavement Reconstruction</u>	

	Council Approval:	
Original Contract Amount	4/23/2024	<u>\$1,340,959.50</u>
Prop. Contract Mod #1		<u>(\$654.81)</u>
	Current Contract Amount	<u>\$1,340,304.69</u>
Total Work performed as of:	1/30/2026	<u>\$1,340,304.69</u>
Less Retainage 0.0%		<u>\$0.00</u>
Net Amount Earned to Date		<u>\$1,340,304.69</u>
Amount of Previous Payment Requests		<u>\$1,194,739.05</u>

Amount Due This Estimate \$145,565.64

Retainage Previously Withheld	<u>\$5,000.00</u>
Retainage Change this Pay Estimate	<u>(\$5,000.00)</u>

Chargeable to: Local Street Repair & Maintenance Fund \$57,061.73
Line Item (204-9204-97400)

Chargeable to: Water & Sewer Capital Improvements Fund \$82,390.15
Line Item (592-9044-97001)

Chargeable to: Michigan Transportation Operating Fund \$6,113.76
Line Item (203-3463-80206)

The total revenue generated should be transferred from the construction account to the Water Division Shared Services budget and be credited as revenue generated by the Division of Engineering.

Prepared by:

Signed by:
Kumar Douthireddy
Kumar Douthireddy
Temporary Engineer

DocuSigned by:
Tina Gapsles
Tina G. Gapsles, P.E.
City Engineer

cc: Payee

City of Warren
Division of Engineering
5-24-817
Payment No. 7 & Final



CONTRACTOR NAME: Superior Contracting Group, LLC
ADDRESS: 3044 Van Dye
CITY, STATE, ZIP: Almont, MI 48003

ITEM No.	PAY ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT	TOTAL QUANTITY PAID TO DATE	TOTAL AMOUNT PAID TO DATE	TOTAL QUANTITY THIS PAYMENT	TOTAL AMOUNT THIS PAYMENT
DEMOLITION ITEMS									
1	ABANDON EXISTING WATER MAIN, COMPLETE (SHOWABLE FILL OR REMOVE)	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	0	\$ -
2	REMOVE EXISTING SANITARY MAIN, COMPLETE	LS	1	\$ 56,000.00	\$ 56,000.00	1	\$ 56,000.00	0	\$ -
3	REMOVE EXISTING STORM SEWER, COMPLETE	LF	500	\$ 38.00	\$ 19,000.00	500	\$ 19,000.00	33	\$ 1,514.00
4	REMOVE EXISTING FIRE HYDRANT ASSEMBLY, COMPLETE	EA	1	\$ 1,850.00	\$ 1,850.00	1	\$ 1,850.00	0	\$ -
5	REMOVE CATCH BASIN OR MAN-HOLE, COMPLETE	EA	7	\$ 1,500.00	\$ 10,500.00	7	\$ 10,500.00	0	\$ -
6	REMOVE CONCRETE DRIVE APPROACH	SF	2,343	\$ 1.50	\$ 3,514.50	2,785.80	\$ 4,184.10	809.9	\$ 1,234.35
7	REMOVE SIDEWALK OR A.D.A. RAMP	SF	2,850	\$ 1.50	\$ 4,275.00	9,790.6	\$ 14,683.50	1,553.6	\$ 2,337.90
8	REMOVE EXISTING PAVEMENT (INCLUDES INTEGRAL CURB AND GUTTER)	SF	2,074	\$ 13.50	\$ 28,001.00	3,052.10	\$ 41,297.85	210.6	\$ 2,848.10
9	REMOVE TREE, 10" OR (AS-NEEDED)	EA	4	\$ 500.00	\$ 2,000.00	4	\$ 2,000.00	0	\$ -
PAVING ITEMS									
10	INSTALL 9" THICK CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER, M.D.O.T. #1 (8 SACK CEMENT CONTENT)	SF	2,648	\$ 74.80	\$ 198,544.40	2,725.80	\$ 205,087.88	383.78	\$ 28,477.11
11	INSTALL 6" THICK CONCRETE SIDEWALK, A.D.A. RAMP OR DRIVE APPROACH, M.D.O.T. #1 (8 SACK CEMENT CONTENT)	SF	3,587	\$ 7.70	\$ 27,619.90	4,012	\$ 30,888.55	0	\$ -
12	INSTALL 8" THICK CONCRETE SIDEWALK, M.D.O.T. #1 (8 SACK CEMENT CONTENT)	SF	6,727	\$ 6.80	\$ 45,743.60	9,750.10	\$ 66,614.66	3,317.2	\$ 22,579.52
13	INSTALL M.D.O.T. CLASS 21AA LIMESTONE SUB-BASE, (MIN. 8" THICK C.I.P.) UNDER CONCRETE PAVEMENT	SF	2,854	\$ 18.00	\$ 51,372.00	0.00	\$ -	0.00	\$ -
14	SUBGRADE UNDERCUT - EXCAVATE UNSUITABLE SUBGRADE MATERIAL AND BACKFILL INSTALL 1 1/2" TYPE IV - CRUSHED LIMESTONE (L.P.) FOR FILLING UNDERCUT	CY	100	\$ 69.00	\$ 6,900.00	21.05	\$ 1,451.45	1.4	\$ 96.50
15	INSTALL TENSAR B4130B OR EQUIVALENT GEOTEXTILE TO STABILIZE THE UNDERCUT AREAS	SF	300	\$ 6.00	\$ 1,800.00	0	\$ -	0	\$ -
16	STATION GRADING	SMA	8	\$ 3,000.00	\$ 24,000.00	8	\$ 24,000.00	0	\$ -
17	COLD WEATHER PROTECTION (AS-NEEDED)	SF	2,648	\$ 9.00	\$ 23,832.00	0	\$ -	0	\$ -
UTILITY ITEMS									
18	8" WATER MAIN CONNECTION, COMPLETE - INCLUDES ALL NECESSARY FITTINGS, PIPES, THROTTLE BLOCKS & APPURTENANCES	EA	2	\$ 2,550.00	\$ 5,100.00	2	\$ 5,100.00	0	\$ -
19	INSTALL 8" DIA. CL 54 DUCTILE IRON WATER MAIN	LF	774	\$ 141.00	\$ 109,544.00	820	\$ 115,620.00	0	\$ -
20	INSTALL 6" BI 58A REASSEMBLE FLANGE FIRE HYDRANT, COMPLETE - INCLUDES VALVES, BOXES, TEES AND ANY 6" WATER MAIN PIPE OR EXTENSIONS	EA	1	\$ 7,200.00	\$ 7,200.00	1	\$ 7,200.00	0	\$ -
21	INSTALL SHORT SIDE - 1" WATER SERVICE TRANSFER/REPLACEMENT, COMPLETE - INCLUDES ALL NECESSARY CONNECTION FITTINGS AND STOP BOX	EA	16	\$ 2,050.00	\$ 32,800.00	16	\$ 32,800.00	0	\$ -
22	INSTALL LONG SIDE - 1" WATER SERVICE TRANSFER/REPLACEMENT, COMPLETE - INCLUDES ALL NECESSARY CONNECTION FITTINGS AND STOP BOX	EA	17	\$ 1,450.00	\$ 24,650.00	17	\$ 24,650.00	1	\$ 1,450.00
23	INSTALL 1/2" DIA. PVC SDR 25 SANITARY SEWER PIPE	LF	715	\$ 185.00	\$ 132,275.00	715	\$ 132,275.00	0	\$ -
24	INSTALL 1/2" DIA. PVC SDR 25 SANITARY SEWER PIPE	LF	114	\$ 200.00	\$ 22,800.00	114	\$ 22,800.00	0	\$ -
25	INSTALL SHORT SIDE - 6" SDR 25.5 - SANITARY SERVICE RECONNECTION, SEALING, CLEANOUT - COMPLETE	EA	17	\$ 2,550.00	\$ 43,350.00	17	\$ 43,350.00	0	\$ -
26	INSTALL LONG SIDE - 6" SDR 25.5 - SANITARY SERVICE RECONNECTION, SEALING, CLEANOUT - COMPLETE	EA	16	\$ 2,650.00	\$ 42,400.00	16	\$ 42,400.00	3	\$ 7,900.00
27	ADJUST UTILITY STRUCTURES, COMPLETE (INCLUDES HOPE/CONCRETE OR EQUIVALENT ADJUSTMENT RING)	EA	4	\$ 1,700.00	\$ 6,800.00	10	\$ 17,000.00	0	\$ -
28	INSTALL 2' DIAMETER MAN-HOLE OR CATCH BASIN, COMPLETE	EA	6	\$ 2,450.00	\$ 14,700.00	5	\$ 12,250.00	0	\$ -
29	INSTALL 4' DIAMETER MAN-HOLE OR CATCH BASIN, COMPLETE	EA	4	\$ 8,750.00	\$ 35,000.00	5	\$ 43,750.00	0	\$ -
30	INSTALL 12" DIA. STORM SEWER, ROP. CL 47 C75 PIPE	LF	315	\$ 305.00	\$ 96,150.00	315	\$ 96,425.00	12	\$ 3,680.00
31	INSTALL 15" DIA. STORM SEWER, ROP. CL 47 C75 PIPE	LF	456	\$ 115.50	\$ 52,458.00	480.5	\$ 55,595.75	54.5	\$ 6,217.75
32	INSTALL 6" DIA. CORRUGATED PLASTIC PERFORATED EDGE DRAIN WITH GEOTEXTILE WRAP, COMPLETE	LF	1,558	\$ 15.75	\$ 24,579.00	1,560	\$ 24,516.00	0	\$ -
33	INSTALL A.D.A. COMPLIANT OR STANDARD FRAME FOR MAN-HOLE, CATCH BASIN, INLET OR GATE WELL	EA	10	\$ 950.00	\$ 9,500.00	10	\$ 9,500.00	0	\$ -
34	INSTALL A.D.A. COMPLIANT OR STANDARD COVER FOR MAN-HOLE, CATCH BASIN, INLET OR GATE WELL	EA	10	\$ 950.00	\$ 9,500.00	10	\$ 9,500.00	0	\$ -
35	MAINTENANCE GRAVEL, INSTALL AND MAINTAIN (COMPLETE)	TON	300	\$ 59.00	\$ 17,700.00	400	\$ 23,600.00	279	\$ 16,380.00
TRAFFIC CONTROL ITEMS									
36	TRAFFIC CONTROL DEVICES, COMPLETE	LS	1	\$ 15,000.00	\$ 15,000.00	1.0	\$ 15,000.00	0	\$ -
37	TEMPORARY TRAFFIC CONTROL OR INFORMATIONAL SIGNS	SF	300	\$ 6.00	\$ 1,800.00	327	\$ 1,962.00	0	\$ -
RESTORATION ITEMS									
38	INSTALL CLASS "A" SOO	SF	80	\$ 11.50	\$ 920.00	0	\$ -	0	\$ -
39	INSTALL SEED AND MULCH	LS	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	0	\$ -
40	INSTALL TREE (AS-NEEDED REPLACEMENT)	EA	3	\$ 3,000.00	\$ 9,000.00	0	\$ -	0	\$ -
41	SPRINKLER LINE (AS-NEEDED)	LF	200	\$ 20.00	\$ 4,000.00	0	\$ -	0	\$ -
42	SPRINKLER HEAD, REPLACE (AS-NEEDED)	EA	8	\$ 63.00	\$ 504.00	0	\$ -	0	\$ -
43	SPRINKLER HEAD, BIDDING (AS-NEEDED)	EA	8	\$ 50.00	\$ 400.00	0	\$ -	0	\$ -
MISCELLANEOUS ITEMS									
44	PREFABRICATED PORTABLE SANITARY FACILITY	EA	1	\$ 300.00	\$ 300.00	1	\$ 300.00	0	\$ -
45	PROJECT CLEANUP	LS	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00	1	\$ 20,000.00
46	CREW DOWNTIME FOR LOCATING UNMARKED/UNMAINTAINED SERVICES OR FOR OTHER UNFORSEEN FIELD CONDITIONS	HR	8	\$ 500.00	\$ 4,000.00	16.5	\$ 8,250.00	0	\$ -
47	REPAIR UNMARKED OR UNMAINTAINED SERVICE	EA	5	\$ 2,000.00	\$ 10,000.00	1	\$ 2,000.00	1	\$ 2,000.00
48	CONTINGENCY FOR WORK OUTSIDE OF THE ORIGINAL BAY ITEMS	LS	1	\$ 20,000.00	\$ 20,000.00	0.10	\$ 2,000.00	0	\$ -
49	AUDIO-VISUAL RECORDINGS OF THE CONSTRUCTION AREA	LS	1	\$ 1,000.00	\$ 1,000.00	1.0	\$ 1,000.00	-1	\$ (1,000.00)
50	SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING MOWING SOIL EROSION PERMIT FEE ALLOWANCE	LS	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00	0	\$ -
51	PERMIT AND INSPECTION FEE ALLOWANCE - AS NEEDED REIMBURSEMENT (SUC, E&R)	LS	1	\$ 3,000.00	\$ 3,000.00	1.0	\$ 3,000.00	1.0	\$ 3,000.00
52	SONGS, INSURANCE, MOBILIZATION AND INITIAL SET-UP EXPENSE (NOT TO exceed 7% of construction cost)	LS	1	\$ 87,000.00	\$ 87,000.00	1.0	\$ 87,000.00	0.0	\$ -
ALTERNATE - PAY ITEM DESCRIPTION									
53	INSTALL M.D.O.T. CLASS 21AA CRUSHED CONCRETE SUB-BASE, (MIN. 8" THICK C.I.P.) UNDER CONCRETE PAVEMENT	SF	2,814	\$ 13.30	\$ -	2,893.07	\$ 37,899.22	10.18	\$ 135.98
54	EXCAVATION - PORTLAND (CHANGE ORDER #1)	HRS		\$ 141.00	\$ -	28	\$ 3,948.00	28	\$ 3,948.00
55	EXCAVATION - OPERATOR (CHANGE ORDER #2)	HRS		\$ 134.00	\$ -	56	\$ 7,504.00	56	\$ 7,504.00
56	EXCAVATION - 13 LABORERS (CHANGE ORDER #3)	HRS		\$ 108.00	\$ -	84	\$ 9,072.00	84	\$ 9,072.00
57	SANITARY SEWER, PVC, 6", 17' DET B2 - TRUSS PIPE (CHANGE ORDER #1)	LF		\$ 118.75	\$ -	87	\$ 10,331.25	87	\$ 10,331.25
58	MOOT, CLASS-B SAND (CHANGE ORDER #1)	TON		\$ 22.00	\$ -	100	\$ 2,200.00	100	\$ 2,200.00
59	21AA CRUSHED CONCRETE - 4" AS55 BASE FOR SWK (CHANGE ORDER #1)	TON		\$ 22.00	\$ -	35.43	\$ 779.46	35.43	\$ 779.46
60	INSTALL 8" DIA. C-505 CL 54 WATER MAIN	LF	714	\$ -	\$ -	0	\$ -	0	\$ -
TOTAL WORK PERFORMED AS OF 1/30/2018					\$1,340,954.50		\$1,340,304.85		\$148,515.64
LESS RETAINAGE 0.0%									\$0.00
NET AMOUNT EARNED							\$1,340,304.85		\$148,515.64
LESS PREVIOUS PAYMENTS							\$1,191,789.55		\$0.00
BALANCE DUE THIS ESTIMATE							\$148,515.64		\$148,515.64

DocuSigned by:
Tina G. Gapsnes
FE012968B0764F1...

Signed by:
James Keckha
3ABC2F7D7A994B8...

I certify that I have checked the periodic estimate to the best of my knowledge and belief it is a true and correct statement of work performed by the contractor, that all work included herein is payable and that the amount shown is the amount due to me or my duly authorized representative or assistants and it has been performed in full accordance with the requirements of the contract.

I certify that I have checked the periodic estimate to the best of my knowledge and belief it is a true and correct statement of the contract amount to date and including the last day of the period covered by this periodic estimate, that no part of the balance due this estimate has been received. That payment of same is due herewith, is without collusion and fraud in any respect.

City of Warren
Division of Engineering
 S-24-817
 Payment No. 7 & Final



CONTRACTOR NAME: Superior Contracting Group, LLC
 ADDRESS: 3044 Van Dyke
 CITY, STATE, ZIP: Almont, MI 48003

DESCRIPTION		ORIGINAL CONTRACT AMOUNT	AMOUNT PAID TO DATE	AMOUNT THIS PAYMENT
Total Work Performed as of:	1/30/2026	\$1,340,959.50	\$1,340,304.69	\$140,565.64
Less Retainage	0.0%		\$0.00	(\$5,000.00)
Net Amount Earned			\$1,340,304.69	\$145,565.64
Less Previous Payments			\$1,194,739.05	\$0.00
Total Amount Due this Estimate			\$145,565.64	\$145,565.64
Total Local Street Repair and Maintenance - Work Performed as of:	1/30/2026	\$ 526,298.73	\$525,399.44	\$55,101.73
Less Retainage	0.0%		(\$0.00)	(\$1,960.00)
Net Amount Earned			\$525,399.44	\$57,061.73
Less Previous Payments			\$468,337.71	\$0.00
Total Local Street Repair and Maintenance - Work Due this Estimate			\$57,061.73	\$57,061.73
Total Water & Sewer Capital Improvements Fund - Work Performed as of:	1/30/2026	\$ 758,427.57	\$ 758,612.45	\$ 79,560.15
Less Retainage	0.0%		(\$0.00)	(\$2,830.00)
Net Amount Earned		145,565.6	\$758,612.46	\$82,390.15
Less Previous Payments			\$676,222.31	\$0.00
Total Water & Sewer Capital Improvements Fund - Work Due this Estimate			\$82,390.15	\$82,390.15
Total Michigan Transportation Operating Fund - Work Performed as of:	1/30/2026	\$ 56,233.20	\$ 56,292.80	\$ 5,903.76
Less Retainage	0.0%		(\$0.00)	(\$210.00)
Net Amount Earned			\$56,292.80	\$6,113.76
Less Previous Payments			\$50,179.04	\$0.00
Total Michigan Transportation Operating Fund - Work Due this Estimate			\$6,113.76	\$6,113.76

I certify that I have checked this periodic estimate; that to the best of my knowledge and belief it is true and correct statement of work performed by the contractor; that all work included in this periodic estimate has been inspected by me or my duly authorized representative or assistants and it has been performed in full accordance with the requirements of the contract.

DocuSigned by:

Tina Gapshe

FE012968B0764F1
 for the City of Warren, Tina G. Gapshe, P.E.
 City Engineer

54	EXCAVATION FOREMAN (CHANGE ORDER #3)	HRS	28	\$	141.00	\$3,948.00	28.00	\$3,948.00	0.00	0.00
55	EXCAVATION OPERATOR (CHANGE ORDER #3)	HRS	56	\$	134.00	\$7,504.00	56.00	\$7,504.00	0.00	0.00
56	EXCAVATION 3 LABORERS (CHANGE ORDER #3)	HRS	84	\$	103.00	\$8,652.00	84.00	\$8,652.00	0.00	0.00
57	SANITARY SEWER, P.V.C. 6", TR. MET B2 - TRUSS PIPE (CHANGE ORDER #3)	FT	53	\$	15.67	\$827.31	87.00	\$1,358.19	(3.0)	(32.88)
58	DOT CLASS 9 SAND (CHANGE ORDER #3)	TGN	100	\$	22.00	\$2,200.00	100.00	\$2,200.00	0.00	0.00
59	21AA CRUSHED CONCRETE - 4" AGG BASE FOR GWK (CHANGE ORDER #3)	TGN	43	\$	22.00	\$946.00	35.49	\$776.76	(4.5)	(16.24)
60	INSTALL 8" DIA. C-600 DR 14 WATER MAIN	LF	784	\$	103.00	\$80,632.00	0.00	\$0.00	(784.00)	(\$80,632.00)
Original Contract Amount						\$1,348,819.58		\$1,348,493.89		\$54.69
Contract Modification No. 1 and Final						\$654.81				
Final Contract Amount						\$1,349,154.69				
Percent Change from the Amended Contract Amount						-0.01%				



CITY ATTORNEY'S OFFICE

One City Square, Suite 400
WARREN, MI 48093
(586) 574-4671
FAX (586) 574-4530
www.cityofwarren.org

February 27, 2026

Ms. Mindy Moore
Council Secretary
City of Warren

Re: Proposed Resolution Providing Public Notice of Intent to Sell Tax-Reverted Properties at 2067 and 2093 Emmons, Warren, Michigan for \$500.00 Each; 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 tax-reverted properties located at 2067 Emmons and 2093 Emmons (collectively, "the Property") to Joy Home, LLC (Purchaser) for \$500.00 each, plus the \$150.00 administrative fee.

Joy Home, LLC is willing to purchase each property for \$500.00, renovate the residential structure at 2067 Emmons and market it for owner-occupancy. The permit fee would be capped at \$500.00, plus reinspection fees.

The Property will be conveyed "as is" with a quit claim deed, maintained, and kept free from the growth or cultivation of marijuana, and not sold or leased for short-term rentals. The Purchaser will grant the City an easement for public utilities and temporary construction access, as needed for future public improvement projects. If the owner wishes to combine the two individual properties, the combination may be handled administratively with no fee or hearing, if application is made within a year of closing.

The Resolution will remain on file with the City Clerk for 30 days. Any person wishing to submit an offer may submit the offer in writing to Community Development Director Tom Bommarito by April 13, 2026. If no other offers are received, Council's approval of the sale becomes final, with no further action.

Consistent with 2-346 of the Code of Ordinances, the proposed sale will relieve the City of the liability and maintenance costs, restore unoccupied land to the tax rolls, and rehabilitate blighted property. In 2025, the Assessor estimated the true cash value at 2067 Emmons as \$88,008, and 2093 Emmons as \$6,809. The public purposes to result from the sale will adequately satisfy section 2-346.

If acceptable, please submit the resolution to Council for its meeting on Tuesday, March 10, 2026. Upon adoption, the resolution must remain on file with the City Clerk for thirty days.

Signed by:
Respectfully,
Mary Michaels
Mary Michaels
1100057526471
Acting City Attorney

Read and concur:

Signed by:

Lori M. Stone

F040B73E57F248E...
Lori M. Stone, Mayor

MM/vlt Ltr to M Moore re Notice of Intent to Sell to E Aliaj dba Joy Home LLC – 2067 & 2093 Emmons ID 117953

- cc: Erizon Aliaj, Joy Home, LLC (w/attach.)
- Paul Lize, Chief Building Inspector (w/attach.)
- Tom Bommarito, Community Development Director (w/attach.)
- Hunter Manikas, Economic Development (w/attach.)

RESOLUTION PROVIDING PUBLIC NOTICE OF INTENT TO SELL TAX-REVERTED PROPERTIES AT 2067 EMMONS AND 2093 EMMONS, WARREN, MICHIGAN, PARCEL NO. 13-31-352-034 AND 13-31-352-035; 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 March 10, 2026, at 7:00 p.m. Daylight Savings Time in the Council Chambers of the Warren Community Center, 5460 Arden, Warren, Michigan.

Present: Councilpersons _____

Absent: Councilpersons _____

Joy Home, LLC is interested in purchasing the properties at 2067 Emmons and 2093 Emmons (collectively, "the Property"), and is willing to renovate the residential structure located at 2067 Emmons to City code.

The Mayor and Community Development Director are recommending that the Property be conveyed to Joy Home, LLC ("Purchaser") for \$500.00 for each individual property, plus an administrative fee of \$150.00 and closing costs.

The Purchaser will keep the Property maintained and free from narcotics including the growth or cultivation of marihuana, sell lot for owner-occupancy, and if necessary to lease, will not lease the property for the initial period of less than 12 months.

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

THEREFORE, IT IS RESOLVED, that the City of Warren offers for sale the properties located at 2067 Emmons and 2093 Emmons, Warren, Michigan, Parcel No. 13-31-352-034 and 13-31-352-035, Warren, Michigan, described as follows:

Lot 248, including adjacent ½ of vacated alley – 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. 13-31-352-034
Commonly known as: 2067 Emmons

Lot 247, including adjacent ½ of vacated alley – 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. 13-31-352-035
Commonly known as: 2093 Emmons



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
Economic Development

FROM: Tina Gapshes, City Engineer

DATE: September 23, 2025

RE: 2093 Emmons Ave
Parcel # 13-31-352-035

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

- John B Sosnowski Eight Mile Road Sub (L7, P27); Lot 247 Incl. ½ Vac Alley
- 35' (east and west) x 133' (north and south)
- This lot is located on the north side of Emmons Ave, east of Dequindre Road.
- There are no platted easements.
- There is no approach.
- There are 2 trees in the back yard.
- There is a chain link fence at the north, east and west property lines. There is some damage to the fence at the north property line.
- The sidewalk is ADA compliant.
- The electrical lines for the house to the east have fallen onto this lot.
- There are no visible drainage issues.

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.

A handwritten signature in black ink, appearing to read "Tina Gapshes".

Tina G. Gapshes, P.E.
City Engineer

cc: Hunter Manikas, Community and Economic Development Aide

Filed by Corporations Division Administrator Filing Number: 221344230100 Date: 01/13/2021



Form Revision Date 02/2017

ARTICLES OF ORGANIZATION
For use by **DOMESTIC LIMITED LIABILITY COMPANY**

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

JOY HOME LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Real estate development

Article III

The duration of the limited liability company if other than perpetual is:

PERPETUAL

Article IV

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

1. Agent Name: ERIZON ALIAJ
2. Street Address: 3502 BATES DR
Apt/Suite/Other:
City: STERLING HEIGHTS
State: MI Zip Code: 48310

3. Registered Office Mailing Address:
P.O. Box or Street Address: 3502 BATES DR
Apt/Suite/Other:
City: STERLING HEIGHTS
State: MI Zip Code: 48310

Signed this 4th Day of January, 2021 by the organizer(s):

Signature	Title	Title If "Other" was selected
Erizon Aliaj	Organizer	

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

Parcel Number: 12-13-31-352-034

Jurisdiction: CITY OF WARREN

County: Macomb

Printed on

09/25/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACOMB COUNTY TREASURER	CITY OF WARREN	204,220	07/23/2019	QC	33-TO BE DETERMINED	26084/900	PROPERTY TRANSFER	100
RVFM 4 SERIES LLC	WITTER MARTIN	1,000	10/19/2016	QC	33-TO BE DETERMINED	24379/894	PROPERTY TRANSFER	100.00
BAT HOLDINGS TWO LLC	RVFM 4 SERIES LLC	10	10/02/2015	WD	03-ARM'S LENGTH	23702/378	PROPERTY TRANSFER	100.00
HARRISON QUEEN E	BAT HOLDINGS TWO LLC	6,750	04/11/2014	OTH	33-TO BE DETERMINED	22775/261	PROPERTY TRANSFER	

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1-P	Building Permit(s)	Date	Number	Status
2067 EMMONS						
Owner's Name/Address	School: FITZGERALD PUBLIC SCHOOLS					
CITY OF WARREN ONE CITY SQUARE warren, MI 48093-6726	P.R.E. 0%					
	NOTES: 2025 Est TCV 88,008 TCV/TFA: 101.98					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 03130, Neighborhood 03130							
JOHN B SOSNOWSKI EIGHT MILE ROAD SUBDIVISION LOT 248 INCL 1/2 VAC ALLEY L7 P27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			Dirt Road	FRONTAGE 1	35.00	133.00	1.0000 1.0115	200 100	7,080	
			Gravel Road	35 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	7,080

Comments/Influences	Improved	Vacant	Topography of Site
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Level
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rolling
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaped
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Swamp
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wooded
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pond
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waterfront
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ravine
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

who when what
VN 08/06/2014 Office Rev

Residential Building 1 of 1

Parcel Number: 12-13-31-352-034

Printed on

09/25/2025

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family	Mobile Home	Eavestrough Insulation		Gas Wood	X Oil Coal	Elec. Steam	Appliance Allow.	Interior 1 Story	Area Type		Year Built:		Car Capacity:	
Town Home	Duplex	0 Front Overhang		Forced Air w/o Ducts			Cook Top	Interior 2 Story	90 CPP		Class:		Exterior:	
A-Frame		0 Other Overhang		Forced Air w/ Ducts			Dishwasher	2nd/Same Stack	Two Sided		Brick Ven.:		Stone Ven.:	
		(4) Interior		Forced Hot Water			Garbage Disposal	Exterior 1 Story	Exterior 2 Story		Common Wall:		Foundation:	
X Wood Frame		X Drywall	Plaster	Electric Baseboard			Bath Heater	Prefab 1 Story	Prefab 2 Story		Finished ?		Auto. Doors:	
		Paneled	Wood T&G	Elec. Ceil. Radiant			Vent Fan	Heat Circulator	Wood Stove		Mech. Doors:		Area:	
Building Style:	1 Story	Trim & Decoration		Radiant (in-floor)			Hot Tub	Raised Hearth	Direct-Vented Ga		% Good:		Storage Area:	
Yr Built	Remodeled	EX	X Ord	Electric wall Heat			Unvented Hood	Wood Stove	Class: CD		No Conc. Floor:		Bsmt Garage:	
1940	0	Size of Closets		Space Heater			Vented Hood	Direct-Vented Ga	Effic. Age: 31		Bsmnt Garage:		Carpport Area:	
Condition: Good		Lg	X Ord	Wall/Floor Furnace			Intercom		Total Base New: 121,413		E.C.F. X 0.966		Roof:	
Room List		Small		Forced Heat & Cool			Jacuzzi Tub		Total Depr Cost: 83,776		Estimated T.C.V.: 80,928			
Basement	4 1st Floor	Doors	Solid	Heat Pump			Jacuzzi repl.Tub		Total Base New: 121,413		E.C.F. X 0.966			
2nd Floor	2 Bedrooms	X H.C.		No Heating/Cooling			Oven		Total Depr Cost: 83,776		Estimated T.C.V.: 80,928			
		(5) Floors		Central Air			Microwave		Total Base New: 121,413		E.C.F. X 0.966			
		Kitchen:		Wood Furnace			Standard Range		Total Depr Cost: 83,776		Estimated T.C.V.: 80,928			
		Other: Softwood		(12) Electric			Self Clean Range		Total Base New: 121,413		E.C.F. X 0.966			
		Other:		0 Amps Service			Sauna		Total Depr Cost: 83,776		Estimated T.C.V.: 80,928			
(1) Exterior	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Trash Compactor		Total Base New: 121,413		E.C.F. X 0.966			
Aluminum/Vinyl	Brick			No./Qual. of Fixtures			Central Vacuum		Total Depr Cost: 83,776		Estimated T.C.V.: 80,928			
X Asbestos	X Insulation			EX. X Ord. Min			Security System		Total Base New: 121,413		E.C.F. X 0.966			
		(7) Excavation		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Basement: 0 S.F.		X Many Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Crawl: 863 S.F.		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Slab: 0 S.F.		Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Height to Joists: 0.0		1 3 Fixture Bath			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
(2) windows	Many Ave.	X Large Ave.	Small	2 Fixture Bath			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Wood Sash	Metal Sash	(8) Basement		Softner, Auto			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Vinyl Sash	Double Hung	Conc. Block		Softner, Manual			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Horiz. Slide	Casement	Poured Conc.		Solar Water Heat			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Double Glass	Patio Doors	Stone		No Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Storms & Screens		Treated Wood		Extra Toilet			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Concrete Floor		Extra Sink			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		(9) Basement Finish		Separate Shower			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Recreation SF		1 Ceramic Tile Floor			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Living SF		1 Ceramic Tile Wains			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		Walkout Doors (B)		Ceramic Tub Alcove			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		No Floor SF		Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
		0 Walkout Doors (A)		(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
(3) Roof	X Gable	Gambrel	(10) Floor support	1 Public Water			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Hip	Mansard	Shed	Joists:	1 Public Sewer			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Flat			Unsupported Len:	water well			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
X Asphalt Shingle			Cnts.Sup:	1000 Gal. septic			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
Chimney: Brick				2000 Gal. septic			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			
				Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1 Story		Total Base New: 121,413		E.C.F. X 0.966			

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 12-13-31-352-034

Printed on

09/25/2025

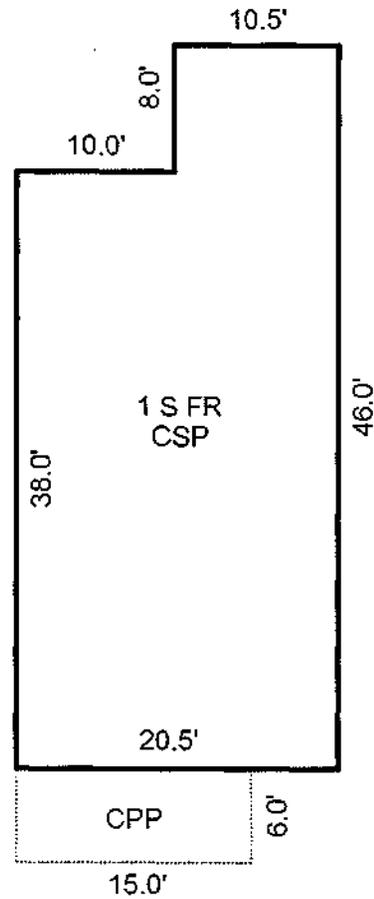


*** Information herein deemed reliable but not guaranteed***

Parcel Number: 12-13-31-352-034

Residential Building 1 of 1

Printed on 09/25/2025



Sketch by Apex Clutch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 12-13-31-352-035

Jurisdiction: CITY OF WARREN

County: Macomb

Printed on

09/25/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
macomb county treasurer	city of warren	2,442	07/31/2002	QC	33-TO BE DETERMINED	12533/610	NOT VERIFIED	

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
2093 EMMONS	RESIDENTIAL-VACAN	R-1-P				
Owner's Name/Address	School:	P.R.E.				
CITY OF WARREN PLANNING ONE CITY SQUARE warren, MI 48093-6726	FITZGERALD PUBLIC SCHOOLS	0%				

NOTES:

2025 Est TCV 6,809

Improved	X Vacant	Land Value Estimates for Land Table 03130.Neighborhood 03130																												
		Public Improvements																												
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>FRONTAGE 1</td> <td>35.00</td> <td>123.00</td> <td>1.0000</td> <td>0.9727</td> <td>200</td> <td>100</td> <td></td> <td>6,809</td> </tr> <tr> <td colspan="8">35 Actual Front Feet, 0.10 Total Acres</td> <td>Total Est. Land Value =</td> <td>6,809</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	FRONTAGE 1	35.00	123.00	1.0000	0.9727	200	100		6,809	35 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value =	6,809
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
FRONTAGE 1	35.00	123.00	1.0000	0.9727	200	100		6,809																						
35 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value =	6,809																					

Tax Description	Improvements
JOHN B SOSNOWSKI EIGHT MILE ROAD SUBDIVISION LOT 247 INCL 1/2 VAC ALLEY L7 P27	<input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb Street Lights Standard Utilities Underground Utils.

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level Rolling Low High <input checked="" type="checkbox"/> Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2023	0	0	0			0
	2022	0	0	0			0

Comments/Influences	who	when	what

Parcel Number: 12-13-31-352-035

Printed on

09/25/2025



*** Information herein deemed reliable but not guaranteed***

2067 EMMONS Warren, MI 48091-4222 (Property Address)

Parcel Number: 12-13-31-352-034 Account Number: 302921542



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: 863
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.107
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found
- > 12 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	CITY OF WARREN ONE CITY SQUARE Warren, MI 48093-6726	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	FITZGERALD PUBLIC SCHOOLS	Assessed Value	\$0
NOTES	No Data to Display	Taxable Value	\$0
User Number Index	0	State Equalized Value	\$0
User Alpha 1	Not Available	Date of Last Name Change	08/01/2019
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 11/17/2004

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

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-P	Total Acres	0.107
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	FITZ 31	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	35.00 ft	133.00 ft
Total Frontage: 35.00 ft		Average Depth: 133.00 ft

Legal Description

JOHN B SOSNOWSKI EIGHT MILE ROAD SUBDIVISION LOT 24B INCL 1/2 VAC ALLEY L7 P27

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filled	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreege of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Libery/Page
07/23/2019	\$204,220.00	QC	MACOMB COUNTY TREASURER	CITY OF WARREN	33-TO BE DETERMINED	26084/900
10/19/2016	\$1,000.00	QC	RVFM 4 SERIES LLC	WITTER MARTIN	33-TO BE DETERMINED	24379/894
10/02/2015	\$10.00	WD	BAT HOLDINGS TWO LLC	RVFM 4 SERIES LLC	03-ARM'S LENGTH	23702/378
04/11/2014	\$6,750.00	OTH	HARRISON QUEEN E	BAT HOLDINGS TWO LLC	33-TO BE DETERMINED	22775/261
09/01/2013	\$23,000.00	LC	BAT HOLDINGS TWO LLC	HARRISON QUEEN E	33-TO BE DETERMINED	
03/30/2012	\$6,000.00	QC	BUY RIGHT PROPERTIES LLC	BAT HOLDINGS TWO LLC	33-TO BE DETERMINED	21511/747
07/27/2011	\$6,919.00	QC	MACOMB COUNTY TREASURER	BUY RIGHT PROPERTIES LLC	33-TO BE DETERMINED	20873/854
07/24/2009	\$1,000.00	QC	STONECREST INCOME & OPPORTUNITY	SOJAK LAND MANAGEMENT LLC	33-TO BE DETERMINED	19896/58
05/14/2009	\$1.00	QC	DEUTSCHE BANK	STONECREST INCOME & OPPORTUNITY	33-TO BE DETERMINED	19791/1
11/16/2008	\$57,501.00	PTA	DEUTSCHE BANK		10-FORECLOSURE	
05/20/2008	\$1.00	QC	MORTGAGE ELECTRONIC	DEUTSCHE BANK	33-TO BE DETERMINED	19383/938
05/16/2008	\$57,501.00	SD	DEVLIN-CAHILL KYLE	MORTGAGE ELECTRONIC	10-FORECLOSURE	19346/942
10/29/2004	\$56,000.00	WD	KURRIE STEVEN	Devlin-Cahill Kyle	03-ARM'S LENGTH	16115 322
03/12/2004	\$38,000.00	OTH	HUD	Kurrie Steven	33-TO BE DETERMINED	15211 581
07/12/2003	\$1.00	WD	Chase Manhattan Mortgage	HUD	03-ARM'S LENGTH	14056 320
07/03/2003	\$56,948.00	PTA	DECKER THERESA	Chase Manhattan Mortgage Corp	33-TO BE DETERMINED	
01/03/2003	\$56,948.00	OTH	THERESA DECKER	Chase Manhattan Mortgage Corp	33-TO BE DETERMINED	12718 243
02/22/2001	\$54,500.00	WD	THAMER KAKOOS & Basima	Theresa Decker	33-TO BE DETERMINED	10201 269
09/03/1997	\$34,000.00	WD			03-ARM'S LENGTH	

Building Information - 863 sq ft 1 Story (Residential)

General

Floor Area	863 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	863 sq ft	Year Remodeled	<i>No Data to Display</i>
Year Built	1940	Class	CD
Occupancy	Single Family	Tri-Level	No
Effective Age	32 yrs	Heat	Forced Air w/ Ducts
Percent Complete	100%	Wood Stove Add-on	No
AC w/Separate Ducts	No	Water	<i>Not Available</i>
Basement Rooms	0	Sewer	<i>Not Available</i>
1st Floor Rooms	4	Style	1 Story
2nd Floor Rooms	0		
Bedrooms	2		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	863 sq ft	1 Story

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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	Ceramic Tile Floor	1
Ceramic Tile Wainscoat	1		

Porch Information

CPP	90 sq ft	Foundation	Standard
------------	----------	-------------------	----------

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2067 EMMONS Warren, MI 48091-4222 (Property Address)

Parcel Number: 12-13-31-352-034 Account Number: 302921542



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: 863
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.107
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found
- > 12 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	CITY OF WARREN ONE CITY SQUARE Warren, MI 48093-6726	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

Legal Description

JOHN B SOSNOWSKI EIGHT MILE ROAD SUBDIVISION LOT 248 INCL 1/2 VAC ALLEY L7 P27

Recalculate amounts using a different Payment Date

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

Enter a Payment Date:

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2025	Summer	\$0.00	\$0.00		\$0.00
2024	Winter	\$0.00	\$0.00		\$0.00
2024	Summer	\$0.00	\$0.00		\$0.00
2023	Winter	\$0.00	\$0.00		\$0.00
2023	Summer	\$0.00	\$0.00		\$0.00
2022	Winter	\$0.00	\$0.00		\$0.00
2022	Summer	\$0.00	\$0.00		\$0.00
2021	Winter	\$0.00	\$0.00		\$0.00
2021	Summer	\$0.00	\$0.00		\$0.00
2020	Winter	\$0.00	\$0.00		\$0.00

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2067 EMMONS Warren, MI 48091-4222 (Property Address)

Parcel Number: 12-13-31-352-034 Account Number: 302921542



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: 863
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.107
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found
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Owner Information

CITY OF WARREN
ONE CITY SQUARE
Warren, MI 48093-6726

Amount Due
Property Total **\$0.00**

Attachments

Date Created	Title	Record
4/5/2010	RUBBISH REMOVALBLIGHT	View
6/17/2010	LETTER FROM ATTORNEY	View
11/21/2011	B 14 CC REQUIRED	View
4/15/2012	B 14 CC REQUIRED	View

1

Displaying items 1 - 4 of 4

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2067 EMMONS Warren, MI 48091-4222 (Property Address)
 Parcel Number: 12-13-31-352-034 Account Number: 302921542



Item 1 of 3 2 Images / 1 Sketch

Customer Name: CITY OF WARREN UB Customer Name: 302921542 OCCUPANT

Summary Information

> Residential Building Summary

- Year Built: 1949
- Full Bath: 1
- Sq. Footage: 263
- Bedrooms: 2
- Half Bath: 0
- Age: 80.07

> Utility Billing information found

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

> Property Tax information found

> 12 Building Department records found

Amount Due
 Total Amount Due \$0.00
[Pay Now](#)

Customer Information

Name 302921542 OCCUPANT
 Address 2067 EMMONS Warren, MI 48091-4222
 Account Number 302921542

Current Bill

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

Amount Due	\$0.00	Bill From	09/30/2025			
Due Date	11/26/2025	Bill To	10/29/2025			
Billing Item		Previous Amount	Current Amount		Fees/late & Interest	Balance
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

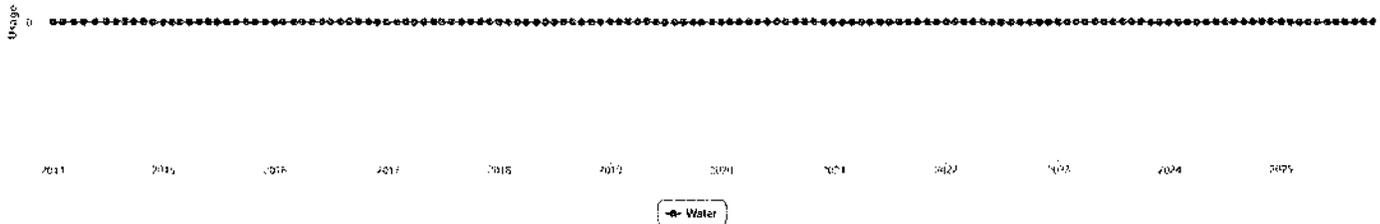
History (295 Items Found)

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

Period	Action	Other Info	Read	Usage	Amount	Balance
11/7/2025	Bill Calculated	09/30/25-10/29/25	0.00	0.00	\$0.00	\$0.00
10/29/2025	Meter Read	Water	246.00	0.00	\$0.00	\$0.00
10/15/2025	Bill Calculated	08/30/25-09/30/25	0.00	0.00	\$0.00	\$0.00
9/30/2025	Meter Read	Water	246.00	0.00	\$0.00	\$0.00
9/11/2025	Bill Calculated	07/30/25-08/30/25	0.00	0.00	\$0.00	\$0.00
8/30/2025	Meter Read	Water	246.00	0.00	\$0.00	\$0.00
8/12/2025	Bill Calculated	06/30/25-07/30/25	0.00	0.00	\$0.00	\$0.00
7/30/2025	Meter Read	Water	246.00	0.00	\$0.00	\$0.00
7/11/2025	Bill Calculated	05/30/25-06/30/25	0.00	0.00	\$0.00	\$0.00
6/30/2025	Meter Read	Water	246.00	0.00	\$0.00	\$0.00
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	246.00	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

Usage History Chart

Usage History



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REAL ESTATE PURCHASE AND DEVELOPMENT AGREEMENT

This Agreement is made this _____, 2026 between the City of Warren, a Michigan municipal corporation whose address is One City Square, Warren, Michigan, 48093, a Michigan municipal corporation (the City/Seller) and Joy Home, LLC, a Michigan limited liability company, 3502 Bates, Sterling Heights, Michigan 48310 (the "Purchaser").

RECITALS

1. Joy Home, LLC desires to purchase the properties located in the City of Warren, County of Macomb, State of Michigan at 2067 Emmons and 2093 Emmons, Parcel No. 13-31-352-034 and 13-31-352-035 (the Property).
2. The City wishes to restore and preserve the quality and vitality of its neighborhoods by working proactively to have the property rehabilitated and sold for owner-occupancy
3. The Purchaser wishes to purchase the Property to renovate 2067 Emmons it to City code and sell the home for owner-occupancy.
4. The Purchaser has the skill and experience to perform the construction. Seller is willing to sell the Property to the Purchaser for the price of Five-Hundred and 00/100 Dollars (\$500.00) for each lot, plus One-Hundred Fifty and 00/100 Dollars (\$150.00) administrative fee, and closing costs, 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 two properties described as follows:

Lot 248, including adjacent ½ of vacated alley – 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. 13-31-352-034
Commonly known as: 2067 Emmons

Lot 247, including adjacent ½ of vacated alley – 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. 13-31-352-035
Commonly known as: 2093 Emmons

The above properties 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 sum of Five Hundred and 00/100 Dollars (\$500.00) for each individual property for a total amount of \$1,000. A separate administrative fee of One-Hundred Fifty and 00/100 Dollars (\$150.00) has been paid by Purchaser, and is non-refundable, regardless of cancellation of this Agreement as to one or both properties. The purchase price shall be the full monetary consideration and compensation for the Property, together with all improvements, fixtures, easements, appurtenances, mineral rights, and all other Property interests. All property remaining on the property shall be included in the purchase price.

TERMS OF PAYMENT

The purchase price shall be paid by Purchaser to Seller at closing by money order or cashier's check.

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"), subject to easements, covenants and restrictions of record as shown on the referenced title commitment and conditions and restrictions stated below. At Closing, Purchaser will sign a bill of sale for personal property remaining on the Property, which is transferred "as is" and without any warranty of condition or title.

Purchaser agrees to accept the conveyance, and the covenant to rehabilitate the residential dwelling and structure at 2067 Emmons to City code, and to sell the Property as a single-standing buildable residential lot, construction of a residential dwelling, owner-occupancy for two years. The conveyance of each property (Property) shall be subject to restrictions against short-term rentals for a the initial lease period less than 12 months, the cultivation, distribution, processing, or growth of any controlled substance, including medicinal marihuana, any adult, sexually-oriented business as defined in the City of Warren Codes of Ordinances, and to agree 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 must sign the Restrictive Covenants. 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.

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.

DEFINITIONS

As used in this agreement the following terms will have the meaning, ascribed to them as follows:

"City" means the City of Warren, including its officers, employees and agents acting within the scope of their authority.

"Closing" means the date the transactional documents are executed to convey the Properties from the City to Developer.

"City Certification" means the process of having a residential structure certified and inspected for compliance with state and local codes and regulations.

"Purchaser" or "Purchaser/Developer" will mean Joy Home, LLC and include its directors, members, officers, agents, or authorized agents.

"Property" shall mean both individual properties at 2067 and 2093 Emmons, provided, however that "property" with a lower case shall refer to one of the properties individually.

DEVELOPER'S RESPONSIBILITIES

1. The Purchaser agrees to purchase from the City, the City's interest in the Property that is identified as 2067 Emmons and 2093 Emmons (the "Property"), subject to the terms of this Agreement.
2. The Purchaser agrees to maintain, develop, rehabilitate the property at 2067 Emmons, Warren, Michigan to city code, and to obtain city certification within one year, and to sell the property, in accordance with the terms, conditions and standards in this Agreement (the Project").
3. The Project will be coordinated with the City's Director of Public Service or his or her designee ("the City Administrator" or "Administrator"), who is responsible for the overall administration, coordination and general oversight of the Project on behalf of the City. Purchaser will meet with the Administrator within two weeks of execution of this Agreement and determine an overall timeline for progress of the Project (Schedule). Upon such determination, the Schedule shall be incorporated by reference into this Agreement and binding upon Developer. Developer will report completion of phases, and provide updates on the rehabilitation, sale or rental of the Property.
4. Upon execution of this Agreement, Purchaser/Developer is responsible for all Maintenance of the Property, and assumes all responsibility for injury or damage. Risk of Loss shall be on the Purchaser/Developer for each individual property until sale to a third party. Purchaser/Developer will comply with requests for service at the Property requiring maintenance and will be responsible for any injury or damage or risk associated with the Property.
5. The Purchaser/Developer will provide, at its own expense, all materials, labor, professional services, equipment necessary to maintain, rehabilitate, construct, improve, and sell the Property in compliance with all applicable codes, ordinances, laws, and regulations, within one year of, and in accordance this

Agreement. As described in detail below, the Purchaser/Developer understands and agrees that it will also be responsible for the following:

- a. Within 20 days of this Agreement, Purchaser/Developer will remove all junk and debris, including abandoned vehicles, mow the lawns and remove weeds.
- b. Purchaser/Developer will perform all Maintenance until the Property is sold. Maintenance, as used in this Agreement, shall include, without limitation, re-keying, securing and boarding the Property, lawn mowing, weed removal, debris removal, snow removal, and rodent control ("Maintenance" or "Maintained").
- c. Pursue any legal action necessary to clear title to the Property as Purchaser/Developer deems appropriate in its sole discretion.
- d. Take any action to evict squatters, holdover tenants and any other persons occupying, or claiming a right to occupy or possess, the Property.
- e. Take action necessary relating to the disposition of personal property that is located on the Property.
- f. Following best industry marketing standards, Purchaser/Developer agrees to actively market the property at 2067 Emmons for owner-occupancy following City Certification. If the property at 2076 Emmons is not sold for a period of one year following the City Certification and active marketing for owner-occupancy, the Purchaser/Developer may, with notice to the City's Director of Public Service, lease the property, provided, however, any such lease will be subject to the leasing criteria agreed to by the City Administrator, and not for a period of less than 12 months. It is understood if the Property becomes zoned for owner-occupancy, it shall remain owner-occupied notwithstanding any shorter period provided in this Agreement or the declaration of restrictive covenants described below. Should the parcel at 2093 Emmons be developed as a residential dwelling or structure, the property shall be marketed, sold according to the conditions of this paragraph.
- g. At any closing, Purchaser/Developer will have the buyer execute at closing a restrictive covenant that the property at 2067 Emmons will remain owner-occupied for a period of at least two year(s) from the sale from submission of a valid, executed Principal Residence Exemption filed with the City Assessor.
- h. Purchaser/Developer will be responsible for keeping the Property covered by liability insurance until sold. The sale of any property must be made subject to the binding covenants that run with the land that the Property will not be used for the use, distribution, transfer or manufacturing of medical or recreational marijuana, adult or sexually-oriented businesses, businesses, short-term rentals for periods of less than 12 months, or uses that require a special land use permit under the Section 14.02 of the Zoning Ordinances of the City, which includes a used car lot, unless otherwise allowed by the Warren City Council, and will be kept maintained in compliance with applicable local ordinances, codes and permits. In addition, the restrictive covenant will include the grant of access to the City for the repair, inspection or replacement of public utilities or temporary access during public improvement or construction projects, if applicable. The restrictive covenants will be in a form mutually acceptable to the Seller/City and Purchaser/Developer.

5. Purchaser/Developer agrees to, in a good and professional manner, perform all work and furnish all labor and materials, necessary to rehabilitate and/or service the Property, which includes the following:
 - a. The Project property shall be renovated in full compliance with all applicable codes, laws and regulations, and must be approved for Certificate Certification by the Seller/City within one year of this Agreement, unless extended for good cause by the Administrator. Renovation shall include the principal and all accessory structures on the Property.
 - b. The Purchaser/Developer will file legal actions or take other action necessary to obtain full and clear title to the Property.
 - c. Purchaser/Developer shall be responsible to evict occupants remaining upon the Property. The Purchaser/Developer will apprise the City's Administrator of all developments in the case, and provide the Administrator with a copy of the final judgment for the Property, or the dismissal for the Property, as to which the Purchaser/Developer files suit. The Property will not be resold to a third-party unless it is free of rights of occupancy rights, and clear title.
 - d. The Property must be maintained by the Purchaser/Developer in full compliance with the applicable codes and regulations, including, without limitation, Chapter 28 of the City of Warren Code of Ordinances, and the requirements of this Agreement until sold to a third-party.
 - e. The Purchaser/Developer will abide by requests of the City of Warren Division of Property Maintenance inspectors for maintenance services. It is understood that the City's Property Maintenance inspectors will monitor the Property and contact the Purchaser/Developer to address issues as they arise and as necessary to reduce blight, vandalism and theft. The Purchaser/Developer will respond to address those issues and comply with a request for service at the Property within fifteen (15) days of a service request, or less in an emergency situation. Unless if the nature of the service request is such that more than fifteen (15) days are reasonably required to comply with the request, then Purchaser/Developer shall have reasonable time to complete compliance so long as Purchaser/Developer commenced work to comply within said fifteen (15) day period.
 - g. When Purchaser/Developer sells either parcel, the Property shall be sold subject to a deed restriction or recorded restrictive covenant requiring the Property to be maintained according to codes, including without limitation, Chapter 28 of the City of Warren Code of Ordinances, and any supplemental or replacement ordinances, and to never be used for the growth, distribution or cultivation of narcotics, including medicinal marihuana, and any prurient adult business, as well as other restrictions described in this agreement.
 - h. The Purchaser/Developer will pay the taxes and all water charges and assessments on the Property until sold.
 - i. No lien, financing lien, or encumbrance will be filed or placed on the Property, unless approved by the Administrator.
 - j. The Purchaser/Developer will provide the Seller/City with a copy of the deed or conveyance document, along with the Principal Residence Exemption from its buyer, as proof of its sale for owner-occupancy of 2067 Emmons, or 2093 Emmons if developed and sold.
- k. If Purchaser/Developer applies to combine the Property within one year of Closing, the combination may be handled administratively with no fee or hearing, unless the Planning Director identifies circumstances making a

hearing appropriate. The combined Property shall be subject to the restriction that it be used only as one buildable lot.

SALE OF PROPERTY

1. The Seller/City agrees to convey to the Purchaser/Developer, and Purchaser/Developer agrees to purchase from the Seller/City, the Property by quit claim deed, subject to the conditions, restrictions and contingencies of this Agreement, and any document collateral to or to be executed in connection with the Closing.
2. Purchase Price. The Purchaser/Developer agrees to pay as full consideration for the Property the amount of \$1,000.00, plus \$150.00 administrative fee, closing costs ("Purchase Price"), as provided further in this Agreement, payable to the City of Warren by money order or cashier's check.
3. Conveyance. The Seller/City is only conveying its interest in the Property, and is not guaranteeing clear, marketable or insurable title to the Property. Purchaser/Developer will be responsible for costs for a quiet title action, if Purchaser/Developer decides to bring such action, to satisfy the requirements of a title insurance company in order to re-convey the Property to an owner with a warranty deed.
4. Purchaser/Developer will accept the Property "as is", with no warranties of condition, title and is not guaranteeing the Property is free of encumbrances, setback requirements or boundary errors. It is Purchaser/Developer's responsibility to conduct any inspections and ascertain the condition of the Property before closing.
5. Conditions to Closing. Prior to Closing Purchaser/Developer shall disclose all managers and managing members, if any. Purchaser/Developer shall demonstrate the financial capability of Purchaser/Developer to complete the Project and to perform the construction under this Agreement.

The Closing shall take place at the office of the City, within 10 days following completion of the due diligence period. The Seller/City will arrange for the Closing documents, which shall be delivered for the review of the parties. Purchaser/Developer will pay for title insurance, its closing costs, and recording fees for the deed and restrictive covenants, and file the transfer affidavit with the City Assessor. Each party shall sign a closing statement memorializing the transaction.

6. At Closing, the Purchaser/Developer shall also execute restrictive covenant consistent with this Agreement.
7. The Purchaser/Developer has the right and option, but not the obligation to conduct any reviews, and procuring environmental site assessments, surveys, and title reports and insurance for any the Property prior to Closing and may request reasonable extensions of closing for time necessary to diligently pursue such review. The Seller/City is conveying its interest "as is" without make any warranties of any nature, including any warranty of merchantability, property condition, boundaries, non-encumbrance, non-encroachment, title, soil quality or

physical or environmental condition, or any of any of the properties, or of their suitability for any particular purpose or use. Purchaser/Developer will execute a waiver of survey at closing, if not obtained. Such inspection or review must be completed within 45 days of this Agreement ("Due Diligence Period").

LEGAL DESCRIPTION AND SURVEY

If necessary for a title policy without exceptions, Purchaser/Developer shall be responsible for obtaining a complete ALTA/NSPS survey within the Inspection Period, showing all boundaries, easements for public utilities and driveways, and zoning ordinances, if any, and shall provide a copy to Seller/City and the title company prior to Closing. Purchaser/Developer shall have the right to give Seller/City 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/City may give Purchaser/Developer notice within 10 days of its intent to cure any such defects, at Seller/Developer's sole expense. If such notice to cure is not provided to Purchaser/Developer, Purchaser/Developer 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/City, or Purchaser/Developer will accept the Property with the defects, and proceed with the purchase. If Purchaser/Developer does not elect to obtain a survey, Purchaser/Developer 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/City has delivered to Purchaser/Developer a title search report, and within 30 days will furnish Purchaser/Developer with a commitment for a policy of title insurance, if available for issuance, by a title insurance corporation, for an amount of at least \$1,000.00 for each property, 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 through Greco Title Agency.
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/Developer must provide Seller/City with written notice of the objection within 10 days from receipt of the title commitment, and the Seller/City shall have 20 days from the date of written notification from Purchaser/Developer 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/City elects to remedy the title or obtain a modified title policy, Seller/City will provide Purchaser/Developer with written notice of its intent to pursue the remedies, and Purchaser/Developer 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/City commences an action to remedy title, then Purchaser/Developer's obligation to purchase shall continue until the disposition of such action. If the title is not successfully remedied through such action, then Purchaser/Developer may terminate this agreement with no further obligation on the part of Seller/City or Purchaser/Developer, or purchase the property with the

title defect. If no remedies are taken, or Purchaser/Developer does not terminate, and Purchaser/Developer elects to purchase the Property, any defects to title shall be considered to be waived by Purchaser/Developer, and Purchaser/Developer accepts title with title defects or objections.

ENVIRONMENTAL INSPECTIONS

Purchaser/Developer 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/Developer 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/Developer may terminate this Agreement, with no further obligation of either party, upon notice of termination to Seller/City, within 30 days of this Agreement. In the alternative, and subject to Seller/Developer's consent, Purchaser/Developer may purchase the Property notwithstanding such contamination or provide Seller/City 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/Developer 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/Developer determines that it does not wish to proceed with the purchase based upon an objection to any defective condition disclosed by one of the above inspections, Purchaser/Developer shall provide Seller/City with a copy of the inspection report, and Seller/City has the option, within 10 days' notice to Purchaser/Developer, to cure the defect within 30 days of such notice. If Seller/City does not provide such notice to cure, then Purchaser/Developer, upon written notice to Seller/City 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/Developer shall promptly return any materials Seller/City 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/Developer has any outstanding obligation owed to the City, such obligation must be satisfied within 30 days of this Agreement, or Seller/City, at its sole election, may terminate this Agreement upon written notice to

Purchaser/Developer. Thereafter, no obligations shall remain outstanding until Closing.

INDEMNIFICATION

Notwithstanding anything to the contrary in this document, Purchaser/Developer, for itself, successors, officers, members, legal representatives, and assigns, including any entity formed by acting representative Erizon Aliaj, agrees to indemnify, defend, hold harmless Seller/City 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/Developer'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 a 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/Developer fails to close the transaction, Purchaser/Developer shall remain obligated to repair, in a commercially reasonable manner, any damage to the Property caused by the Purchaser/Developer or his employee, 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 title can be conveyed in the required condition, Purchaser/Developer and City agree to complete the sale within 20 days from the expiration of the Inspection Period or of Purchaser/Developer's acceptance of any test or remedial action or cure made by Seller/City as provided in this Agreement, whichever occurs later. The closing of this sale shall take place at the office of the Purchaser/Developer, unless the parties agree upon another location. The Seller/City shall be responsible for preparing the documents for the closing. All taxes must be paid, and all outstanding obligations Purchaser/Developer may have to Seller/City, must be fulfilled prior to closing.
2. At the closing, the Seller/City shall sign and deliver to Purchaser/Developer a quit claim deed to the Property conveying its interest in the Property, subject to any interests of record. Purchaser/Developer will execute the restrictive covenants consistent with this Agreement. Purchaser/Developer will pay for closing costs, revenue stamps, transfer taxes, recording costs, and shall record the transfer affidavits. Purchaser/Developer 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/City will have issued an owner's policy of title insurance in the standard American Land Title Association form, insuring Purchaser/Developer as the vested title owner of the Property in the amount of at least \$1,000.00. Purchaser/Developer 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.

3. Seller/City has not possessed or occupied or inspected the Property. The Property is former tax-reverted property. Purchaser/Developer acknowledges that Seller/City has made its building records available to Purchaser/Developer 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/City is unable to guarantee this Property is insurable by a title company. The Property is being sold "as is," and upon Closing, Purchaser/Developer, for itself, successors and legal representatives, is 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. Upon conveyance of the Property to Purchaser/Developer, Purchaser/Developer agrees to protect and hold harmless City of Warren and its officers, employees, board and commission for and from any claim, demand, suit, or action for any title defect, encumbrance, encroachment, setback, restriction or property or soil condition including environmental contamination, leak, claim, or violation of any environmental law or regulation (Contamination) upon, related to or arising out of the sale of the Property, including Contamination that accrued prior to Closing.
5. All taxes and assessments which have become a lien upon the land at the date of this Agreement shall be paid by the Seller/City, except current taxes and water charges, if any shall be prorated and adjusted as of the date of the Closing.

REPRESENTATION, WARRANTIES, AND COVENANTS

1. Purchaser/Developer makes the following representations and warranties to the City, which shall be true and correct as of this date and shall survive this Agreement.
 - a. Restraints. To the knowledge of Purchaser/Developer, neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated is in violation of any existing law or regulation, order or decree of any court or governmental entity, the articles of organization or operating agreement of Purchaser/Developer or any agreement to which Purchaser/Developer is a party or by which it is bound.
 - b. Disclosure. No representation or warranty by Purchaser/Developer or any statement or certificate furnished to the Seller/City or in connection with any of the transactions contemplated by this Agreement, contains or will contain any untrue statement of a material fact.
 - c. No Pending Action. The Purchaser/Developer has no notice of, and there is not, any pending or threatened litigation, administrative action of examination, claim or demand before any court or any federal, state or municipal government department, commission, board, bureau, or agency which would affect the Developer's performance of, or ability to, complete the projects.
 - d. Financial Standing. The Purchaser/Developer is fiscally sound and financially able to purchase, rehabilitate, construct, develop, sell, lease

- and/or perform and complete the Project. All requisite actions necessary to authorize Purchaser/Developer 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;
- e. All documents and agreements executed and delivered by Purchaser/Developer in connection with the purchase shall be binding upon, and enforceable against, Purchaser/Developer.
 - f. Purchaser/Developer agrees to accept the title to the Property "as is". The Seller/City has made no representations or warranties with regard to the Property, surface, subsurface or any matter affecting title. Purchaser/Developer 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 the Seller/City from any claims by Purchaser/Developer, whether environmental or otherwise, with regard to the condition of or title to the Property.
2. Except as otherwise provided, the parties agree that this Agreement shall survive the Closing and shall run with the land and be binding upon the parties, their successors and assigns, and every successor in interest to the Property, to the fullest extent of law and equity, for the benefit and in favor of the parties and their successors and/or assigns.
 3. Brokers. Each party represents and warrants to the other party that it has not incurred any obligation or liability, contingent or otherwise, for brokerage or finders' fees, agents' commissions or other like payment in connection with this Agreement or the transactions contemplated in this Agreement. Each party agrees to defend, indemnify and hold the other party harmless against and in respect of any such arrangement or understanding claimed to have been made by such party with any third party.
 4. Lead-Based Paint. The Agreement provides for the sale of properties that may include homes built prior to 1978. City has not occupied the Property, and acquired it when it was donated by the prior owner. The City provided Developer with a lead-based warning and opportunity to inspect to ascertain the existence of lead-based paint on any of the Property in compliance with the Residential Lead-Based Paint Hazard Act of 1992, and full access to search of City's accessible records through electronic databases. Purchaser/Developer understands that a full unconditional disclosure by Seller/City would require the manual inspection of the Property file. Purchaser/Developer acknowledges that Seller/City has made and will continue to make its Building files for the Property available for inspection by Purchaser/Developer and its agents, and waives any further obligation of Seller/City to manually search its individual files. Purchaser/Developer accepts the Property and the Lead-Based Paint disclosure in the attached form. Purchaser/Developer further acknowledges that it has a 10-day opportunity to conduct a risk assessment or inspection at Purchaser/Developer's expense, for the presence of lead-based paint or lead-based hazards. Purchaser/Developer, for itself and its agents, has waived the opportunity to conduct a risk assessment
 5. The foregoing obligations, representations, releases and covenants shall survive closing.

CONSTRUCTION

1. Purchaser/Developer agrees to rehabilitate the Property according to the City standards for approval of City Certification and in compliance with the State Construction Code and local building and trades codes,
2. Purchaser/Developer shall comply with all construction, police, sanitary, health and other government regulations, ordinances and statutes now applicable or which may become applicable to the construction, maintenance and condition of the Property.
3. Purchaser/Developer shall ensure that all work shall be good quality, professional and free from faults and defects, and performed by qualified and competent contractors, under supervision of an experienced, licensed contractor competent in construction projects similar to this Project. All contractors working on the Property must be fully licensed, and on the good standing with the City of Warren Building Department. All trades, HVAC shall be warranted, and the warranty shall be transferred to the buyer upon sale of the home.
4. Work shall be continuous until completion of the dwelling and garage on the Property. Upon commencement of the dwelling, Purchaser/Developer shall progress diligently until completion of work. No unsightly dirt piles, debris, idling trucks or overnight truck parking, except with advance permission of the Building Director.
5. The Purchaser/Developer shall protect the Property from all liens, claims, assessments, or encumbrances, which would arise after Closing, from any person or entity, including without limitation, any subcontractor, laborer, supplier or any governmental unit.
6. The Purchaser/Developer shall take all necessary precautions to prevent damage, injury or loss to the Property and any other property, public or private, including without limitation, utilities, fences, trees, sod and sidewalks and streets, and shall at its own expense, repair, replace, or remedy any lost or damaged property caused by the performance of this Agreement or of any motor vehicles transporting materials used in connection with this Agreement.
7. Purchaser/Developer shall take all necessary precautions for the safety of all person and employees at or about the Property, and shall comply with all applicable federal, state and local safety laws to prevent accidents or injury, with warnings, safeguards, and barricades for the protection of workers and the public.
8. The Purchaser/Developer is required to obtain City Certifications or Certificates of Compliance with the City of Warren and shall comply with all City regulations and ordinances, inspections, and landscaping/lawn care, snow removal, baits, and traps.
9. The Purchaser/Developer will be charged a capped fee of \$500.00, each property, in total, for all trade building inspections at 2067 Emmons, and, if developed for residential-occupancy, at 2093 Emmons. Re-inspection fees shall

apply after two failed inspections per trade at the then current inspection fee rates.

10. To expedite the timetable for securing certificates, permits and inspections, all pre-qualified contractors will be able to request permits via email or telephone.

RIGHT TO INSPECT

1. Right to Inspect. The City of Warren shall have the right of entry at reasonable times during the construction to inspect the progress of the work, or to reenter as appropriate to this Agreement. Purchaser/Developer, its employees, and agents, and any subcontractor, its employees, agents, shall fully cooperate with the inspection, investigation and enforcement of the Property and provisions of this Agreement, ordinances, resolutions, or regulations.
2. City Involvement. The Seller/City, by inspecting the premises or by working in coordination with Purchaser/Developer, assumes no responsibility to the Purchaser/Developer or any subsequent owner for defective material or work or any breach of contract. Any supervision and inspection by the City is to ensure the proper administration of the Portfolio and objectives of this Agreement and is not to be construed as creating any liability on the part of the City for faulty work or materials.

TAXES AND RISK OF LOSS

1. Taxes. The Purchaser/Developer shall be responsible for the payment of all taxes or assessments on the Property as required by this Agreement, until the recording of the deed to subsequent owners. Purchaser/Developer shall remain obligated, however, for any mechanics or construction liens or other liens which arise during the course of construction. Nothing in this Agreement shall be construed as or deemed to be a waiver of the Purchaser/Developer's rights to contest or appeal an assessment of the Property.
2. Risk of Loss. Regardless of the passage of title, the risk of loss to any of the work or any goods, materials, equipment and furnishings provided in the course of performance, shall remain with the Purchaser/Developer at all times as of the effective date of this Agreement and until sold to subsequent owners. Should any of the work, goods, materials, equipment or furnishings be destroyed, defaced or otherwise damaged after the Closing and until sold to subsequent owners, the Purchaser/Developer shall repair or replace them.

DEFAULT

1. Default. The following acts shall be a default under this Agreement; (a) failure to fulfill in a timely and proper manner its obligations under this Agreement; (b) violation of any of the covenants, agreements or stipulations of this Agreement of the restrictive covenant recorded at Closing; (c) failure to pay water and sewer charges, special assessments, or administrative costs charged to Purchaser/Developer by law or under this Agreement after notice to the Purchaser/Developer and a reasonable time thereafter; (d) failure to pay taxes when due after Closing or assessments on the Properties before interest and penalties accrue, or e) any encumbrance or lien not permitted under this

Agreement, removal or payment for which is not effected within a reasonable time after written notice by the City; (f) commencement of insolvency, voluntary filing or involuntary adjudication of bankruptcy under any present or future bankruptcy or other applicable law and (g) dissolution of Purchaser/Developer or change of ownership or control without the Seller/City's consent; or (h) any part of the Project is abandoned, evidenced by Developer's failure to perform work for sixty (60) or more consecutive days (unless caused by standard force majeure circumstances) on the Property or to complete the Project phase agreed to with the Administrator; or (i) failure to sell the Property to an owner-occupant.

2. Notice of Default, Cure. Upon discovery of a default after Closing, the non-defaulting party shall immediately notify in writing the defaulting party of the existence of the default. Said written notice shall give the defaulting party thirty (30) days to cure. If such failure shall continue for in excess of thirty (30) days after the receipt of written notice or if such a failure is of such a nature that the same cannot be cured within said thirty (30) day period and the defaulting party shall fail to commence to cure such failure within said thirty (30) day period and thereafter diligently proceed to cure the default, then such party shall be deemed in default and the other party shall have the rights and remedies provided.
3. Remedies. Upon any such default, the Seller/City shall have the following rights and remedies:
 - a. The Seller/City may terminate this Agreement, and shall have no further obligations.
 - b. The Seller/City may declare the quit claim deed to the Property, or respective affected individual property, null and void, and any equitable estate or any other interest conveyed pursuant to this Agreement shall be null and void, and may revert to the City.
 - c. The Seller/City reserves the right to issue blight violations for violations not cured after 30 days' notice and opportunity to cure.
 - e. The respective rights and remedies of the parties whether by this Agreement or by law, shall be cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise of any other rights or remedies for the same default or breach by the other party.

In the event the Purchaser/Developer, any successor or assignee becomes insolvent and intends to file for bankruptcy, receivership, or similar protection, and/or dissolves, the City will have the right to exercise reversionary rights to any or all of the Properties, and the City shall have the first option to purchase or redeem the Property for \$1.00, and upon the Seller/City's exercise such option, Purchaser/Developer shall convey a quit claim deed to the City for such Properties "as is, without any warranty". In the event Purchaser/Developer receives a foreclosure, forfeiture or tax sale notice and does not intend to redeem the Property or the Property is to be sold at auction, Purchaser/Developer assigns to the Seller/City the first right to redeem or purchase the Property upon such terms as are identical to the redemption price and/or bankruptcy, tax, or receivership sale or auction, or upon such price or terms as provided in connection with such sale or redemption, and the Seller/City may immediately exercise a right of reversion to the Property unless they have been sold to third party owner. Purchaser/Developer agrees to execute any instrument necessary to perfect this assignment of right, or cooperate or join any redemption or purchase for the City's benefit. Purchaser/Developer shall immediately send written notices to the City of all

filings, proceedings, notices and other documents concerning any dissolution, insolvency, bankruptcy, receivership, tax sale, forfeiture, foreclosure of similar matter.

4. **Action in Law or Equity.** The parties shall have the right to protect and enforce all rights available to them by suit in equity, action at law or by any other appropriate proceedings, whether for specific performance of any covenant contained in this Agreement or damages or other relief, or proceedings to take any action authorized or permitted under applicable law or regulation.

5. **Force Majeure.** If either the Seller/City or the Purchaser/Developer is delayed or prevented from the performance of any obligation, for reasons beyond their reasonable control, including but not limited to labor disputes, acts of God, riots, strikes, power failure, environmental issues, national disasters or other declared emergencies, or unforeseen delays in governmental permits or approvals, then, upon written notice to the other party, the performance of such obligation shall be extended for the period of such enforced delay, provided, however, the delay was not caused by the party, reasonable measures were taken to prevent the delay, and diligence is exercised to cure the delay.

INDEMNIFICATION

Purchaser/Developer, and for its officers, managers, agents and contractors, agrees to indemnify, defend, and hold harmless the Seller/City, and its affiliated and related entities, and its officers, directors, and employees, from and against any and all losses, liabilities, claims, strict liability claims, lawsuits, fines, penalties, judgments, expenses (including reasonable attorney fees) brought in a suit, claim or action filed from and after Closing, relating to or arising out of the sale, conveyance or condition of any of the Properties, and including any environmental condition, soil condition, mold, asbestos, error in boundary line, encroachment, title defect, or any other liability, but only to the extent Developer is responsible for such losses, liabilities, claims, strict liability claims, lawsuits, fines, penalties, judgments, expenses (including reasonable attorney fees).

In addition, Purchaser/Developer agrees, for its members, officers, contractors, and employees, that the City assumes no responsibility for the Property, regardless of whether the cause of liability or contamination accrued prior to Closing, except for any permitting inspections within its regulatory jurisdiction. Purchaser/Developer, for itself and for its managers, agents, officers, employees and contractors agree to indemnify, hold harmless and release the City of Warren and its officers, employees, boards and commissions and agents from and for any liability, claim, loss, demand, suit or action of any nature for or from any damage or injury, including death, brought in a suit, claim or action filed from and after Closing, that may arise out of or relate to the Property, the servicing, sale, rehabilitation, boarding, or inspection of the Property in connection with this Agreement, including claims of title or from end-owners for an improper workmanship or faulty construction, mold or asbestos, or environmental contamination, regardless of whether such cause of liability or contamination accrued prior to Closing. These obligations will survive termination.

CONFLICT OF INTEREST

1. No member of the governing body of the City of Warren, and no other officer, employee, or agent of the City of Warren who exercises any function or responsibility in connection with the carrying out of this Agreement, shall have any personal interest, direct, or indirect, in this Agreement; provided, however,

that the provisions of this Article shall be deemed to have been complied with if, notwithstanding such interest any such person shall disclose such personal interest in writing to the City and shall take no part in any proceeding or other formal action relating to this Agreement.

2. Except for approved eligible administrative and personnel costs, no member, officer, or employee of the City of Warren, or its designees or agents, no consultant, no officer or employee of the City of Warren, who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in the decision making process or gain insider information with regard to the Project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the Properties or in any activity, which is part of this Project at any time during or after such person's tenure.

NON-DISCRIMINATION

Purchaser/Developer agrees that it will not discriminate against any person, employee, consultant or applicant for employment with respect to his or her hire, tenure, terms, conditions, or privileges of employment because of his or her religion, race, color, or national origin, age, sex, height, weight, marital status, or handicap that is unrelated to the individual's ability to perform the duties of a particular job or position. No discrimination shall be practiced in the marketing, sale or leasing of the Property.

NOTICES

All notices, consents, approvals, requests and other communications, collectively referred to as "Notices", required or permitted under this Agreement shall be given in writing, signed by an authorized representative of the Seller/City or the Purchaser/Developer and mailed by first-class mail or hand delivered, or by electronic mail, except as provided below, and addressed as follows:

Seller: CITY OF WARREN

Developer: JOY HOME, LLC

Economic Development
City of Warren
One City Square, Suite 300
Warren, MI 48093
hmanikas@cityofwarren.org

Erizon Aliaj
Joy Home, LLC

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

Notices of a legal nature, such as default or termination shall be given by certified or registered mail, return receipt requests.

RELATIONSHIP OF PARTIES

The relationship of the Purchaser/Developer to the Seller/City is and shall continue to be contractual. No liability or benefits such as worker's compensation, pension rights or liabilities, insurance rights or liabilities, or other provisions or liabilities arising out of or relating to, a contract for hire or employer/employee relationship shall arise or accrue to the City or its agents or employees as a result of this Agreement. It is understood that any involvement or supervision by the City in the Project is for administrative purposes only and shall not give rise to any employment relationship or liability.

MISCELLANEOUS

1. If any article, section, subsection, clause or provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, the remaining articles, sections, subsections, clauses or provisions shall be valid and shall remain in full force and effect.
2. All actions arising under this Agreement shall be governed by, subject to, and construed according to the laws of the State of Michigan. Any action arising out of this agreement shall be brought in a Court whose jurisdiction includes and is located in the County of Macomb, Michigan.
3. Any headings or titles to the sections or subsections are for convenience only, and are not part of this Agreement, and shall not be deemed to affect the meaning or construction of any of its provisions.
4. The Seller/City reserves and shall have the exclusive right to waive, at its sole discretion, any requirement or provision under this Agreement imposed upon the Purchaser/Developer. Any such non-enforcement of a requirement or provision in one instance will not be deemed a waiver of the right to enforce that requirement or provision in the future.
5. This instrument, including the exhibits attached, which are made a part of this Agreement, contains the entire agreement between the parties and all prior negotiations and agreements are merged herein. Neither the Seller/City nor the Seller/City's agents, have made any representations except those expressly set forth, and no rights or remedies are, or shall be acquired by the Purchaser/Developer by implication or otherwise unless expressly set forth herein. Except as provided in this document, any alteration, amendment, change or addition to this Agreement shall be binding upon the Seller/City or the Purchaser/Developer unless made writing and signed by all parties.
6. "Superfund" Act. To the best of the City's knowledge, no land fill exists or existed on any of the properties contemplated under this Agreement. No hazardous waste or material has been deposited on the Property, and to the best of City's knowledge, the property is free from any environmental problems as set forth in the Comprehensive Environmental Response Compensation and Liability Act ("Superfund").
7. Additional Documents. Each party agrees to execute any additional documents reasonably requested by the other to carry out the intent of this Agreement or the conveyance of the Property.

- 8. This Agreement, and the Property may not be transferred or assigned by Purchaser/Developer prior to obtaining all of the City Certifications and all of the Certificates of Compliance, except with the City's written and the buyer, transferee or assignee agrees to fully assume the rights and obligations under this Agreement and so long as the buyer, transferee or assignee reasonably demonstrates to the City its financial capacity to fully perform under and comply with the obligations under this Agreement.
- 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. Counterparts/Electronic Signatures. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which together shall constitute one agreement. Faxed signatures, or scanned and electronically transmitted signatures on this Agreement, shall be deemed to have the same legal effect as original signatures on this Agreement. Delivery of a signed counterpart delivered in accordance with the Michigan Uniform Electronic Transactions Act, MCL §450.831 et seq., the scanned or PDF data file shall be deemed to have the same force and effect as if the manually signed counterpart had been delivered to the other party in person.
- 11. Prior Agreements. Seller/City represents and warrants that Seller/City has not entered into any other Agreement for the sale of the Property, or any part thereof, Except for a Letter of Interest dated on or about November 13, 2025. 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. This agreement will prevail over any conflicting term in the letter of interest.

The Seller/City and the Purchaser/Developer by and through their duly authorized representatives have executed this Agreement as of _____, 2026.

WITNESSED BY:

PURCHASER: JOY HOME LLC

Print Name:

By: _____
Erizon Aliaj
Its: Managing Member

SELLER: CITY OF WARREN

Print Name:

By: _____
Lori M. Stone
Its: Mayor

Print Name:

By: _____
Sonja Buffa
Its: City Clerk

EXHIBIT A
DECLARATION OF RESTRICTIVE
COVENANTS AND GRANT OF ACCESS RIGHTS

The City of Warren, a Michigan municipal corporation located at One City Square, Warren, Michigan (the Grantor), and Joy Home, LLC, a limited liability company, 3502 Bates, Sterling Heights, Michigan 48310 (the Grantee), agree to the property restrictions contained in this document.

The parties stipulate that:

In the foregoing deed, Grantor conveyed to Grantee its interest in former tax-reverted real properties, located in the City of Warren, Michigan, and described below (the Property):

Lot 248, including adjacent ½ of vacated alley – 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. 13-31-352-034
Commonly known as: 2067 Emmons

Lot 247, including adjacent ½ of vacated alley – 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. 13-31-352-035
Commonly known as: 2093 Emmons

Grantor approved the conveyance of the Property to Grantee, in part, to further certain public purposes, such as enhancing the quality of the surrounding neighborhood, improving the aesthetics of the area and restoring former tax-reverted Property as a responsible owner.

As part of the consideration for the Property, Grantee, for itself, officers, members, subsidiaries, affiliates, successors, assigns, transferees and legal representatives and any person claiming an interest in the Property, agree 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:

1. The use, development and occupancy of the Property shall comply with the Zoning Ordinances of the City of Warren.
2. The Property shall not be used, occupied, maintained or developed for the growth, sale, distribution or production of marijuana or other controlled substance, including medical or recreational marijuana. Grantor understands that the stated restricted uses or activities may be otherwise legally permissible on the Property, but

nevertheless expressly waives the right to the exercise of such uses or activities upon the Property. The use and occupancy of the Property is further subject to the terms of the Resolution of the Warren City Council dated March 10, 2026.

3. The Property shall not 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 City of Warren.
4. The property at 2067 Emmons, Warren, Michigan shall be renovated to local code, and be approved for City Certification within one year of this document.
5. 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. Each Property shall be secured and kept free of debris and rodents.
6. The property at 2067 Emmons, and at 2093 Emmons, if developed for residential dwelling, shall be sold for owner-occupancy, and if not sold within one year, the Property may be rented, provided it shall not be rented or leased for period of less than twelve months, notwithstanding any right allowed by law to use the property as a short-term rental, and the parties recognize that neighborhood stabilization and long-term occupancy is one of the purposes for the conveyance of the property.
7. 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.
8. If the two parcels, 2067 Emmons and 2093 Emmons are combined, the combined Property shall only be used as one buildable lot for residential purposes.
9. In the event or recorded or unrecorded public utilities or utility easements are located within the Property, 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 or inspect the utility. Grantee agrees to not encumber or encroach the utility, easement or access thereto, and will remove upon notice, any obstruction or encroachment located upon the easement area or access thereto, upon advance notice.
10. Grantee further grants to Grantor, or its contractors or agents, temporary ingress and egress, use, along, upon, over or under the Property as necessary and for the duration of a public improvement project, including roadway construction or repair, upon advance notice.
11. 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, its officers, members, affiliates, subsidiaries, successors, assigns and transferees and any subsequent owner of the Property 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.

- 12. The above covenants and restrictions are to run with the land and be binding upon Grantee and its officers, members, affiliates, subsidiaries, successors, assigns and transferees and any subsequent owner of the Property.
- 13. Grantee agrees to sell the Property to an owner-occupant, and to add a covenant to the sale that would require the property to be occupied by the Buyer's principal or officer, if an entity, or family member, if an individual, for at least two years of the date of this sale, unless expressly waived in writing by the City of Warren Economic Development Director, and filed on record with the City Clerk.
- 14. 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 these restrictions.
- 15. 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.
- 16. 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.
- 17. The title and rights of Grantee or of any of his heirs, devisees, executor, administrators, assigns and successors in interest successors in title, including its members, officers, successors, affiliates, assigns and transferees, as applicable, shall at the option of the City of Warren, after a 60 day notice of a violation and opportunity to cure, revert to the City of Warren for any violation of the above restrictions.
- 18. 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: JOY HOME, LLC

Printed Name:

By:

Erizon Aliaj

Its:

Managing Member

Signatures continued on next page

STATE OF MICHIGAN)
) ss.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026 by Erizon Aliaj, Managing Member, Joy Home, LLC, Grantee.

_____, Notary Public
Macomb County, Michigan
My commission expires:

WITNESSED BY:

GRANTOR:

Printed Name:

By: _____
Lori M. Stone, Mayor

Printed Name:

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 of the City of Warren, a Michigan municipal corporation, on behalf of Grantor.

_____, Notary Public
Macomb County, Michigan
My commission expires:

Drafted by and when recorded return to:
Mary Michaels, Esq.
City of Warren Legal Department
One City Square, Suite 400
Warren, MI 48093

ID 117961



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

DATE: MARCH 2, 2026
TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
SUBJECT: SOL-W-1716; RECOMMENDATION TO PURCHASE ONE (1) AEROFIT RESPIRATORY P100 AND N95 MASK FIT TEST SYSTEM

The Purchasing Division concurs with the Fire Department and recommends that City Council waive the bid process and award the purchase of One (1) AeroFit Respiratory P100 and N95 Mask Fit Test System from the sole source provider, OHD, LLLP, 2200 Resource Drive, Birmingham, AL 35242 in the total amount not to exceed \$20,563.00.

The Fire Department is seeking to purchase one (1) AeroFit Respiratory P100 and N95 Mask Fit Test System (Model AFT-6000-1095) in order to comply with NFPA and OSHA/MIOSHA CFR 1910.134 mandated annual testing of SCBA face pieces, P100 cartridge half masks and N95 masks that the fire personnel wear when in environments that are dangerous to employee's health and life safety.

If approved by your honorable body, this equipment will replace the P100 and N95 testing hood that has highly subjective results due to the fact that it relies on the operator to administer the exact amount of aerosol irritant into the hood and the tester to indicate whether there is a reaction to the irritant. This recommended equipment is able to measure minute infiltration of the irritant into the PPE, which will provide the tester with quantitative test results.

Funds for this purchase are available in the following Account: 101-1336-98401.

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



+1 (205) 980-0180

ohdglobal.com

2200 Resource Dr
Birmingham, AL 35242



January 2, 2026

To Whom It May Concern:

This letter is to validate and confirm that OHD, LLLP is the sole owner and manufacturer of the OHD QuantiFit2® Respirator Fit Tester utilizing Controlled Negative Pressure (CNP) technology, and the AeroFit® Respirator Fit Tester utilizing CNC (Condensation Nuclei Counting) technology. All orders placed for this equipment is processed at OHD, LLLP.

This letter is also to acknowledge that OHD, LLLP is the sole calibration service and technical service provider for the OHD QuantiFit2® and AeroFit® respirator fit testing instruments in North America.

If you have any questions, please feel free to contact me at: (205) 725-0425.

Thank you for your interest in OHD's products and services.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kirk Olson', written in a cursive style.

Kirk Olson
Midwest Regional Sales Manager
OHD, LLLP



WARREN FIRE DEPARTMENT

23295 SCHOENHERR AVE.

WARREN, MI 48089

PHONE (586) 586-2800

FAX (586) 774-2120

warrenfire@warrenfiredept.org

February 27, 2026

Craig Treppa
Purchasing Agent

Subject: OHD AeroFit Respirator

Craig

The Fire Department desires to purchase one (1) AeroFit Respiratory P100 and N95 Mask Fit Test System (Model AFT-6000-1095) from the **sole source** vender OHD Global LLC., at a total cost of **\$20,563.00**. With the purchase of this equipment the department will be able to comply with NFPA and OSHA / MIOSHA CFR 1910.134 mandated annual testing of SCBA face pieces, P100 cartridge half masks, and N95 masks that the department issues to employees to wear into environments that are dangerous to employee's health and life safety. The department recently learned that to comply with testing requirements we had to quantitatively test all three (3) types of respiratory personal protection equipment (PPE) that the department issues to employees which currently includes MSA SCBA face pieces used by employees to enter fire and other hazardous environments along with the P100 half mask and N95 paper masks which are used to protect employees on medical incidents where airborne pathogens could enter an employee's respiratory system.

The department currently uses the QuantiFit SCBA face piece testing system that is also manufactured by OHD Global LLLC., to test our MSA Self Contained Breathing Apparatus (SCBA) face pieces and with the addition of new equipment by the same manufacturer the department will be able to standardize out respiratory testing equipment eliminating the need to have multiple manufacturers, with different operating systems, that are not compatible with each other that we can query to provide the administrator with complete history of current and past test results. Additionally, with the purchase of the new equipment the department replaces a **subjective** P100 and N95 testing hood, that relies upon the operator to administer the exact amount of aerosol irritant into the hood and the teste to indicate that they are having or not having a reaction to the irritant whereas the new equipment is able to measure minute infiltration of the irritant into P100 or N95 respiratory PPE providing the tester with **quantitative** test results of the member being tested. Finally, the new equipment will build upon our existing digital record of the identity of the member being tested, the serial number of the P100 or the N95 brand manufacturer and type of

paper mask being tested as well as current and previous test results associated with the member ensuring that department has a complete record of annual testing of employee's that have been tested or not tested to ensure compliance with all laws and standards that the department must comply with.

Therefore, it is the recommendation of the fire department that council approve the purchase of one (1) AeroFit Respiratory Mask Fit Testing System model number AFT-600-1095 from the sole source manufacturer and vender OHD Global LLC., in the amount of **\$20,563.00**. The purchase also includes a five-year warranty and five (5) years of annual calibrations of the system.

Funds are available in line item 101-1336-98401

Please direct questions to my attention at Ext. 3100

Respectfully,

DocuSigned by:

6EE857E59A9D4BD...
Wilburt McAdams
Fire Commissioner

RESOLUTION

Document No: SOL-W-1716
Product or Service: AeroFit Respiratory P100 and N95 Mast Fit Test System
Requesting Department: Fire

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 Fire Commissioner has determined that it is necessary in the interests of the Fire Department and the City, to acquire One (1) AeroFit Respiratory P100 and N95 Mask Fit Test System from the sole source provider, OHD, LLLP, 2200 Resource Drive, Birmingham, AL 35242 in an annual of \$20,563.00.

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

Funds are available in account number: 101-1336-98401.

IT IS RESOLVED, that the sole source purchase through OHD, LLLP is hereby accepted by City Council for the purchase of One (1) AeroFit Respiratory P100 and N95 Mask Fit Test System in an annual of \$20,563.00.

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



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: MARCH 2, 2026
TO: SECRETARY, WARREN CITY COUNCIL
SUBJECT: RESCIND AND RE-AWARD STA-W-1781; TO FURNISH AND INSTALL THREE (3) SMART BUS SHELTERS

The Purchasing Division concurs with the Public Service Department and recommends that City Council Rescind the award to Furnish and Install Three (3) SMART Bus Shelters from Allied Building Service, 1801 Howard Street, Detroit, MI 48216, utilizing the State of Michigan Contract #01044, at a total cost of \$98,283.00 and Re-award STA-W-1781 to Allied Building Service 1801 Howard Street, Detroit, MI 48216, to Furnish and Install Three (3) SMART Bus Shelters utilizing the State of Michigan Contract #01044, at a total cost of \$115,704.72.

On February 10, 2026, your honorable body approved an award to Allied Business Service to Furnish and Install three (3) SMART Bus Shelters in the amount of \$98,283.00. The item appeared as Item 4f on the February 10, 2026 Council Agenda. This item was submitted to the City Council, prior to the proper approvals being obtained from the City Administration. Thus, the Purchasing Division is requesting that this item be rescinded.

This item before you today is to recommend that the same project for furnishing and installing three (3) SMART bus shelters. This project requires that the vendor pay prevailing wages to its employees, which was not included in the initial award. In addition, the price for materials has increased for this project.

If approved by your honourable body, this project will result in three (3) SMART bus shelters with benches and ADA compliant cement pads being constructed at the following locations:

- 13 Mile and Schoenherr (Qty. 2)
• 9 Mile and Dequindre (Qty. 1)

Allied Building Service is under contract with SMART to install bus shelters. The addition of these new shelters will be of great assistance to City residents that utilize these bus routes.

Funds are available in Account 208-9210-96902 dependent upon concurrent resolution of budget amendment and shall be 100% reimbursed by SMART Bus from the available Community Credits that the City has accumulated.

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
City Controller

Signed by: Lori M Stone
F040B73E57F248E...
Lori M. Stone
Mayor

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.

CV0023753

Firm Name

SIGMA Vendor Number

	1/16/2025	Director of Construction Operations
Signature	Date	Title

FOR THE STATE OF MICHIGAN:



February 5, 2025

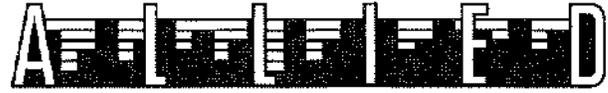
Director,

Date

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

QUOTE SQ-00094055

Quote Valid Until 3/18/2026



ALLIED BUILDING SERVICE

A CONTINUUM SERVICES COMPANY

1801 Howard Street Detroit MI 48216
313-230-0800 www.teamallied.com

Date: February 16, 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
QUOTED w/ STATE PREVAILING WAGES

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 \$38,568.24

-Material / Equipment \$31,039.18

-Labor \$7,529.06

GRAND TOTAL FOR ALL (3) UNITS \$115,704.72

TERMS ()

Allied is requesting a ~~\$64,009.40~~ payment upon approval to secure materials. ~~Balance due upon completion.~~

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.

Prevailing Wage - Straight Time Wages

In Prevailing Wage, Davis Bacon or Service Contract wage scenarios, customer MUST provide contractor will the current wage requirement to be used.

Quote Valid Until 3/18/2026

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: _____

February 26, 2026

Craig Treppa
Purchasing Agent
1 City Square
Warren, MI 48093

RE: Request to rescind a previous Award to Allied Building Services and recommend to purchase Allied Building Service utilizing SMART Community Credit Expense Account # 208-9210-96902 in the amount \$115,704.72.

Mr. Treppa,

This letter is to inform you of the request to rescind the previous SMART Bus purchase awarded to Allied Building on February 10, 2026 at the regular City Council meeting in the amount of \$98,283.00 listed as Item # 4 (f) of the Consent Agenda.

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 \$ 38,568.24 X 3 units

Materia/equipment cost	\$ 31,039.18 X 3
Labor cost	\$ 7,529.06 X 3
Total Cost	\$ 115,704.72

Respectfully,

Signed by:


 Steve Campbell
 Public Service Administrative Supervisor

Signed by:


 Dave Muzzarelli
 Public Service Director

RESOLUTION

Resolution to Rescind and Award STA-W-1781

Product/Service: Furnish and Install Three (3) SMART Bus Shelters

Requesting Department: Public Service

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026, at 7 p.m. Eastern _____ Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

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

On February 10, 2026, Warren City Council approved Council Item 4f; To Furnish and Install Three (3) SMART Bus Shelters in an amount of \$98,283.00, to Allied Building Service, 1801 Howard Street, Detroit, MI 48216.

The recommendation was submitted to City Council with prior approval from the Purchasing Agent, Budget Director, or City Controller. In addition, the project requires the vendor to pay its employees prevailing wages, which were not included in the requirement that was submitted to City Council (Item 4f from the Council Agenda of February 10, 2026). Therefore, it is in the best interest of the City that this award be rescinded.

The Public Service Department is now recommending that City Council approve an award to Allied Building Service, 1801 Howard Street, Detroit, MI 48216 in an amount of \$115,704.72 for furnishing and installing three (3) SMART Bus Shelters, which includes the cost for tariff increases and Prevailing Wage requirements. Allied Business Service will be utilizing the State of Michigan Contract #01044 for this purchase.



PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION
One City Square, Suite 300
Warren, Michigan 48093-2390
P: (586) 759-9300
F: (586) 759-9318
www.cityofwarren.org

February 20, 2026

Ms. Mindy Moore
City Council Secretary

RE: CONSIDERATION AND ADOPTION OF RESOLUTION to Award Bid and Contract for City Project SW-26-847, 2026 Sidewalk Ramp Program (ITB W-1445) to the low bidder, Santos Cement 1 Inc., in the total bid amount not to exceed \$406,913.00.

Electronics bids were received and publicly read via Zoom Video Conferencing on February 18, 2026 for City Project SW-26-847, 2026 Sidewalk Ramp Program (ITB W-1445). This project was publicly advertised on the BidNet (MITN) system on February 4, 2026. This project includes the removal and replacement of deteriorated sections of sidewalks along with ramps, concrete pavement and storm sewer work at various locations throughout the City of Warren.

The Engineering Division recommends that the Warren City Council award the Contract SW-26-847, 2026 Sidewalk Ramp Program to the low bidder – Santos Cement 1 Inc. in the total bid amount not to exceed \$406,913.00.

The form of the contract document and the proposed City Council resolution authorizing approval of the contract award has been sent for review to the City Attorney. The availability of the funding for this contract, as stated in the attached City Council resolution, has been confirmed and approved by the Budget Director.

Please place this item on the next available City Council agenda for consideration. If you have any questions regarding this matter, I can be reached in my office at (586) 759-9306.

Sincerely,

Read and Concurred:

Funding Approval:

DocuSigned by:

FE012968B0764F1...
Tina G. Gapshes, P.E.
City Engineer

DocuSigned by:

A370AB08BBC84DD...
David Muzzarelli
Public Service Director

Signed by:

F6FDC83AE1C142B...
Kristina Battle
Budget Director

Contract Form Approval:

Recommended to Council:

Signed by:

119806BF52344A1...
Mary Michaels
Acting City Attorney

Signed by:

F040B73E57F248E...
Lori M. Stone
Mayor

TGG/KD

Attachments: Tabulation of Bids and Recommendation, City Council Resolution

**RESOLUTION TO AWARD BID AND APPROVE CONTRACT FOR SW-26-847
2026 SIDEWALK RAMP PROGRAM (ITB-W-1445)**

At a regular meeting of the City Council of the City of Warren, County of Macomb, Michigan, held on _____, 2026 at _____ p.m. Eastern _____ Time, in the Council Chamber at the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan.

PRESENT: Councilpersons _____

ABSENT: Councilpersons _____

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

On February 18, 2026, bids were received for City Project SW-26-847, 2026 Sidewalk Ramp Program ITB-W-1445, pursuant to the updated online electronic bid submittal process via BidNet Direct (MITN).

The City Council has received and reviewed the bids as listed on the attached tabulation.

The City Engineer has recommended that the contract for City Project SW-26-847, 2026 Sidewalk Ramp Program be awarded to the lowest bidder Santos Cement 1, Inc. in the total bid amount not to exceed \$406,913.00.

Funding for this work is available in the MTF Local – Construction 203-3451-97400 (\$244,147.80) and MTF Major – Construction 202-2451-97400 (\$162,765.20)

The Contract documents include the Supplemental Specifications, the Advertisement, the Proposal, the Appendix and the City of Warren form documents entitled Instructions to Bidders, Contract, Performance Bond, Payment Bond for Labor, Material and Equipment Rental, Maintenance and Guarantee Bond, Certificate of Worker's Compensation Insurance, and the General Conditions.

THEREFORE, IT IS RESOLVED, pursuant to the recommendation of the City Engineer, that the City Council by formal motion approves the award of contract City Project SW-26-847, 2026 Sidewalk Ramp Program to the lowest bidder Santos Cement 1, Inc. in the total bid amount not to exceed \$406,913.00. Such award is subject to execution of written agreement by both parties.

IT IS FURTHER RESOLVED, that upon execution of grant agreements, approval of the final contract in a form that meets with the approval of the City Attorney, along with all required insurance certificates, bonds and required documents; the Mayor and City Clerk are authorized to execute the contract with Santos Cement 1, Inc., 860 Southfield Rd, Lincoln Park, MI 48146 to complete City Project SW-26-847, 2026 Sidewalk Ramp Program, consistent with the terms of the bid for City Project SW-26-847, 2026 Sidewalk Ramp Program and the City of Warren Engineering Contract Documents.

AYES: Councilpersons: _____

NAYS: Councilpersons: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2026.

MINDY MOORE
Secretary of the Council



BID TABULATION

City Project: SW-26-847 (TB-W 1665)
2026 Sidewalk Ramp Program

Sanlos Concrete 1 Inc 880 Southfield Rd Lincoln Park, MI 48140	Wojcik Ford and Son Concrete Concrete INC 15431 Common Road Rochester, MI 48060	Cresit Lakes Contracting Solutions LLC 2300 Edinboro Warrenford, MI 48328	Concrete Engraving Creations INC 6282 Hidden River Dr Macomb, MI 48042	Zuniga Const. Const. 62500 Ryan Warren, MI 48091
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ITEM No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT								
CONCRETE ITEMS													
1	REMOVE ONLY 4" THICK SIDEWALK	SF	1,100	\$ 2.00	\$ 2,200.00	\$ 3.03	\$ 2,994.00	\$ 3.00	\$ 3,300.00	\$ 4.50	\$ 4,950.00	\$ 3.00	\$ 3,300.00
2	REMOVE AND REPLACE 4" SIDEWALK	SF	8,850	\$ 7.75	\$ 68,587.50	\$ 11.11	\$ 98,265.00	\$ 11.10	\$ 98,205.00	\$ 13.00	\$ 116,055.00	\$ 10.76	\$ 95,000.00
3	REMOVE AND REPLACE 7" THICK CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER	SF	2,850	\$ 10.50	\$ 30,000.00	\$ 17.80	\$ 50,810.00	\$ 13.75	\$ 39,187.50	\$ 15.00	\$ 42,750.00	\$ 82.00	\$ 233,600.00
4	REMOVE AND REPLACE 6" SIDEWALK & ADA RAMP	SF	6,000	\$ 15.00	\$ 90,000.00	\$ 16.33	\$ 98,000.00	\$ 17.75	\$ 106,500.00	\$ 14.80	\$ 88,800.00	\$ 17.00	\$ 102,000.00
5	REMOVE AND REPLACE 6" ADA RAMP	SF	700	\$ 16.00	\$ 11,200.00	\$ 17.25	\$ 12,075.00	\$ 18.30	\$ 12,810.00	\$ 18.75	\$ 13,125.00	\$ 15.00	\$ 10,500.00
6	REMOVE AND REPLACE CONCRETE CURB & GUTTER, 6" TYPICAL	LF	180	\$ 55.00	\$ 9,900.00	\$ 50.80	\$ 9,144.00	\$ 50.00	\$ 9,000.00	\$ 58.00	\$ 10,440.00	\$ 13.00	\$ 2,340.00
7	INSTALL VARIANAL PLATE SIDEWALK CURB	LF	300	\$ 25.00	\$ 7,500.00	\$ 32.00	\$ 9,600.00	\$ 30.00	\$ 9,000.00	\$ 34.00	\$ 10,200.00	\$ 19.00	\$ 5,700.00
8	INSTALL ADA COMPLIANT DETECTABLE WARNING DEVICE	LF	700	\$ 15.00	\$ 10,500.00	\$ 15.45	\$ 10,815.00	\$ 16.00	\$ 11,200.00	\$ 19.00	\$ 13,300.00	\$ 45.00	\$ 31,500.00
UTILITY ITEMS													
9	ADJUST MANHOLE, GATCH BASIN OR INLET COMPLETE	EA	10	\$ 300.00	\$ 3,000.00	\$ 500.00	\$ 5,000.00	\$ 875.00	\$ 8,750.00	\$ 400.00	\$ 4,000.00	\$ 410.00	\$ 4,100.00
10	INSTALL 8" DIAMETER GATCH BASIN COMPLETE	EA	10	\$ 2,400.00	\$ 24,000.00	\$ 2,800.00	\$ 28,000.00	\$ 3,000.00	\$ 30,000.00	\$ 4,000.00	\$ 40,000.00	\$ 2,700.00	\$ 27,000.00
11	INSTALL 8" DIAMETER MANHOLE ON OPEN BASIN COMPLETE	EA	10	\$ 4,000.00	\$ 40,000.00	\$ 5,000.00	\$ 50,000.00	\$ 3,875.00	\$ 38,750.00	\$ 5,000.00	\$ 50,000.00	\$ 4,300.00	\$ 43,000.00
12	REMOVE 2" DIAMETER GATCH BASIN COMPLETE	EA	18	\$ 400.00	\$ 7,200.00	\$ 478.57	\$ 8,614.26	\$ 510.00	\$ 9,180.00	\$ 1,200.00	\$ 21,600.00	\$ 160.00	\$ 2,880.00
13	REMOVE 4" DIAMETER MANHOLE ON GATCH BASIN COMPLETE	EA	10	\$ 800.00	\$ 8,000.00	\$ 624.57	\$ 6,245.70	\$ 500.00	\$ 5,000.00	\$ 1,800.00	\$ 18,000.00	\$ 300.00	\$ 3,000.00
14	INSTALL ADA COMPLIANT ON STANDARD MANHOLE FOR MANHOLE GATCH BASIN (SECTION 02110)	EA	10	\$ 995.00	\$ 9,950.00	\$ 1,070.00	\$ 10,700.00	\$ 1,170.00	\$ 11,700.00	\$ 1,500.00	\$ 15,000.00	\$ 475.00	\$ 4,750.00
15	INSTALL ADA COMPLIANT ON STANDARD COVER FOR MANHOLE GATCH BASIN (SECTION 02110)	EA	10	\$ 995.00	\$ 9,950.00	\$ 810.00	\$ 8,100.00	\$ 710.00	\$ 7,100.00	\$ 1,200.00	\$ 12,000.00	\$ 380.00	\$ 3,800.00
16	REMOVE MANHOLE GATCH BASIN INLET COMPLETE	IFT	10	\$ 250.00	\$ 2,500.00	\$ 500.00	\$ 5,000.00	\$ 100.00	\$ 1,000.00	\$ 450.00	\$ 4,500.00	\$ 500.00	\$ 5,000.00
PAVING CONCRETE ITEMS													
17	MODIFY 2" SLAB FURNISHED AND FINISHED	EA	500	\$ 21.00	\$ 10,500.00	\$ 5.00	\$ 2,500.00	\$ 35.00	\$ 17,500.00	\$ 1.00	\$ 500.00	\$ 6.00	\$ 3,000.00
18	MODIFY TYPE B CURB AND GUTTER	EA	20	\$ 48.00	\$ 960.00	\$ 33.00	\$ 660.00	\$ 100.00	\$ 2,000.00	\$ 150.00	\$ 3,000.00	\$ 130.00	\$ 2,600.00
19	TEMPORARY TRAFFIC CONTROL ON INTERNATIONAL ROAD	HR	70	\$ 25.00	\$ 1,750.00	\$ 24.00	\$ 1,680.00	\$ 11.75	\$ 822.50	\$ 91.00	\$ 6,370.00	\$ 5.00	\$ 350.00
20	MODIFY TYPE B UNLIMITED FLASHING ARROW BOARD	EA	10	\$ 900.00	\$ 9,000.00	\$ 250.00	\$ 2,500.00	\$ 800.00	\$ 8,000.00	\$ 100.00	\$ 1,000.00	\$ 300.00	\$ 3,000.00
EROSION CONTROL ITEMS													
21	RESTORATION COMPLETE	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 1,500.00	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00
22	SPRINKLER HEAD RELOCATE	EA	15	\$ 25.00	\$ 375.00	\$ 125.93	\$ 1,889.00	\$ 50.00	\$ 750.00	\$ 45.00	\$ 675.00	\$ 40.00	\$ 600.00
23	SPRINKLER HEAD REPLACE	EA	15	\$ 30.00	\$ 450.00	\$ 159.34	\$ 2,390.10	\$ 70.00	\$ 1,050.00	\$ 65.00	\$ 975.00	\$ 60.00	\$ 900.00
24	SPRINKLER LINE	LF	100	\$ 5.00	\$ 500.00	\$ 32.60	\$ 3,260.00	\$ 10.00	\$ 1,000.00	\$ 4.00	\$ 400.00	\$ 7.00	\$ 700.00
25	EROSION CONTROL BOX RELOCATE	EA	5	\$ 50.00	\$ 250.00	\$ 200.00	\$ 1,000.00	\$ 80.00	\$ 400.00	\$ 15.00	\$ 75.00	\$ 10.00	\$ 50.00
26	EROSION CONTROL BOX REPLACE	EA	5	\$ 200.00	\$ 1,000.00	\$ 400.00	\$ 2,000.00	\$ 350.00	\$ 1,750.00	\$ 15.00	\$ 75.00	\$ 100.00	\$ 500.00
27	INSTALL GATE 74" X 50"	LF	100	\$ 10.00	\$ 1,000.00	\$ 20.75	\$ 2,075.00	\$ 25.00	\$ 2,500.00	\$ 35.00	\$ 3,500.00	\$ 10.00	\$ 1,000.00
HYDRAULIC ITEMS													
28	MAINTENANCE SWEET, INSTALL AND MAINTAIN	TON	250	\$ 30.00	\$ 7,500.00	\$ 30.75	\$ 7,687.50	\$ 25.00	\$ 6,250.00	\$ 45.00	\$ 11,250.00	\$ 20.00	\$ 5,000.00
29	ODOR WEATHER PROTECTION	SY	800	\$ 0.01	\$ 8.00	\$ 8.44	\$ 6.75	\$ 5.40	\$ 4,320.00	\$ 1.00	\$ 800.00	\$ 10.00	\$ 8,000.00
30	CREW DOWNTIME FOR LOADING MISMAKES / UNWANTED MOVES ON JOB OTHER THAN DOWNTIME PER INSTRUCTIONS	HR	8	\$ 100.00	\$ 800.00	\$ 105.73	\$ 845.84	\$ 100.00	\$ 800.00	\$ 100.00	\$ 800.00	\$ 5.00	\$ 40.00
31	REPAIR MISMAKES ON UNMARKED WATER PIPES	EA	5	\$ 3,000.00	\$ 15,000.00	\$ 3,000.00	\$ 15,000.00	\$ 700.00	\$ 3,500.00	\$ 750.00	\$ 3,750.00	\$ 300.00	\$ 1,500.00
32	CONFERENCE FOR WORK OUTSIDE OF ORIGINAL PAY ITEM	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
33	PERKINS AND INJECTION TIE ALL DOWNLINE AS INSTALLED IN PREVIOUS WORK	LS	4	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00
34	CONDUCT INSURANCE AND INITIAL SET UP EXPENSE (THIS IS BEYOND THE CONTRACT WORK)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
TOTAL BID AMOUNT					\$ 408,923.89		\$ 492,270.73		\$ 443,847.80		\$ 512,840.00		\$ 523,328.00



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

DATE: FEBRUARY 27, 2026
TO: MINDY MOORE, SECRETARY OF WARREN CITY COUNCIL
SUBJECT: RECOMMENDATION TO REPLACE TWO (2) OVERHEAD TUBE HEATERS AT FIRE STATION #4; TRI-W-1637

The Purchasing Division concurs with the Fire Department and recommends that Johnson Controls Building Solutions, LLC., 5757 North Green Bay Avenue, Glendale, WI 53206 be awarded the project to Replace Two (2) Overhead Tube Heaters at Fire Station #4, utilizing the contracted rates contained in the extendable City of Warren agreement (RFP-W-9103), at a cost of \$22,349.00.

The Fire Department is seeking to replace two (2) Overhead Tube Heaters due to the that the units have exceeded their useful life and are becoming too costly to maintain.

If approved by your honorable body, Johnson Controls will be responsible for properly furnishing and installing the equipment as well as the removal and disposal of the existing units.

The City will be utilizing JCI for this work utilizing the extendable City of Warren Contract; RFP-W-9103 approved by City Council on September 13, 2022, which allows the City to extend HVAC-related work to JCI as long as they maintain the same labor and material rates agreed to under the RFP-W-9103 agreement.

The City has been pleased with the work of JCI and is confident that JCI will continue to perform at high-levels for this project.

Funds for this project are available in the following Account: 101-1336-93000.

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
CF2C773238C54C9...
Richard Fox
Controller

Signed by:
Lori M Stone
F040B73E57E248E...
Lori M. Stone
Mayor

PROPOSAL



Johnson Controls, Inc.
Building Efficiency
6111 Sterling Drive North
Sterling Heights, MI
48312

Date 10-15-2025



Scott Halleck
Deputy Fire Chief
City of Warren Fire Department
586-756-2800 x3201
586-774-2120 Fax
deputyfirechief@warrenfiredept.org

RE: Fire Station #4 Garage Heater Replacement/Upgrade

The following proposal is based on JCI's recent survey and discussions with the Fire station Team at Fire House #4.

The existing high-bay heaters have the following issues:

- Past useful equipment life cycle operations
- In bad shape, lots of rust on burners and operational issues
- Parts are hard to find and, in some cases, obsolete
- Heaters are not reliable and have failed to properly heat garage during the colder Michigan months

Based on the age, condition and unreliability we are recommending replacement with radiant tube heater. Radiant tube heaters offer the following advantages over gas fired unit heaters for this application:

"For a high bay garage, gas-fired radiant heaters are generally better for heating objects and people directly, making them more efficient for large, open spaces where you need targeted warmth".

- Forced air heaters (which FS#4 currently has), lose efficiency because warm air rises and escapes when the door is opened.
- Requires proper venting.

JCI is providing the following scope for work and pricing to replace and upgrade the existing forced air heaters



Pic 1: existing forced air heater



Pic 2: existing forced air heater #2



Pic 3: other side of bay forced air heaters

PROPOSAL



Johnson Controls, Inc.
Building Efficiency
6111 Sterling Drive North
Sterling Heights, MI
48312



Pic 4: example of new radiant heater



Pic 5: example of radiant tuber heater

Quote # 1-1ORCFM8Z Fire Station #4 Radiant Tube Heater Installation and Upgrade

1. Upon approval from City of Warren order new equipment and pick up necessary parts and materials.
2. Schedule work with Fire Station #4 personnel for access into Fire Station #4. A scissor lift will be used during this job to remove old equipment and install new equipment.
3. Provide labor and tools to Lock Out and Tag Out existing forced air heaters from all sources of energy in a SAFE Manner.
4. Upon approval order equipment and provide schedule replacement schedule to City of Warren Facilities and Fire Department #4 staff. Lead time is 2-3 weeks
5. Provide labor to remove four (4) existing truck bay unit heaters.
6. Provide and install the following radiant tube heaters:
 - Qty (1) Re-Verber-Ray 40' Long, 125,000/82,000 BTU
 - Two-Stage Radiant Tube Heater, Glo Bar Ignition 120V
 - (24V Controls) Natural Gas with Flex Line (J)
 - Qty (2) Re-Verber-Ray 20' Long, 75,000/50,000 BTU
 - Two-Stage Radiant Tube Heater, Glo Bar Ignition
 - 120V(24V Controls) Natural Gas with Flex Line (H)
 - Qty (17) 10' Looped Hanging Cable with Locking Fastener per Assembly
 - Qty (12) SSE Side Shield Extension 5' Long with Bracket and One Reflector Center Support
 - Qty (3) Braeburn Single or Two Stage 24V Programmable Thermostat 45-90 Degrees
 - Qty (3) B-Vent Kit TBD 4" B-Vent Exhaust Kit TBD 4" (Sidewall or Roof)
 - Qty (3) Fresh Air Kit TBD Fresh Air Intake Kit TBD (Sidewall or Roof)
7. Provide labor to make necessary connections: electrical, control wiring, gas connections.
8. Provide labor to fire off new radiant heaters and adjust shield for maximum heating deflection.
9. Check, test and start new radiant tube heaters
10. Review installation with Fire Dept #4 staff
11. Upon satisfaction report from Fire Dept #4 clean work area and remove tools.

Base proposal price for above scope of work.....\$22,349.00

Pricing in accordance with City of Warren and JCI HVAC Service Agreement agreed upon rates and margins

PROPOSAL



Johnson Controls, Inc
Building Efficiency
6111 Sterling Drive North
Sterling Heights, MI
48312

Cost Breakdown

Labor

Sheetmetal Technicians 24 hrs. x (2) man =48 hrs. x \$103.00.....\$4,944.00

- o Remove existing
- o Haning new mounting materials
- o Hang new heaters, vent new heaters
- o Lift day

Mechanical 24 hrs. x (1) man = 24 hrs. x \$103.00.....\$2,472.00

- o Disconnection of gas pipe and removal
- o Gas pipe new heaters
- o Connections: gas, control wiring and install new wall mounted thermostat
- o Check, test and start up

Project Management, coordination and supervision (8) hours straight time x \$103.00.....\$824.00

Subtotal.....\$8,240.00

Equipment, Subcontractor and Misc. Materials (15%)

Radiant heaters and misc equipment as specified above.....\$10,534.00

Including: gas piping, venting, control wiring

Electrical disconnect/ reconnect.....\$ 750.00

Scissor lift rental.....\$1,975.00

Misc materials.....\$ 775.00

Vehicle Usage / Mileage \$75.00 x (1).....\$ 75.00

Subtotal.....\$14,109.00

Warranty: Labor – 90 days
Equipment – Manufactures warranty on equipment

Clarifications & Exclusions:

- All work to be performed during normal working hours, unless otherwise specified.
- Proposal and pricing includes only scope of work as indicated above.
- Proposal does not include integration into building fire alarm panel.
- Proposal does not include cutting, coring painting or patching.

If you should have any further questions, please call Michael Konczak (810) 300-4809

(IMPORTANT: This proposal incorporates by reference the terms and conditions on the reverse side hereof)



PROPOSAL



Johnson Controls, Inc.
Building Efficiency
6111 Sterling Drive North
Sterling Heights, MI
48312

This proposal is hereby accepted and Johnson Controls is authorized to proceed with the work; subject, however, to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid until:

Purchaser - Company Name

December 13th 2025

Signature

JOHNSON CONTROLS, INC.

Signature

Name: _____

Name: Michael Konczak

Title: _____

Title: Account Executive

Date: _____

PROPOSAL



Johnson Controls, Inc.
Building Efficiency
6111 Sterling Drive North
Sterling Heights, MI
48312



Terms and Conditions

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. Plastering, patching, and painting are excluded. "In-line" duct and piping devices, including, but not limited to valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by Johnson, shall be distributed and installed others under Johnson's supervision but at no additional cost to Johnson. Purchaser agrees to provide Johnson with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. Johnson agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not backcharge Johnson for any costs or expenses without Johnson's written consent.

Unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement, JCI's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal, of environmental Hazards, or dangerous substances, to include but not limited to asbestos, or PCBs, discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JCI shall not operate to compel JCI to perform any work relating to Hazards without JCI's express written consent.

2. INVOICE AND PAYMENTS. Johnson may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Purchaser shall pay Johnson at the time purchaser signs this agreement an advance payment equal to 10% of the contract price, which advance payment shall be credited against the final payment (but not any progress payment) due hereunder and purchaser agrees to pay Johnson additional amounts invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received. If Johnson's invoice is not paid within 30 days of its issuance, it is delinquent.

3. MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of Johnson, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, Johnson shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.

4. WARRANTY. Johnson warrants that the equipment manufacturer by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by Johnson, for a period of one (1) year from installation. Johnson warrants that for equipment furnished and/or installed but not manufactured by Johnson, Johnson will extend the same warranty terms and conditions which Johnson receives from the manufacturer of said equipment. For equipment installed by Johnson, if Purchaser provides written notice to Johnson of any such defect within thirty (30) days after the appearance or discovery of such defect, Johnson shall, at its option, repair or replace the defective equipment and return said equipment to purchaser. All transportation charges incurred in connection with the warranty or equipment not installed by Johnson shall be borne by Purchaser. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.

5. LIABILITY. Johnson shall not be liable for any special, indirect, or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.

6. TAXES. The price of this proposal does not include duties, sales, use, excise, or other taxes, unless required by federal, state, or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by Johnson or, alternatively, shall provide Johnson with acceptable tax exemption certificates. Johnson shall provide purchaser with any tax payment certificate upon request and after completion and acceptance of the work.

7. DELAYS. Johnson shall not be liable for any delay in the performance of the work resulting from or attributed to acts of circumstance beyond Johnson's control, including but not limited to; acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner, or other Contractors or delays caused by suppliers or subcontractors of Johnson, etc.

8. COMPLIANCE WITH LAWS. Johnson shall comply with all applicable federal, state, and local laws and regulations, and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits a permanent nature shall be procured and paid for by the Purchaser.

9. DISPUTES. All disputes involving more than \$15,000.00 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.

10. INSURANCE. Insurance coverage in excess of Johnson's standard limits will be furnished when requested and required. No credit will be given or premium paid by Johnson for insurance afforded by others.

11. INDEMNITY. The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the indemnifying Party.

12. OCCUPATIONAL SAFETY AND HEALTH. The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of the Occupational Safety and Health Act relating in any way to the project or project site.

13. ENTIRE AGREEMENT. This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

14. CHANGES. No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.

15. PAYMENT TERMS. All services to be paid 50% upfront which will initiate mobilization of contract. Remainder to be paid upon completion of work.



WARREN FIRE DEPARTMENT
23295 SCHOENHERR AVE.
WARREN, MI 48089
PHONE (586) 586-2800
FAX (586) 774-2120
warrenfire@warrenfiredept.org

February 16, 2026

Craig Treppa
Purchasing Agent

Subject: TRI-W-1637 – Overhead Tube Heaters

Craig

The Fire Department must replace two (2) malfunctioning and functionally obsolete Overhead Tub Heaters at fire station No. 4. The department desires to use the current city agreement with Johnson Controls Inc., RFP-W-9103 which covers the cost of labor and materials for each project. The replacement project at fire station No., 4 is necessary due to the increasing cost to maintain the units in a working condition that have exceeded their useful life and continuing to repair the existing units would be cost ineffective given the age of the units and would only be a temporary fix at best. The cost of this project equals \$22,349.00. Included in the cost is the removal and disposal of the old units along with the labor and materials.

Therefore, it is the recommendation of the fire department that the city using RFP-W-9103 award the work to Johnson Controls Incorporated (JCI) two (2) in the amount of **\$22,349.00** for the removal and replacement of two (2) Overhead Tube Heaters at fire station No., 4.

Funds are available in General Ledger Account: 101-1336-93000.

Please direct questions to my attention at Ext. 3100.

Respectfully,

DocuSigned by:

6EE857E59A9D4BD...
Wilburt McAdams
Fire Commissioner

RESOLUTION

Document No: TRI-W-1637

Product or Service: Two (2) Overhead Tube Heaters

Requesting Department: Fire

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 _____.

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

Upon performing a diligent inquiry, the Fire Commissioner has determined that it is necessary in the interests of the Fire Department and the City, to acquire supplies, equipment, or goods pursuant to cooperative purchasing.

The Fire Department is seeking to Replace Two (2) Overhead Tube Heaters at Fire Station #4, located at 6361 Chicago Road, Warren, MI 48092 with the work being done by Johnson Controls Building Solutions, LLC. 5757 North Green Bay Avenue, Glendale, WI 53206, in the amount of \$22,349.00, utilizing the existing contracted labor

and material rates contained in the extendable City of Warren contract; RFP-W-9103, approved by City Council on September 13, 2022.

Funds are available in the following Account: 101-1336-93000.

THEREFORE, IT IS RESOLVED, that the award for the replacement of two (2) Overhead Tube Heaters at Fire Station #4 is hereby accepted by City Council in an amount of \$22,349.00.

IT IS FURTHER RESOLVED, that payments shall be made to Johnson Controls Building Solutions, LLC., PO Box 7411451, Chicago, IL 60674-1451.

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:

- Proposal 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



DATE: FEBRUARY 27, 2026
 TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
 SUBJECT: TRI-W-1808; FURNISH & INSTALL TWO (2) SERVERS, ONE (1) STORAGE ARRAY, AND DOMAIN CONTROLLER UPGRADE.

The Purchasing Division concurs with the Waste Water Treatment Plant (WWTP) and recommends that City Council authorize the purchase and installation of Two (2) PowerEdge R470 Servers, One (1) PowerVault ME5212 Storage Array, and Domain Controller Upgrades to the vendors and amounts listed in the table below.

VENDOR	COOP CONTRACT	DESCRIPTION	COST
[Re]Design Group 222 N Pacific Coast Hwy, FL 10 El Segundo, CA 90245	MHEC #04152022	Furnish & Install Two (2) Servers and One (1) Storage Array	\$ 86,869.00
Carashoff Technology Corp. 11493 Sunset Hills Rd, Ste 100 Reston, Virginia 20190	OMNIA #R240303	Engineering Services for Domain Controller Upgrade	\$ 30,000.00
GRAND TOTAL:			\$ 116,869.00

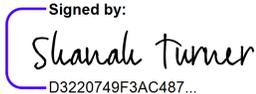
The current File and Application Servers (Windows Server 2012), which house WWTP's daily work documents and business software, have exceeded their life expectancy, making mechanical failure a high risk, and is incompatible with modern security tools, leaving WWTP's data vulnerable to ransomware and modern cyber-threats. Thus, the WWTP is seeking an award for the procurement and installation of two (2) PowerEdge R470 Servers and one (1) PowerVault ME5212 Storage Array, to [Re]Design Group, an authorized reseller under the MHEC Cooperative Contract #04152022 (see attached), in the amount of \$86,869.00.

The current Domain Controller (Windows Server 2008) acts as the "Master Key" and "Security Guard" for the entire WWTP network and is nearly seventeen (17) years old. The system no longer receives security patches from Microsoft, which could cause all digital operations to come to a standstill if the server fails or is compromised. Thus, the WWTP is seeking an award for Domain Controller Upgrades, to Carashoff Technology Corporation, utilizing the OMNIA Cooperative Contract #R240303 (see attached), in the amount of \$30,000.00.

If approved by your honorable body, this infrastructure upgrade, in the total amount of \$116,869.00, will provide features designed to enhance business continuity and significantly reduce the risk of a total office shutdown.

Funds are available in the following Account: 592-9047-98080.

Respectfully Submitted,

Signed by:

D3220749F3AC487...
Shanah Turner
Assistant Buyer

Read and Concur,

Signed by:

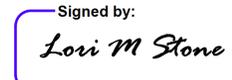
E610E2D7FFE5449...
Craig Treppa
Purchasing Agent

Signed by:

F6FDC83AE1C142B...
Kris Battle
Budget Director

DocuSigned by:

CF2C773236C54C9...
Richard Fox
Controller

Signed by:

F040B73E57F248E...
Lori M. Stone
Mayor

The attached contract has been reviewed by the Acting City Attorney, Mary Michaels.

Signed by:

119806BF52344A1...
Mary Michaels
Acting City Attorney

AMENDMENT #1
MASTER AGREEMENT
BETWEEN
MIDWESTERN HIGHER EDUCATION COMMISSION
AND
DELL MARKETING L.P.
EFFECTIVE APRIL 15, 2022, though JUNE 30, 2029

Whereas, this Amendment #1 (“Amendment”) is entered into by and between the Midwestern Higher Education Commission (MHEC) and Dell Marketing L.P. (Dell or Supplier), contract number MHEC-041512022.

Whereas, the parties entered into the Master Agreement dated April 15, 2022 (the Agreement) and the parties now desire to amend the terms of the Agreement.

Now, therefore:

1. Section 1. **DEFINITIONS Update.** The definition for **Services** in Section 1 of the Agreement shall be deleted in its entirety and replaced with the following:

“Services: refers to the Services offered by Dell under this Master Agreement for a) End User Computing and Peripherals, b) Device Lifecycle Management, and c) Associated Services including but not limited to: pre-implementation design, installation/de-installation, migration, optimization, maintenance, technical support, training, and IT as a Service (services accessible over the internet). Dell may incorporate changes to their service offering; however, any changes must be within the scope of the End User Computing and Peripherals, Device Lifecycle Management, and Associated Services MHEC-RFP-10282021 award. Examples of these services include but are not limited to the following:

1. Support Services: such as warranty services, maintenance, installation, de-installation, factory integration, (software or equipment components), and recycling/disposal.
2. Training and certification.
3. Professional Services: such as assessments, disaster recovery planning and support, services desk/help desk, software and any other directly related technical support and/or IT related service required for the effective operation of a product offered or supplied.
4. IT-as-a-Service and Cloud related Services: (e.g. APEX Custom Services, Flex on Demand Services, APEX Branded Services, etc.) , refers to the delivery of a variety of hybrid services and applications accessible on demand over the internet whereby the end user pays fees based upon consumption or subscription including but not limited to:
 - A. Software-as-a-Service (SaaS): refers to a [software](#) delivery method that provides access to software and its functions remotely as a web-based service
 - B. Infrastructure-as-a-Service (IaaS): refers to computer infrastructure, such as virtualization, being delivered as a service.
 - C. Platform-as-a-Service (PaaS): refers to a computing platform being delivered as a service.

Dell Authorized MHEC Contract Resellers as of 23/04/2025
Midwestern Higher Education Compact (MHEC) Contract 04152022, Dell CC C00000979569

States	Authorized MHEC Reseller	MHEC Reseller Address	MHEC Reseller Active	Reseller Point of	Point of Contact Email	Point of Contact	Dell ICAM
All eligible states	ACP CreativIT, LLC	851 Commerce Court, Buffalo Grove, IL 60089	C00000985904	Jim Grass	jgrass@arlingtoncp.com	847-541-6333 x118	jeffrey_robertson1@dell.com; lvnda_reimondo@dell.com
All eligible states	Advanced Office Systems, Inc.	296 East Main Street, Branford, CT 06405	C000001153021	Betsy Girgenti	bgirgenti@aosinc.com	860-635-7100 x220	ryan_cassell@dell.com
All eligible states	Ahead, Inc.	401 N Michigan Ave Ste 3400, Chicago, IL 60611	C000001037523	Sin Bigelow	sin.bigelow@ahead.com	916-752-9389	athan_rosengarden@dell.com
California	Arey Jones Educational Solutions	1055 Sixth Ave #101, San Diego, CA 92101	C000001016509	Cathy Terzoli	cathy@arey.com	800-998-9199	priscilla_rivera@dell.com; kelso_little@dell.com
All eligible states	Avalon Technologies, Inc.	39533 Woodward Avenue, #125, Bloomfield MI 48304	C000001034505	Brian Flynn	brian.flynn@avalontech.net	248-566-6434	rod_calunton@dell.com
Ohio	Brown Enterprise Solutions LLC	5935 Wilcox Place Suite E, Dublin, OH 43016	C000001026521	George Brown	gbrown@b3solutions.org	614-599-0248	ariel_brown@dell.com
Illinois	CDW	75 Tr State Int, Lincolnshire, IL 60069	C000001232009	James Heenan	timhenan@cdw.com	203-854-7271	michael_r_harvey@dell.com
California	Computercenter US	One University Avenue, Suite 102, Westwood, MA 02090	C000001019727	Bryan McCandless	bryan.mccandless@computercenter.com	210-572-1276	keili_colvin@dell.com
All eligible states	Computer Design and Integration, LLC	444 W. Lake Street Suite 3000, Chicago, IL 60606	C000001158614	Rosemary Pron	rosemary.pron@cdic.com	484-787-7441	laura_rardin@dell.com
California	ConvergeOne, Inc.	10900 Nesbitt Ave S, Bloomington MN, 55437	C000001024013	Jennifer Hilgreen	jhilgreen@convergeone.com	212-613-1055	crystal_rader@dell.com
Iowa	ConvergeOne, Inc.	10900 Nesbitt Ave S, Bloomington MN, 55437	C000001024013	Jennifer Hilgreen	jhilgreen@convergeone.com	212-613-1055	crystal_rader@dell.com
Kansas	ConvergeOne, Inc.	10900 Nesbitt Ave S, Bloomington MN, 55437	C000001024013	Jennifer Hilgreen	jhilgreen@convergeone.com	212-613-1055	crystal_rader@dell.com
All eligible states	Dasher Technologies	675 Campbell Technology Pkwy, Suite 100, Campbell, CA 95008	C000001047001	John Galatea	johngalatea@convergetp.com	408-921-4614	stephanie_robertson@dell.com
All eligible states	Davenport Group	4166 Lexington Avenue North, #202, St. Paul, MN 55126	C000000981081	Paul Cummings	paul.cummings@davenportgroup.com	405-201-8050	robert_bell@dell.com; darren_burros@dell.com
All eligible states	DK Tech Solutions LLC	3340 Pacific Heights Rd, Honolulu, HI 96813	C000000985547	Jeff Kakinami	jeff@dktsolutions.com	808-392-0557	chris_castillo@dell.com
All eligible states	Electronic Strategies, Inc.	6855 Hillside Court, Indianapolis IN 46250	C000000978664	Andrew Hall	ahal@esindy.com	317-806-6312	michael_ondish@dell.com
California	Global Document Storage Systems, Inc. GDS2	10758 Scripps Poway Parkway, #371, San Diego, CA 92131	C000001042502	Russell Reeder	rreeder@gds2.com	949-278-2886	Adam_lesionowski@dell.com
Alaska	Government Computer Sales, Inc. GCSIT	1654 20th Avenue, Seattle, WA 98122	C000000983001	Josh Julian	julian@gcst.com	866-474-2766 x2236	robert_hazel@dell.com
Idaho	Government Computer Sales, Inc. GCSIT	1654 20th Avenue, Seattle, WA 98122	C000000983001	Josh Julian	julian@gcst.com	866-474-2766 x2236	robert_hazel@dell.com
Oregon	Government Computer Sales, Inc. GCSIT	1654 20th Avenue, Seattle, WA 98122	C000000983001	Josh Julian	julian@gcst.com	866-474-2766 x2236	robert_hazel@dell.com
Washington	Government Computer Sales, Inc. GCSIT	1654 20th Avenue, Seattle, WA 98122	C000000983001	Josh Julian	julian@gcst.com	866-474-2766 x2236	robert_hazel@dell.com
Kansas	InfiniTech Consulting, LLC	2401 Bernadette Drive, Columbia, MO 65203	C000000985633	Ken Brownfield	kbrownfield@trustinfinitech.com	573-234-6540	ariel_brown@dell.com; darren_burros@dell.com
Missouri	InfiniTech Consulting, LLC	2401 Bernadette Drive, Columbia, MO 65203	C000000985633	Ken Brownfield	kbrownfield@trustinfinitech.com	573-234-6540	ariel_brown@dell.com; darren_burros@dell.com
All eligible states	Insight Public Sector, Inc.	2701 E. Insight Way, Chandler, AZ 85286	C000001056622	Clayton Boras	clayton.boras@insight.com	203-615-2910	john_n@dell.com
Oklahoma	InterWorks, Inc.	1425 S Sangre Rd, Stillwater, Oklahoma, 74074-1832	C000001037513	Andrew Wooten	Andrew.Wooten@interworks.com	405-624-3214	sebastian_vivas@dell.com
Oregon	IVOX Consulting	455 NW Leary Way STE 400, Seattle, WA 98107	C000001037009	Eric Watson	eric@ivox.com	206-276-4943	Ryan.Pothoff@Dell.com
Washington	IVOX Consulting	455 NW Leary Way STE 400, Seattle, WA 98107	C000001037009	Eric Watson	eric@ivox.com	206-276-4943	Ryan.Pothoff@Dell.com
All eligible states	Mavenspire, Inc.	53 Old Solomons Isld Rd, Ste H, Annapolis, MD 21401	C000001026045	Mike McBride	mmcbride@mavenspire.com	443-433-0106	amanda_lodge@dell.com
Iowa	Now Micro, Inc.	1420 Perron Rd. E., Suite 300, Mendota Heights, MN 55120	C000001028521	Marty Linden	martyl@nowmicro.com	651-341-4670	anderson_brannon@dell.com
Minnesota	Now Micro, Inc.	1420 Perron Rd. E., Suite 300, Mendota Heights, MN 55120	C000001028521	Marty Linden	martyl@nowmicro.com	651-341-4670	anderson_brannon@dell.com
North Dakota	Now Micro, Inc.	1420 Perron Rd. E., Suite 300, Mendota Heights, MN 55120	C000001028521	Marty Linden	martyl@nowmicro.com	651-341-4670	anderson_brannon@dell.com
Wisconsin	Now Micro, Inc.	1420 Perron Rd. E., Suite 300, Mendota Heights, MN 55120	C000001028521	Marty Linden	martyl@nowmicro.com	651-341-4670	anderson_brannon@dell.com
All eligible states	People Driven Technology, Inc	6300 Venture Hills Blvd SW, Byron Center, MI 49315	C000000978628	Jeff Seelenbinder	seelenbinder@peopledriven.com	248-880-8442	john_sprandel@dell.com
Arkansas	Presidio Networked Solutions LLC	7701 Las Colinas Ridge #600, Irving, TX 75063	C000000997507	Johannah Renfro	PNSWestContracts@presidio.com	301-313-2017	crystal_rader@dell.com; avery_gehrgine@dell.com
Michigan	Presidio Networked Solutions LLC	7701 Las Colinas Ridge #600, Irving, TX 75063	C000000997507	Johannah Renfro	PNSWestContracts@presidio.com	301-313-2017	crystal_rader@dell.com; avery_gehrgine@dell.com
Oklahoma	Presidio Networked Solutions LLC	7701 Las Colinas Ridge #600, Irving, TX 75063	C000000997507	Johannah Renfro	PNSWestContracts@presidio.com	301-313-2017	crystal_rader@dell.com; avery_gehrgine@dell.com
Oregon	Presidio Networked Solutions LLC	7701 Las Colinas Ridge #600, Irving, TX 75063	C000000997507	Johannah Renfro	PNSWestContracts@presidio.com	301-313-2017	crystal_rader@dell.com; avery_gehrgine@dell.com
Tennessee	Presidio Networked Solutions LLC	7701 Las Colinas Ridge #600, Irving, TX 75063	C000000997507	Johannah Renfro	PNSWestContracts@presidio.com	301-313-2017	crystal_rader@dell.com; avery_gehrgine@dell.com
Arizona	Red8 LLC	396 Main Street, Unit 5, Hyannis, MA 02601	C000001049005	Chris Varela	cvarela@red8.com	602-329-7385	kathryn_burdick@dell.com
California	Redpath Inc.	22892 Mill Creek Dr., Laguna Hills, CA 92653	C000001042519	Annie Chew	annie@redpath.com	949-748-8700	rose_wynne1@dell.com
Iowa	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Bob McCabe	bob.mccabe@sterlingcomputers.com	712-223-6087	jamison_strange@dell.com; stephanie_lucas@dell.com
Kansas	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Bob McCabe	bob.mccabe@sterlingcomputers.com	712-223-6087	jamison_strange@dell.com; stephanie_lucas@dell.com
Minnesota	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Steve Will	steve.will@sterlingcomputers.com	515-512-1448	jamison_strange@dell.com; stephanie_lucas@dell.com
Missouri	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Alex Dela	alex.dela@sterlingcomputers.com	605-242-4008	jamison_strange@dell.com; stephanie_lucas@dell.com
Nebraska	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Bob McCabe	bob.mccabe@sterlingcomputers.com	712-223-6087	jamison_strange@dell.com; stephanie_lucas@dell.com
North Dakota	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Bob McCabe	bob.mccabe@sterlingcomputers.com	712-223-6087	jamison_strange@dell.com; stephanie_lucas@dell.com
South Dakota	Sterling Computers Corporation	303 Centennial Drive, North Sioux City, SD 57049	C000000978658	Bob McCabe	bob.mccabe@sterlingcomputers.com	712-223-6087	jamison_strange@dell.com; stephanie_lucas@dell.com
All eligible states	Summus Industries	77 Sugar Creek Center Blvd, Suite, Sugar Land, TX 77478	C000001104053	Preethi Pillaiapakam	contracts@summusindustries.com	(281) 640-1765, Ext. 128	san_choe@dell.com
Connecticut	Teknicor US Inc	256 Franklin St., Suite 1702	C000001067533	Bill Dagle	bill_dagle@teknicor.com	617-993-6344	san_choe@dell.com
Massachusetts	Teknicor US Inc	256 Franklin St., Suite 1702	C000001067533	Bill Dagle	bill_dagle@teknicor.com		
New Hampshire	Teknicor US Inc	256 Franklin St., Suite 1702	C000001067533	Bill Dagle	bill_dagle@teknicor.com		
Rhode Island	Teknicor US Inc	256 Franklin St., Suite 1702	C000001067533	Bill Dagle	bill_dagle@teknicor.com		
Vermont	Teknicor US Inc	256 Franklin St., Suite 1702	C000001067533	Bill Dagle	bill_dagle@teknicor.com		
All eligible states	The Drafa Project, Inc. (ReDesign Group)	2629 Manhattan Ave #307, Hermosa Beach, CA 90254	C000000985001	Phil Sanginario	psanginario@redesign-group.com	310-944-8926	Megan_Grevin@Dell.com
Texas	Thomas Gallaway Corp DBA Technologist	100 Spectrum Center Dr Suite 700, Irvine, CA 92618	C000001089653	Dawn Kelley	dawn.kelley@technologist.com	330-573-5115	kristin_caloca@dell.com
Washington	Thornburg Computer Services, LLC	PO Box 11455, Olympia, WA 98508	C000000985523	Brett Hansen	brett.hansen@thornburgcs.com	360-705-2840	chris_castillo@dell.com
Kentucky	Trace3, LLC	5555 Corporate Exchange Ct SE, Grand Rapids MI 49512	C000000986501	Matt Weathers	Matt.weathers@trace3.com	517-285-5577	alex_kratoff@dell.com; gage_tucker@dell.com
Michigan	Trace3, LLC	5555 Corporate Exchange Ct SE, Grand Rapids MI 49512	C000000986501	Matt Weathers	Matt.weathers@trace3.com	517-285-5577	alex_kratoff@dell.com; gage_tucker@dell.com
Ohio	Trace3, LLC	5555 Corporate Exchange Ct SE, Grand Rapids MI 49512	C000000986501	Matt Weathers	Matt.weathers@trace3.com	517-285-5577	alex_kratoff@dell.com; gage_tucker@dell.com
All eligible states	United Data Technologies, Inc.	2900 Monarch Lakes Blvd., Ste #300, Miramar, FL 33027	C000001098559	Mike Hendrix	mhendrix@udtonline.com	954-415-0880	annie_zehr@dell.com
Louisiana	World Wide Technology, LLC	1 World Wide Way, St. Louis, MO 63146	C000001025013	Carol Harting	carol.harting@wwt.com	314-995-6103	jaclyn_upp@dell.com; irma_widener@dell.com
All eligible states	Xiolopix LLC	8215 SW Tualatin-Sherwood Rd, Ste 200, Tualatin, OR 97062	C000001124556	Gregory P Still	gstill@xiolopix.com	(503) 691-4364 x253	paull_higgins@dell.com
All eligible states	Abtech Technologies, Inc	1235 Activity Dr, Ste#B, Vista, CA 92081	C000001242501	Dana Collins	dcollins@abtechtechnologies.com	800-474-7397	Lane_Soltero@Dell.com
All eligible states	Western Reserve Technology Ltd	34194 Aurora Rd #200, Solon, OH 44139	C000001250575	Kim Cahaus	kim@wrwt.com	216-496-9180	partner_sales@Dell.com
All eligible states	Elevate Technology Partners LLC	5496 Glenwood Hills Pkwy, Grand Rapids, MI 49512	C000001260525	Andrea Bond	andrea.bond@letslevate.tech	616-460-8185	Preston_Gant@Dell.com
All eligible states	DynTek Services Inc dba Arctic	5241 California Ave, Ste 150, Irvine, CA 92617	C000001281005	Darlene Pricher	darlene.pricher@arctic.com	850-219-7917	Preston_Gant@Dell.com

Server & Storage Refresh Quote

City of Warren - Waste Water Treatment Plant Division

by

Jaime Cano

for

Anfrila Gjini

City of Warren - Waste Water Treatment Plant
Division

The [RE]DESIGN Group
jcano@redesign-group.com

agjini@cityofwarren.org

Contract Code

Description	Qty
Midwestern Higher Education Compact (MHEC) Master Contract Code: MHEC-04152022 Redesign Special Contract Number: C000000985001 Contractor Name: Dell Marketing LP Contract Website: https://www.mhec.org/contracts/technology/computers/dell-technologies	

(2) Poweredge R470 Servers with 36 Months ProSupport 4 Hour

Description	Price	Qty	Ext. Price
BUILD (2) Poweredge R470 Servers with 36 Months ProSupport 4 Hour	\$51,578.00	1	\$51,578.00
210-BNMR PowerEdge R470 Server, Enterprise		2	
321-BLDY 2.5" Chassis with up to 8 Hard Drives (SAS/SATA), Smart Flow, Rear IO, H965i		2	
338-CTBL Intel Xeon 6 Performance 6521P 2.6G, 24C/48T, 144M Cache, Turbo, (225W) DDR5-6400		2	
412-BBLP Extended heatsink with DIMM blanks		2	
370-AAIP Performance Optimized		2	
370-BCCX 6400MT/s RDIMMs		2	
780-BCDN RAID 1		2	
403-BDMY PERC H965i Controller, Front, DCMHS		2	
384-BBBL Performance BIOS Settings		2	
800-BBDM UEFI BIOS Boot Mode with GPT Partition		2	
384-BDQL PowerEdge 1U High Performance Silver Fan		2	
450-BDRS Dual,Redundant(1+1),Hot-PlugMHSPowerSupply,1100WMM(100-240Vac)Titanium		2	
330-BCXZ Riser Config 8, 2x16 LP Slots (Gen 5), 1x16 FLOP OCP, 1x16 Onboard OCP		2	
330-BCYD PowerEdge R470 Motherboard fo RTS 1.1, DAO		2	
470-BCHM Rear Filler Blank for BOSS/OCP		2	
470-AEYU No Cables Required		2	
325-BFXF PowerEdge 1U Standard Bezel		2	
350-BDDK Dell Luggage Tag for x8 and x10 Chassis		2	

(2) Poweredge R470 Servers with 36 Months ProSupport 4 Hour

Description	Price	Qty	Ext. Price
470-BCHM Rear Filler Blank for BOSS/OCP		2	
634-CVFS Windows Server 2025 Datacenter,16CORE,FI,No MED,UnLTD VMs,NO CALS, Multi Language		2	
634-CSGX OpenManage Enterprise Advanced Plus		2	
634-CSHS Secure Enterprise Key Manager License 3.0		2	
634-CSHT Secured Component Verification		2	
634-CSHV iDRAC10, Datacenter 17G		2	
379-BFXS Dell Connectivity Client - Enabled		2	
634-CZRP Dell Connectivity Module 17G		2	
634-CZWJ Dell Secure Onboarding Client 17G - Disabled		2	
338-CSVD Quick Sync Type Left Ear Module		2	
379-BETF iDRAC Legacy Password for OCP cards		2	
770-BDMT Cable Management Arm		2	
770-BECD ReadyRails Sliding Rails (A15)		2	
340-DNSW PowerEdge Shipping		2	
340-DSBN PowerEdge R470 Shipping		2	
340-DNSY PowerEdge 1U Shipping Material		2	
389-FHHX PowerEdge CCC, No CE Label Marking		2	
817-BBBP None Required		2	
713-8356 Dell Hardware Limited Warranty Plus Onsite Service		2	
713-8432 ProSupport 4-Hour 7x24 Onsite Service 3 Years		2	
713-8438 ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years		2	
989-3439 Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355		2	
900-9997 On-Site Installation Declined		2	
366-8126 Configuration Services, Standard ISG Channel Asset Service Report		2	
370-BCCY 32GB RDIMM, 6400MT/s, Dual Rank		16	
400-AZUT 480GB SSD SATA Mixed Use 6Gbps 512e 2.5in Hot-plug AG Drive, 3 DWPD		4	

(1) Powervault ME5212 with 36 Months ProSupport 4 Hour

Description	Price	Qty	Ext. Price
989-3439 Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355		1	
825-8624 Certified Deployment Partner T2		1	
161-BCNW 8TB Hard Drive SAS ISE 12Gbps 7.2K 512e 3.5in Hot-Plug, AG Drive		6	
345-BELJ 1.92TB SSD SAS ISE, Read Intensive, up to 24Gbps 512e 2.5in with 3.5in HYB CARR, AG Drive		6	
470-ABNN 12Gb HD-Mini to HD-Mini SAS Cable, 2M		4	
492-BBDI C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America		1	
492-BBDI C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America		1	
450-AAME Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15		1	
450-AAME Powercord,125 Volt,15Amp,10 Foot, C13 to NEMA 5-15		1	
		Subtotal:	\$35,291.00

White Glove Delivery & Migration Services (First 25 VMs or 10TBs)

Description	Price	Qty	Ext. Price
IMPLEM White Glove Delivery & Migration Services (First 25 VMs or 10TBs)	\$0.00	1	\$0.00
		Subtotal:	\$0.00

Server & Storage Refresh Quote

Prepared by:
The [RE]DESIGN Group

Jaime Cano
(424) 207-1600
jcano@redesign-group.com

Prepared for:
**City of Warren - Waste Water Treatment
Plant Division**

City Square South
Warren, MI 48093
Anfrila Gjini
agjini@cityofwarren.org

Quote Information:

Quote #: 010286

Version: 1
Delivery Date: 02/04/2026
Expiration Date: 03/03/2026

Quote Summary

Description	Amount
(2) Poweredge R470 Servers with 36 Months ProSupport 4 Hour	\$51,578.00
(1) Powervault ME5212 with 36 Months ProSupport 4 Hour	\$35,291.00
White Glove Delivery & Migration Services (First 25 VMs or 10TBs)	\$0.00
Total:	\$86,869.00

Acceptance and Incorporation by Reference

Acceptance of this Order is binding and the above item(s) will be purchased in reliance thereon. All sales are final. Payment Terms are Net45. After orders are placed, a final invoice will be provided that shall include all applicable taxes and shipping charges not included herein.

This Order together with the Redesign Terms and Conditions located at <https://www.redesign-group.com/legal> (the "Agreement") is between REDESIGN Group (sometimes referred to as "we," "us," "our," or "Provider"), and the Customer found on the signature block at the end of this Quote (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date both parties have signed below (the "Effective Date"). Customer may issue a purchase order for administrative purposes only. Additional or different terms and conditions contained in any such Purchase Order will be null and void.

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified above. The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s). This Order supersedes all prior negotiations, proposals, orders, agreements and communications between the parties with respect to the matters contained herein.

The parties, acting through their authorized officers, hereby execute this Agreement.

Is a PO Required?

Yes - PO# _____ No



The [RE]DESIGN Group

City of Warren - Waste Water Treatment Plant Division

Signature: _____

Name: _____

Title: _____

Date: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Exhibit A

Agreement	Description
Master Services Agreement	General terms and conditions applicable to all Provider products and services
Services Attachment for Managed Services	Core managed services including monitoring, remote management, and help-desk
Data Processing Agreement	Data security and privacy agreement including statutorily required terms
Service Level Objectives	Targeted response times by tier of severity
Schedule of Services	Description of managed services offered by Provider
Schedule of 3rd Party Services	Notice of third-party services and waiver of claims



Software Solutions and Services
Executive Summary

Lead Agency: Region 4 ESC

Solicitation: 24-03

RFP Issued: April 24, 2024

Pre-Proposal Date: May 9, 2024

Response Due Date: June 13, 2024

Proposals Received: 19

Awarded to: Agile Mind, Ardham Technologies, Carahsoft Technology, DLT Solutions, Edmentum, Frontline Education, Hyland Software, Hypersign, Interplay Learning

The Region 4 ESC Department of Procurement issued 24-03 on June 6, 2024, to establish a national cooperative contract for Software Solutions and Services

The solicitation included cooperative purchasing language in Sections I and Appendix D; Exhibit D:

*The Region 4 Education Service Center (ESC), as the Principal Procurement Agency, defined in APPENDIX D, has partnered with OMNIA Partners, Public Sector, Inc., a Delaware corporation ("**OMNIA Partners**") to make the resultant contract (also known as the "**Master Agreement**" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("**Public Agencies**"), through OMNIA Partners' cooperative purchasing program. The Region 4 ESC is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "**Participating Public Agency**") and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on APPENDIX D, or as otherwise agreed to. APPENDIX D contains additional information about OMNIA Partners and the cooperative purchasing program.*

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- Region 4 ESC website
- OMNIA Partners website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino County Sun, CA
- Honolulu Star-Advertiser, HI
- The Herald-News – Will County (IL)
- The Advocate – New Orleans, LA
- The New Jersey Herald, NJ
- Albany Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- Deseret News, UT
- Richmond Times-Dispatch, VA
- Seattle Daily Journal of Commerce, WA
- Abilene Reporter, TX or Houston Community Newspapers, TX
- Helena Independent Record, MT
- Las Vegas Review-Journal
- Kennebec Journal, ME

Socio-economic Outreach: To encourage participation of small businesses, minority owned businesses and women owned businesses, were notified of the Request for Proposal

On June 6, 2024 proposals were received from the following offerors:

- Agile Mind
- Ardham Technologies
- Avaap, LLC
- Carahsoft Technology
- Clarustec Inc.
- Companion Data Services
- DLT Solutions
- Edmentum Inc.
- Edpuzzle, Inc
- Frontline Education
- Hyland Software
- Hypersign LLC
- Interplay Learning
- Newsela, Inc.
- Optiv Security, Inc.
- Paratum Solutions
- SecurIT360 LLC
- Validas LLC

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter into negotiations with Agile Mind, Ardham Technologies, Carahsoft Technology, DLT Solutions, Edmentum, Frontline Education, Hyland Software, Hypersign, Interplay Learning and proceeding with contract award(s) upon successful completion of negotiations.

Geographic Preferences: No geographic preferences were included in the evaluation of the responses

Region 4 ESC, OMNIA Partners and the following offerors successfully negotiated a contract: Agile Mind, Ardham Technologies, Carahsoft Technology, DLT Solutions, Edmentum, Frontline Education, Hyland Software, Hypersign, Interplay Learning. Region 4 ESC executed the agreements, each with a contract effective date of January 1, 2025.

Diversity Certifications:

- Ardham Technologies – Small Business Enterprise (SBE)

Contract includes: The suppliers provided federal funds certifications which are available on the OMNIA Partners website for review.

Term:

Initial three-year agreement from January 1, 2025 through December 31, 2027 with the option to renew for two (2) additional one-year periods through December 31, 2029.

Pricing/Discount:

Refer to Supplier's microsite for pricing.

Carahsoft - Contract # R240303

Software Solutions Services

#	Authorized Reseller
277	Southern Computer Warehouse
278	Sp6 Consulting, LLC
279	Squadra Solutions, LLC
280	Stellar Technologies
281	STEP CG, LLC
282	Sterling Computers Corporation
283	Storage Engine, Inc.
284	Strategic Storage Solutions
285	Structured Communication Systems, Inc.
286	Structured Communications
287	Surge Technology Group dba P1 Technologies
288	Swish Data Corporation
289	Sycomp, Inc.
290	SYMV
291	Synchronous Solutions, Inc., dba Synch-Solutions
292	Synergy IT Solutions of NYS, Inc.
293	Taborda Solutions
294	TanChes Global Management, Inc.
295	TBL Networks, Inc.
296	Team 29B, Inc.
297	Tec34
298	Tech Advanced Computers, Inc.
299	Tech Heads, Inc.
300	Technegon
301	Technogent
302	Technology Group Solutions, LLC
303	Tec-Refresh, Inc.
304	Tego Data Systems, LLC.
305	TekStream Solutions
306	Tequity Partners
307	The Daston Corporation
308	The Drala Project, Inc. dba The Redesign Group
309	The Nertery, LLC
310	The Patricia Bennett Group, Inc. dba PBG Networks
311	The Teneo Group, LLC
312	The Walker Group, Inc.
313	Thomas Consultants, Inc. dba TCI
314	ThunderCat Technology, LLC
315	Total Communication Solutions
316	TPG Consulting, LLC
317	Trace 3, Inc.
318	Trebon Security, LLC
319	True Zero Technologies, LLC
320	TTEC Government Solutions, LLC
321	Unico Technologies
322	V3Gate, LLC
323	Valcom Salt Lake City, LLC

City of Warren - Waste Water Treatment Plant Division – Domain Controller Modernization

Project Proposal

A. Description of Services

This Statement of Work (“SOW”) by and between Carahsoft Technology Corporation (“Carahsoft”) and **City of Warren - Waste Water Treatment Plant Division** (“Customer”), with the following services provided by The Drala Project, Inc. doing business as The [RE]DESIGN Group (“[RE]DESIGN”).

Product Name	Product Description	QTY
	<p style="text-align: center;">City of Warren – Domain Controller Modernization Statement of Work (SOW)</p> <p>1. Introduction</p> <p>This Statement of Work (SOW) outlines the professional services to be provided by The Redesign Group (“Redesign”) to the City of Warren (“Client”) for the modernization of the Client’s Microsoft Active Directory environment.</p> <p>The objective of this engagement is to deploy Windows Server 2022 Domain Controllers, retire legacy Domain Controllers, and validate Active Directory functionality in a supported, secure, and stable configuration.</p>	
[RE]DESIGN_IT Professional Services	<p>2. Scope of Work</p> <p>Redesign will perform Active Directory modernization services to deploy new Windows Server 2022 Domain Controllers and decommission legacy Domain Controllers.</p> <p>2.1 Services Included</p> <ul style="list-style-type: none"> • Perform Active Directory health validation, including replication, DNS, SYSVOL, and directory services • Remediate Active Directory health issues required to support modernization • Install Windows Server 2022 on three (3) new Domain Controller systems • Apply baseline configuration and security hardening aligned with industry standards • Promote new servers to Domain Controllers • Transfer all Flexible Single Master Operations 	1.00

- (FSMO) roles to a newly deployed Domain Controller
- Validate Active Directory authentication, replication, and directory services
- Validate external forest trust functionality
- Gracefully demote and decommission legacy Domain Controllers
- Perform final Active Directory environment validation and stabilization
- Produce configuration documentation and conduct knowledge transfer with Client personnel

3. Roles and Responsibilities

3.1 Client Responsibilities

- Provide administrative access to Active Directory, servers, and supporting infrastructure
- Assign a primary technical point of contact for coordination and approvals
- Ensure required hardware, operating systems, and licensing are available prior to deployment
- Approve maintenance windows and any required service interruptions
- Coordinate with internal teams or third-party vendors as required

3.2 Redesign Responsibilities

- Deliver services as defined within this SOW
- Assign qualified personnel with expertise in Microsoft Active Directory and Windows Server
- Perform services in accordance with industry standards and Redesign's delivery methodology
- Communicate progress, risks, and issues throughout the engagement
- Deliver documentation and knowledge transfer upon completion

4. Dependencies

- Client systems are in a stable and operable condition prior to project start
- Required server hardware or virtual infrastructure is provisioned and accessible
- DNS, networking, and time synchronization services are properly configured
- Maintenance windows are approved and coordinated in advance
- Client personnel and third parties are available for validation and approvals

- External trusts and dependent systems are accessible for testing and validation

5. Exclusions

The following items are explicitly excluded unless agreed upon in writing via a Change Request:

- End-user workstation remediation or reconfiguration
- Application remediation, testing, or compatibility validation
- Identity governance, MFA, or identity security tooling
- Backup, disaster recovery, or high-availability configuration beyond Domain Controller placement
- Ongoing operational support or monitoring following project completion
- Licensing procurement or validation
- Remediation of unrelated infrastructure, network, or application issues

6. Change Management

Any modifications to the scope or deliverables outlined in this SOW must be documented and approved through a Change Request (CR) prior to execution.

7. SOW Acceptance and Project Scheduling Window

This SOW is valid for acceptance for fifteen (15) calendar days from the date of delivery. Acceptance beyond this period may require rescheduling based on Redesign resource availability.

B. Payment Terms

Milestone 1: Client shall pay a one-time fee of **USD \$30,000.00** for the services detailed above upon contract execution Payment shall be made to Carahsoft and is due on net45 terms upon signing this agreement.

C. SOW Term

Client will have the following allotment of time to schedule and complete the services:

- **START DATE : 04-06-2026**
- **END DATE : 04-30-2026**

D. Acceptance and Incorporation by Reference

This SOW together with the OMNIA – Region 4 : R240303 (“Contract”)(collectively, the “Agreement”) is between Carahsoft (sometimes referred to as “we,” “us,” “our,” or “Provider”), on behalf of ReDesign, and the customer found on the signature block at the end of this SOW (sometimes referred to as “you,” “your,” or “Client”). This Agreement is effective as of the date both parties have signed below (the “Effective Date”). Both Provider and Client are sometimes referred to individually as a “Party”, or together as the “Parties”. Any capitalized terms in this SOW not directly defined are referred to in the Contract. If there is a conflict between this SOW or Contract, the Contract will control.

The parties hereby agree that electronic signatures to this SOW shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s). This SOW supersedes all prior negotiations, proposals, orders, agreements and communications between the parties regarding Provider’s Services.

Provider may make changes to the Agreement at any time with the prior written consent of Client. Client should review the terms and conditions regularly.

The parties, acting through their authorized officers, hereby execute this Agreement.

IN WITNESS WHEREOF, this SOW is agreed to by the parties below and entered into as of the SOW Effective Date.

Carahsoft Technology

Signature

Name

Date

City of Warren -

Signature

Name

Date



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

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

FROM: Anfrila Gjini, Information & Control Systems Manager
Division of Waste Water Treatment

SUBJECT: **TRI-W-1808: Recommendation to Award the Furnishing and Installation of Two (2) Servers, One (1) Storage Array, and Domain Controller Upgrade at WWTP, to The [Re]Design Group, in the amount not to exceed \$86,869.00 utilizing cooperative contracts MHEC-04152022 and to the Carashoft Technology Corporation in the amount not to exceed \$30,000.00 utilizing OMNIA Partners Contract #R240303.**

DATE: February 25, 2026

The [Re]Design Group (The Drala Project, Inc.) is a highly specialized technology partner with a proven track record in modernizing data centers and managing complex Windows Server migrations. They are an authorized reseller under the MHEC-04152022 master agreement and the Carahsoft OMNIA Partners #R240303 contract vehicle. These cooperative purchasing agreements allow the City of Warren to leverage competitively solicited pricing and terms for both Dell hardware and professional engineering services.

Following a detailed review of the current technology infrastructure at the City's Waste Water Treatment Plant (WWTP), which supports the plant's daily operations, it was determined that the existing servers have already reached the end of useful life. Security updates for the currently used systems are no longer available, leaving the systems open to targets for modern ransomware, fileless malware, etc. Legacy hardware and software are prone to failures with no vendor support. Incompatible newer applications further degrade performance and reliability.

The current Domain Controller (Windows Server 2008) acts as the "Master Key" and "Security Guard" for the entire network. Because it is nearly 17 years old, it no longer receives security patches from Microsoft. If this server fails or is compromised, no one can log in to their computers, access files, or connect to the network, effectively bringing all digital operations to a standstill.

The current File and Application Servers (Windows Server 2012) house plant's daily work documents and business software. They are running on hardware that has exceeded its life expectancy, making mechanical failure a high risk. Since this software is also "End-of-Life," it is incompatible with modern security tools, leaving our data vulnerable to ransomware and modern cyber-threats.

The current Legacy Storage System lacks the redundancy and speed of modern systems. It serves as a "single point of failure"—if the aging drives fail, we risk permanent data loss or an extended recovery period that could last days, during which staff would have no access to historical records or active projects.

The proposed improvements include the following:

1. Replace and Upgrade Core Infrastructure:
 - Install the Dell PowerEdge R470 servers (2) and PowerVault ME5212 storage array (1), as detailed in the attached quote. This provides a massive leap in processing power and high-speed data storage to eliminate current system lag.
2. Modernize Security Foundation:
 - Migrate the 2008 Domain Controller to Windows Server 2022, bringing our network up to current cybersecurity standards with modern encryption and automatic safety updates.
3. Redundancy & Reliability:
 - The new storage system provides features designed to enhance business continuity and significantly reduce the risk of a total office shutdown.

To accommodate the necessary upgrades, an approval for the procurement of both the required physical materials and the engineering services necessary for installation and programming of the hardware is being requested. The procurement includes:

- Physical Equipment: Two (2) PowerEdge R470 Servers, One (1) PowerVault ME5212 Storage Array and related accessories as detailed in [Re]Design Group Quote #Q-010286, in the total amount of \$86,869.00.
- Engineering Services: Domain Controller Upgrade, as outlined in Carashoft Technology Corporation Quote #62716289, in the total amount of \$30,000.00.

The total amount for the procurement of the requested equipment and its installation is \$116,869.00.

Please take the steps necessary to seek approval authorization for the following:

1. Procurement and installation of two (2) PowerEdge R470 Servers, One (1) PowerVault ME5212 Storage Array at City of Warren WWTP, in the total amount not to exceed \$86,869.00, to [Re]Design Group, as detailed in the [Re]Design Group's pricing Quote #Q-010286 dated February 4, 2026 and
2. Domain Controller Upgrades at the Warren WWTP, in the total amount not to exceed \$30,000, to Carashoft Technology Corporation, as detailed in Quote #62716289.

Funds for this work are available in the FY2026 Budget, Capital Outlays, account 592-9047-98080.

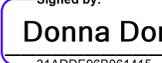
Should you have any questions, feel free to reach me at ext. 8110 or Ms. Donna Dordeski at ext. 8103.

Sincerely,

DocuSigned by:

E8787837801R429
Anfrila Gjini.
Information & Control Systems Manager

Read and Concurred

Signed by:

31ADDE96B061415
Donna Dordeski
Donna Dordeski, P.E.
WWTP Division Head

AG/DD

Attachments: [Re]DesignGroup Pricing Quote #Q-010286; Carashoft Technology Corporation Quote #62716289
Contract MHEC-04152022, OMNIA Partners Contract #R240303

cc: David Muzzarelli, PS Director

RESOLUTION

Document No: TRI-W-1808

Product or Service: Furnish & Install Two (2) Servers, One (1) Storage Array, and Domain Controller Upgrade

Requesting Department: Waste Water Treatment Plant

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 _____.

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

Upon performing a diligent inquiry, the Waste Water Treatment Plant (WWTP) has determined that it is necessary in the interest of the City for the purchase and installation of two (2) PowerEdge R470 Servers, one (1) PowerVault ME5212 Storage Array, and Domain Controller Upgrades to the vendors and amounts listed in the table below.

VENDOR	COOP CONTRACT	DESCRIPTION	COST
[Re]Design Group 222 N Pacific Coast Hwy, FL 10 El Segundo, CA 90245	MHEC #04152022	Furnish & Install Two (2) Servers and One (1) Storage Array	\$ 86,869.00
Carashoff Technology Corp. 11493 Sunset Hills Rd, Ste 100 Reston, VA 20190	OMNIA #R240303	Engineering Services for Domain Controller Upgrade	\$ 30,000.00
GRAND TOTAL:			\$ 116,869.00

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

Funds are available in the following account: 592-9047-98080.

IT IS RESOLVED, that the cooperative purchases with [Re]Design Group, an authorized reseller under the MHEC Cooperative Contract #04152022, in the amount of \$86,869.00 and Carashoft Technology Corporation, utilizing the OMNIA Cooperative Contract #R240303, in the amount of \$30,000.00, is hereby accepted by City Council in the total amount of \$116,869.00.

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

- X Cooperative Bid document
- Contract
- X Resolution

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

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2026.

Mindy Moore
Secretary of the Council



DATE: FEBRUARY 26, 2026
 TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
 SUBJECT: TRI-W-1811; PURCHASE ONE (1) NEW TRAILER MOUNTED AIR COMPRESSOR, UTILIZING THE SOURCEWELL COOPERATIVE CONTRACT #020923-PWT.

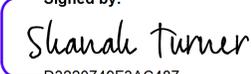
The Purchasing Division concurs with the Waste Water Treatment Plant (WWTP) and recommends that City Council authorize the purchase of One (1) New Trailer Mounted Air Compressor from the authorized dealer, AIS Construction Equipment Corp., 56555 Pontiac Trail, New Hudson, MI 48165, utilizing the Sourcewell Cooperative Contract #020923-PWT (see attached), in a total amount of \$34,575.00.

The WWTP is seeking an award for the purchase of one (1) new Atlas Copco X-Air 185—100 trailer mounted air compressor for activities related to the maintenance of belt presses in the solids building and other equipment throughout the WWTP facilities.

If approved by your honorable body, the pricing of the new compressor is based on the Sourcewell Cooperative Contract pricing (see attached).

Funds are available in the following Account: 592-9047-98080.

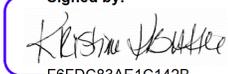
Respectfully Submitted,

Signed by:

 D3220749F3AC487...
 Shanah Turner
 Assistant Buyer

Read and Concur,

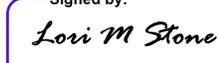
Signed by:

 E610E2D7FFE5449...
 Craig Treppa
 Purchasing Agent

Signed by:

 F6FDC83AE1C142B...
 Kris Battle
 Budget Director

DocuSigned by:

 CF2C773236C54C9...
 Richard Fox
 Controller

Signed by:

 F040B73E57F248E...
 Lori M. Stone
 Mayor



Solicitation Number: 020923

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Power Technique North America LLC, 1059 Paragon Way, Rock Hill, SC 29730-0121 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Portable Construction Equipment with Related Accessories and Attachments from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires April 20, 2027, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.
- C. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.



February 24, 2026

To Whom It May Concern,

AIS Construction Equipment Corporation is an authorized dealer for equipment, including portable air compressors, and parts manufactured or supplied by Atlas Copco Power Technique North America LLC.

Please contact us at any time for more information.

Regards,

A handwritten signature in black ink, reading "Robert J. Miltenberger" followed by a horizontal line.

Robert Miltenberger
Regional Vice President
Power Technique North America LLC
773-562-2513
robert.miltenberger@atlascopco.com

Power Technique 020923-PWT
(Atlas Copco and Chicago Pneumatic Brands)

Sourcewell Member pricing discount from list price by product category.

Portable Air Compressors and accessories:	35% off list price
Portable Generators and accessories:	35% off list price
Portable Pumps and accessories:	35% off list price
Energy Storage Systems:	35% off list price
ASPP (After Sales Protection Plan):	35% off list price



GRAND RAPIDS
600 AIS Drive Southwest
Grand Rapids, MI 49548
Telephone: (616) 538-2400

SAGINAW
4600 AIS Drive
Bridgeport, MI 48722
Telephone: (989) 777-0090

TRAVERSE CITY
8300 M-72 East
Williamsburg, MI 49690
Telephone: (231) 267-9513

LANSING
32600 North Grand River Avenue
Lansing, MI 48906
Telephone: (517) 321-8000

RICHMOND
65809 Gratiot Avenue
Lenox, MI 48050
Telephone: (586) 727-7502

WEST DETROIT
56555 Pontiac Trail
New Hudson, MI 48165
Telephone: (248) 437-8121

February 4, 2026

Mr. Robert Dranberg
32360 Warkop Ave.
Warren MI 48093

Re: Sourcewell Pricing for a New Atlas Copco XAS 185 Trailer Mounted Air Compressor

Dear Mr. Dranberg,

AIS Construction Equipment Corp. is pleased to provide you the following Sourcewell Cooperative pricing for a New Atlas Copco X-AIR 185- 100 Trailer Mounted Air Compressor. The pricing shown will be firm until such time as the manufacturer list price changes.

New Atlas Copco X-AIR 185- 100 Trailer Mounted Air Compressor:

- Polyethylene "hardhat" Canopy
- 49 HP diesel engine Tier 4 Final
- Actual free air delivery – 185 cfm
- Maximum unloading working pressure – 125 psi
- Air / oil cooling system
- F78-15 tires
- Standard fuel tank with fuel gauge
- Road lights
- Single axle chassis mount

	List Price:	\$45,440
	Less Sourcewell 35% Discount:	<u>-\$15,904</u>
	Net Price:	\$29,536
	PDI:	\$295
50' hose reel w/extended tongue, fittings, and labor:		\$4,344
	Delivery:	<u>\$400</u>
	Total*:	\$34,575

* Does not include State Sales Tax. Quote subject to price increase, surcharge, or tariff.
AIS may add a surcharge to the price of the goods to compensate for such cost variance.

AIS Equipment is an authorized vendor for Sourcewell Contract 020923-PWT.

Please let me know if you have any questions or need any additional information. We look forward to continuing to assist you with your heavy construction equipment needs.

Sincerely,

Greg Doyal
Governmental Sales Manager



PUBLIC SERVICE DEPARTMENT
WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

MEMO TO: Craig Treppa, Purchasing Agent, Office of the Controller
FROM: Donna Dordeski, P.E., WWTP Division Head
SUBJECT: **TRI-W-1811: Request to Purchase a New Atlas Copco X-Air 185-100 Trailer Mounted Air Compressor for the Waste Water Treatment Plant thru the Sourcewell Contract 020923-PWT, AIS Construction Equipment Corporation**
DATE: 2/19/2026

The Waste Water Treatment Plant desires to procure a new Atlas Copco X-Air 185-100 trailer mounted air compressor for activities related to the maintenance of belt presses in the solids building and other equipment throughout the WWTP and its ancillary facilities.

Copy of a detailed pricing quote dated February 4, 2026 received from AIS Construction Equipment Corporation for the requested new trailer mounted air compressor is attached to this correspondence. The pricing is inclusive of the desired equipment implements, as detailed in the pricing quote. The cost of the new Atlas Copco X-Air 185-100 trailer mounted air compressor is based on the Sourcewell Contract 020923-PWT pricing.

Please take the steps necessary to authorize approval for procurement of the Atlas Copco X-Air 185-100 trailer mounted air compressor from AIS Construction Equipment Corporation, in the total amount of \$34,575.00.

Funds for this expenditure are available in the 2026 FY Budget, Capital Outlays account number 592-9047-98080.

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

Respectfully,

Signed by:
Donna Dordeski
31ADDE96B061416...
Donna Dordeski, P.E.
WWTP Division Head

Read and Concurred:

DocuSigned by:
David Muzarelli
A310AB08BBC84DD
David Muzarelli
Public Service Director

DD

attachments: Council Resolution, AIS Construction Equipment Corp Pricing Quote & Sourcewell Contract 020923-PWT

RESOLUTION

Document No: TRI-W-1811

Product or Service: One (1) New Trailer Mounted Air Compressor

Requesting Department: Waste Water Treatment Plant

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 _____.

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

Upon performing a diligent inquiry, the Waste Water Treatment Plant (WWTP) has determined that it is necessary in the interest of the City for City Council to award the purchase of one (1) new trailer mounted air compressor, to AIS Construction Equipment Corp., 56555 Pontiac Trail, New Hudson, MI 48165, utilizing the Sourcewell Cooperative Contract #020923-PWT, in the total amount of \$34,575.00.

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

Funds are available in the following account: 592-9047-98080.

IT IS RESOLVED, that the cooperative purchases with AIS Construction Equipment Corp., utilizing the Sourcewell Cooperative Contract #020923-PWT, in the total amount of \$34,575.00, is hereby accepted by City Council.

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

- Cooperative Bid document
- Contract
- Resolution

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

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2026.

Mindy Moore
Secretary of the Council



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 26, 2026
TO: MINDY MOORE, SECRETARY, WARREN CITY COUNCIL
SUBJECT: TRI-W-1812; FURNISH & INSTALL FURNITURE IMPROVEMENTS, UTILIZING THE OMNIA COOPERATIVE CONTRACT #R240112.

The Purchasing Division concurs with the Waste Water Treatment Plant (WWTP) and recommends that City Council authorize the purchase and installation of Furniture Improvements, to ODP Business Solutions, 6600 N. Military Trail, Boca Raton, FL 33496, utilizing the OMNIA Cooperative Contract #R240112 (see attached), in a total amount of \$26,488.45.

The WWTP is seeking an award for the purchase and installation of new furniture from ODP Business Solutions, which is detailed on the attached quote and design concept for your review. The department is converting various work areas throughout the facility to improve functionality for the monitoring of the WWTP treatment process.

If approved by your honorable body, ODP Business Solutions will be responsible for providing and installing the new furniture at the WWTP, in a total amount of \$26,488.45.

Funds are available in the following Account: 592-9047-98080.

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
F040B73E57F248E...
Lori M. Stone
Mayor



FURNITURE, INSTALLATION, AND RELATED SERVICES
Executive Summary

Lead Agency: Region 4 ESC

Solicitation: RFP 24-01

RFP Issued: April 10, 2024

Pre-Proposal Date: April 24, 2024

Response Due Date: June 6, 2024

Proposals Received: #63

Awarded to: Affordable Interior Systems, Inc. (AIS), Allsteel LLC, Enwork (ASSA Group), Identity Group Holdings Corp., Irwin Seating Company, Jasper Seating Company, Inc. dba JSI, Kimball International Brands, Inc., Krueger International, Inc., Lakeshore Learning Materials, LLC, Meteor Education, LLC, ODP Business Solutions, LLC, OFS Brands Inc, Safco Products Co., School Specialty LLC, SitOnIt Seating (Exemplis LLC), Teknion LLC, The HON Company LLC, VS America, Inc., WB Manufacturing, LLC, Wenger Corporation

The Board of Directors of Region 4 Education Service Center (ESC) issued RFP 24-01 on April 10, 2024, to establish a national cooperative contract for Furniture, Installation, and Related Services.

The solicitation included cooperative purchasing language in Sections I. Scope of Work, National Contract:

*Region 4 ESC, as the Principal Procurement Agency, defined in ATTACHMENT D, has partnered with OMNIA Partners, Public Sector, Inc., a Delaware corporation ("**OMNIA Partners**") to make the resultant contract (also known as the "**Master Agreement**" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("**Public Agencies**"), through OMNIA Partners' cooperative purchasing program. Region 4 ESC is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "**Participating Public Agency**") and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on ATTACHMENT D, or as otherwise agreed to. ATTACHMENT D contains additional information about OMNIA Partners and the cooperative purchasing program.*

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- Region 4 ESC website
- OMNIA Partners website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino County Sun, CA
- Honolulu Star-Advertiser, HI
- The Herald-News – Will County (IL)
- The Advocate – New Orleans, LA
- The New Jersey Herald, NJ
- Albany Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- Deseret News, UT
- Richmond Times-Dispatch, VA
- Seattle Daily Journal of Commerce, WA
- Helena Independent Record, MT

- Las Vegas Review-Journal
- Kennebec Journal, ME

On June 13, 2024, proposals were received from the following offerors:

Affordable Interior Systems, Inc. (AIS) (Affordable Interior Systems, Inc.)	School Outfitters	CorpDesign (Imagine Furniture Inc.)
Jasper Seating Company, Inc. dba JSI (Jasper Seating Company, Inc.)	School Specialty LLC	Diversified Woodcrafts (DWI Acquisition)
JMJS INC	SitOnIt Seating (Exemplis LLC)	EDmarketplace Inc.
Kaplan Early Learning Company (KAPLAN COMPANIES INC)	Special-T, LLC	Identity Group Holdings Corp. Educational Environments (Frank Cooney Co, Inc)
Kay-Twelve, LLC	Teknion LLC	Enwork (ASSA Group)
Kimball International (Kimball International Brands, Inc.)	The HON Company LLC	ERG International (Ergonom Corporation)
Krueger International, Inc.	Vari Sales Corporation	Flexxform Designs (Flexxform Designs Inc.)
Lakeshore Learning Materials, LLC (Lakeshore Parent, LLC)	VS America, Inc.	Fomcore, LLC
Learning Environments LLC	WB Manufacturing	Framery, Inc
Meteor Education, LLC	OFGO STUDIO (DSI Industries Inc.)	FurnitureLab (Rapp Productions, Inc)
National Public Seating (NPS Public Furniture Corp)	Wenger Corporation	FYRN
Natural Pod (Natural Pod Services, Inc.)	INDEAL Inc.	Global Furniture Group (Global Industries, Inc.)
Neutral Posture, Inc.	Human Active Technology	GMi Companies (Ghent Manufacturing)
Nevers Industries, Inc	AGATI, INC.	Greene Manufacturing, INC.
Irwin Seating Company	Allseating Corporation	Gressco LTD
ODP Business Solutions, LLC	Allsteel LLC	Groupe Lacasse LLC
OFS Brands Inc	Alumni Classroom Furniture Inc.	HiTouch Furniture
OM Seating (Office Master, Inc.)	Appalachian University Systems (Smarter Furnishings)	Elontec
Paragon Furniture Inc	BioFit Engineered Products	Zilenzio AB
Safco Products Co.	Limited Partnership	
	Cabot Wrenn (Hancock & Moore, LLC)	
	CEF-Custom Educational Furnishings	
	Clear Design (Evoque Group LLC)	
	Continental Flooring Company	

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter into negotiations with offerors: *Affordable Interior Systems, Inc. (AIS) (Affordable Interior Systems, Inc.)*, *Allsteel LLC*, *Enwork (ASSA Group)*, *Identity Group Holdings Corp.*, *Irwin Seating Company*, *Jasper Seating Company, Inc. dba JSI (Jasper Seating Company, Inc.)*, *Kimball International (Kimball International Brands, Inc.)*, *Krueger International, Inc.*, *Lakeshore Learning Materials, LLC (Lakeshore Parent, LLC)*, *Meteor Education, LLC*, *ODP Business Solutions, LLC*, *OFS Brands Inc*, *Safco Products Co.*, *School Specialty LLC*, *SitOnIt Seating (Exemplis LLC)*, *Teknion LLC*, *The HON Company LLC*, *VS America, Inc.*, *WB Manufacturing, LLC*, *Wenger Corporation* - all demonstrated the ability to provide the products and services outlined in the solicitation while offering competitive pricing to members.

The Board of Directors of Region 4 Education Service Center (ESC) executed the agreements, each with a contract effective date of December 17, 2024.

Term:

Initial three- year agreement from December 17, 2024 through December 31,2027 with the option to renew for two (2) additional one-year periods through December 31, 2029.

Pricing/Discount: Review of Official Signed Contract and Contract Updates. Discount off Price List. Catalogs are available through dealer network or contracted supplier's website.



Quote #: 659026

Date: 2/18/2026

Jean-Francis Vellozzo
248-372-1651 jeanfrancis.vellozzo@odpbusiness.com

02.18.26 TD 659026 CITY OF WARREN WTP - AUDITED

SOLD TO:

CITY OF WARREN OMNIA REG 4
1 CITY SQ

WARREN MI 48093

SHIP TO:

CITY OF WARREN WASTE WATER
TREATMT PLANT
32360 WARKOP AVE

WARREN MI 48093

NOTES:

Joseph Jenkins
586.264.2530 ext 8179

Pricing in this proposal is based on current market conditions and may change due to tariff adjustments or government fees. Any increases before order invoice could adjust the final pricing.

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
1		1	NOTE	\$0.00	\$0.00
			BILL OF MATERIALS AUDIT COMPLETE	\$0.00	\$0.00
			% off List	0.00	
				Subtotal	\$0.00
ONOTE					
2		1	ORDER NOTE	\$0.00	\$0.00
			OMNIA CONTRACT #R240112	\$0.00	\$0.00
			% off List	0.00	
				ONOTE Subtotal	\$0.00

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
3 PERSON OFFICE					
3		3	HIWMM Ignition 2 Task Mid-back	\$428.85 \$953.00	\$1,286.55 \$2,859.00
				% off List	55.00
			Control Type .Y1 Synchro-Tilt W Seat Slider		
			Select Arm Type .A Height and Width Adj. Arm		
			Select Caster/Glide Option .S Black All-Surface Caster		
			Select Mesh Color .IM 4-Way Black		
			Select Upholstery \$(1) Grade 1 Uph		
			Grade 1 Fab .UR Contourett		
			Contourett 10 Black		
			Select Lumbar .BL Black Adjustable Lumbar		
			Select Base .SB Standard Base		
			Select Frame Color .T Black		
4		1	HNLRC2430 30W x 24D Rectangle Worksurface / Ped Top	\$153.90 \$342.00	\$153.90 \$342.00
				% off List	55.00
			Select Edge Detail .G Smooth Flat		
			Edgeband Color Selection PINC Pinnacle		
			Select Grommet Color .P Black		
			Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
5		1	HNLRC2460 60W x 24D Rectangle Worksurface	\$216.45 \$481.00	\$216.45 \$481.00
				% off List	55.00
			Select Edge Detail .G Smooth Flat		
			Edgeband Color Selection PINC Pinnacle		
			Select Grommet Color .P Black		
			Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
6		1	HNLRC2460 60W x 24D Rectangle Worksurface	\$216.45 \$481.00	\$216.45 \$481.00
				% off List	55.00
			Select Edge Detail .G Smooth Flat		
			Edgeband Color Selection PINC Pinnacle		
			Select Grommet Color .X No Grommet		
			Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
7		1	HNLRC3048	\$199.80	\$199.80
			48W x 30D Rectangle Worksurface	\$444.00	\$444.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
8		1	HNLRC3060	\$243.45	\$243.45
			60W x 30D Rectangle Worksurface	\$541.00	\$541.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
9		2	HNLRC3066	\$261.45	\$522.90
			66W x 30D Rectangle Worksurface	\$581.00	\$1,162.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
10		4	HF23B	\$22.50	\$90.00
			Black Removable Lock Core Kit	\$50.00	\$200.00
				% off List	55.00
			Select Key Number	.X102E	102E
11		1	HPC190X	\$108.45	\$108.45
			Park Ave Support Column for Bullet Jetty Boomerng Pen	\$241.00	\$241.00
				% off List	55.00
			Select Column Paint	\$(P1)	P1 Paint Opts
			Select Core Paint	.P	Black
12		5	HF23B	\$22.50	\$112.50
			Black Removable Lock Core Kit	\$50.00	\$250.00
				% off List	55.00
			Select Key Number	.X101E	101E

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
13		2	HIGS6 Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$270.00 \$600.00	\$540.00 \$1,200.00
				% off List	55.00
			Select Arm Type .N Armless		
			Select Caster/Glide Option .E Nylon Glide		
			Select Back .U Upholstered		
			Select Upholstery \$(1) Grade 1 Uph		
			Grade 1 Fab .UR Contourett		
			Contourett 10 Black		
			Select Frame Color .T Black		
14		3	HLSL60TW Tackboard for 60" W Wallmount Tackboard	\$210.15 \$467.00	\$630.45 \$1,401.00
				% off List	55.00
			Fabric Selection \$(A) Grd A Fabric		
			Grd A Fab .APN Appoint		
			Select Appoint Fabric Color 16 Nimbus		
15		1	HLED31A 31" LED Light W/PwrSupplyForDaisyChain(STARTER)	\$394.20 \$876.00	\$394.20 \$876.00
				% off List	55.00
16		2	HLED31AS 31" LED LIGHT W/ POWER SUPPLY (SINGLE)	\$359.55 \$799.00	\$719.10 \$1,598.00
				% off List	55.00
17		1	HNLPB1628 15-3/4W x 27-7/8H Pedestal Back Panel	\$89.55 \$199.00	\$89.55 \$199.00
				% off List	55.00
			Select Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
18		2	HNLMP6610 66W x 10H Modesty / Back Panel	\$179.10 \$398.00	\$358.20 \$796.00
				% off List	55.00
			Select Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
19		3	HNLMP6010 60W x 10H Modesty / Back Panel	\$161.55 \$359.00	\$484.65 \$1,077.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
20		1	HNLMP4810 48W x 10H Modesty / Back Panel	\$148.05 \$329.00	\$148.05 \$329.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
21		1	HNL123028BKE 12Wx30Dx28-1/2H Bookcase End Support	\$334.35 \$743.00	\$334.35 \$743.00
				% off List	55.00
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
22		3	HNL2116MBF 15-3/4x20-1/8x21-1/2 Mobile Pedestal box/file	\$500.85 \$1,113.00	\$1,502.55 \$3,339.00
				% off List	55.00
			Select Handle Detail	.F	Loop/Black
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
23		1	HNL231628PBBF 15-3/4Wx23-1/8Dx28-1/2H Box/Box/File Pedestal	\$470.70 \$1,046.00	\$470.70 \$1,046.00
				% off List	55.00
			Select Handle Detail	.F	Loop/Black
			Select Grommet Color	.X	No Grommet
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
24		2	HNL291628PBBF	\$516.15	\$1,032.30
			15-3/4Wx29-1/8Dx28-1/2H Box/Box/File Pedestal	\$1,147.00	\$2,294.00
				% off List	55.00
			Select Handle Detail .F Loop/Black		
			Select Grommet Color .P Black		
			Select Chassis Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
			Select Front Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
25		1	HNL291628PFF	\$516.15	\$516.15
			15-3/4Wx29-1/8Dx28-1/2H File/File Pedestal	\$1,147.00	\$1,147.00
				% off List	55.00
			Select Handle Detail .F Loop/Black		
			Select Grommet Color .X No Grommet		
			Select Chassis Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
			Select Front Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
26		1	HNL2948LL	\$811.35	\$811.35
			48x15x28-1/2 Wall Mount Storage lam lk drs	\$1,803.00	\$1,803.00
				% off List	55.00
			Lock Finish Selection .P Black		
			Select Chassis Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
			Select Front Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
27		3	HNL2960LL	\$899.10	\$2,697.30
			60x15x28-1/2 Wall Mount Storage lam lk drs	\$1,998.00	\$5,994.00
				% off List	55.00
			Lock Finish Selection .P Black		
			Select Chassis Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
			Select Front Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
28		1	HNLBU3072	\$328.50	\$328.50
			72W x 30D Bullet Worksurface	\$730.00	\$730.00
				% off List	55.00
			Select Edge Detail .G Smooth Flat		
			Edgeband Color Selection PINC Pinnacle		
			Select Grommet Color .P Black		
			Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
29		4	HF23B Black Removable Lock Core Kit	\$22.50 \$50.00	\$90.00 \$200.00
			Select Key Number	.X103E	103E
				% off List	55.00
30		1	HNLEP1128 1-1/8Wx11-1/4Dx28-1/2H End Panels for 24D; 2pk	\$155.25 \$345.00	\$155.25 \$345.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
				% off List	55.00
31		1	HNLEP2428L 1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Left	\$135.90 \$302.00	\$135.90 \$302.00
			Select Grommet Color	.X	No Grommet
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
				% off List	55.00
32		1	HNLEP2428R 1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Right	\$135.90 \$302.00	\$135.90 \$302.00
			Select Grommet Color	.X	No Grommet
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
				% off List	55.00
33		1	HNLEP3028L 1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Left	\$153.00 \$340.00	\$153.00 \$340.00
			Select Grommet Color	.X	No Grommet
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
				% off List	55.00
34		2	HNLEP3028R 1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Right	\$153.00 \$340.00	\$306.00 \$680.00
			Select Grommet Color	.X	No Grommet
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
				% off List	55.00

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
35		3	HNLLB1618 15-3/4W x 18H Ped Low Back Panel	\$85.95 \$191.00	\$257.85 \$573.00
				% off List	55.00
			Select Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
36		1	HLED31AUO 31"LED Lt W/8"JmprCordDaisyChain(FOLLOWER)	\$321.30 \$714.00	\$321.30 \$714.00
				% off List	55.00
37		1	HLSL48TW WM Tackboard for 48W WM Overhead	\$183.60 \$408.00	\$183.60 \$408.00
				% off List	55.00
			Fabric Selection \$(A) Grd A Fabric		
			Grd A Fab .APN Appoint		
			Select Appoint Fabric Color 16 Nimbus		
3 PERSON OFFICE Subtotal					\$15,946.65

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
CONF RM					
38		1	HVPWLBK30 25x2-1/2 Worksurface Wall Mount Bracket	\$63.00 \$140.00	\$63.00 \$140.00
				% off List	55.00
39		1	HPC190X Park Ave Support Column for Bullet Jetty Boomerng Pen	\$108.45 \$241.00	\$108.45 \$241.00
				% off List	55.00
			Select Column Paint \$(P1) P1 Paint Opts Select Core Paint .P Black		
40		1	HNLTEP3028 11-5/8Wx29-7/8Dx28-1/2H T-Shaped End Panel	\$232.65 \$517.00	\$232.65 \$517.00
				% off List	55.00
			Select Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .PINC Pinnacle		
41		1	HNLBU3072 72W x 30D Bullet Worksurface	\$328.50 \$730.00	\$328.50 \$730.00
				% off List	55.00
			Select Edge Detail .G Smooth Flat Edgeband Color Selection PINC Pinnacle Select Grommet Color .X No Grommet Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .PINC Pinnacle		
42		4	HIGS6 Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$270.00 \$600.00	\$1,080.00 \$2,400.00
				% off List	55.00
			Select Arm Type .N Armless Select Caster/Glide Option .E Nylon Glide Select Back .U Upholstered Select Upholstery \$(1) Grade 1 Uph Grade 1 Fab .UR Contourett Contourett 10 Black Select Frame Color .T Black		
CONF RM Subtotal					\$1,812.60

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
SINGLE OFFICE					
43		1	HLSL48TW WM Tackboard for 48W WM Overhead	\$183.60 \$408.00	\$183.60 \$408.00
				% off List	55.00
			Fabric Selection \$(A) Grd A Fabric		
			Grd A Fab .APN Appoint		
			Select Appoint Fabric Color 16 Nimbus		
44		1	HLSL42TW WM Tackboard for 42W WM Overhead	\$171.00 \$380.00	\$171.00 \$380.00
				% off List	55.00
			Fabric Selection \$(A) Grd A Fabric		
			Grd A Fab .APN Appoint		
			Select Appoint Fabric Color 16 Nimbus		
45		1	HLED31AUO 31"LED Lt W/8"JmprCordDaisyChain(FOLLOWER)	\$321.30 \$714.00	\$321.30 \$714.00
				% off List	55.00
46		1	HLED31AS 31" LED LIGHT W/ POWER SUPPLY (SINGLE)	\$359.55 \$799.00	\$359.55 \$799.00
				% off List	55.00
47		1	HIWMM Ignition 2 Task Mid-back	\$428.85 \$953.00	\$428.85 \$953.00
				% off List	55.00
			Control Type .Y1 Synchro-Tilt W Seat Slider		
			Select Arm Type .A Height and Width Adj. Arm		
			Select Caster/Glide Option .S Black All-Surface Caster		
			Select Mesh Color .IM 4-Way Black		
			Select Upholstery \$(1) Grade 1 Uph		
			Grade 1 Fab .UR Contourett		
			Contourett 10 Black		
			Select Lumbar .BL Black Adjustable Lumbar		
			Select Base .SB Standard Base		
			Select Frame Color .T Black		

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
48		1	HIGS6	\$270.00	\$270.00
			Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$600.00	\$600.00
				% off List	55.00
			Select Arm Type	.N	Armless
			Select Caster/Glide Option	.E	Nylon Glide
			Select Back	.U	Upholstered
			Select Upholstery	\$(1)	Grade 1 Uph
			Grade 1 Fab	.UR	Contourett
			Contourett	10	Black
			Select Frame Color	.T	Black
49		1	HNLRC3060	\$243.45	\$243.45
			60W x 30D Rectangle Worksurface	\$541.00	\$541.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
50		1	HNLRC2490	\$344.70	\$344.70
			90W x 24D Rectangle Worksurface	\$766.00	\$766.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
51		1	HNLRC2460	\$216.45	\$216.45
			60W x 24D Rectangle Worksurface	\$481.00	\$481.00
				% off List	55.00
			Select Edge Detail	.G	Smooth Flat
			Edgeband Color Selection	PINC	Pinnacle
			Select Grommet Color	.P	Black
			Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
52		1	HNLMP9010	\$276.30	\$276.30
			90W x 10H Modesty / Back Panel	\$614.00	\$614.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
53		1	HNLMP6010 60W x 10H Modesty / Back Panel	\$161.55 \$359.00	\$161.55 \$359.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
54		1	HNLLB3018 30W x 18H Ped Low Back Panel	\$99.90 \$222.00	\$99.90 \$222.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
55		1	HNLEP3028R 1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Right	\$153.00 \$340.00	\$153.00 \$340.00
				% off List	55.00
			Select Grommet Color	.P	Black
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
56		1	HNLEP2428L 1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Left	\$135.90 \$302.00	\$135.90 \$302.00
				% off List	55.00
			Select Grommet Color	.P	Black
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
57		1	HNL291628PBBF 15-3/4Wx29-1/8Dx28-1/2H Box/Box/File Pedestal	\$516.15 \$1,147.00	\$516.15 \$1,147.00
				% off List	55.00
			Select Handle Detail	.F	Loop/Black
			Select Grommet Color	.X	No Grommet
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
58		1	HNL233028PLF	\$633.60	\$633.60
			30Wx23-1/8Dx28-1/2H Lateral File Pedestal	\$1,408.00	\$1,408.00
				% off List	55.00
			Select Handle Detail	.F	Loop/Black
			Select Grommet Color	.X	No Grommet
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
59		1	HNL2948LL	\$811.35	\$811.35
			48x15x28-1/2 Wall Mount Storage lam lk drs	\$1,803.00	\$1,803.00
				% off List	55.00
			Lock Finish Selection	.P	Black
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
60		1	HNL2942LL	\$660.60	\$660.60
			42x15x28-1/2 Wall Mount Storage lam lk drs	\$1,468.00	\$1,468.00
				% off List	55.00
			Lock Finish Selection	.P	Black
			Select Chassis Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
			Select Front Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
61		1	HNL11SUPP	\$99.90	\$99.90
			1-1/8Wx10-1/2Dx28-1/2H Support Brace	\$222.00	\$222.00
				% off List	55.00
			Select Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
			Select Grade 1 Laminate Finish	.PINC	Pinnacle
62		4	HF23B	\$22.50	\$90.00
			Black Removable Lock Core Kit	\$50.00	\$200.00
				% off List	55.00
			Select Key Number	.X104E	104E

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
63		1	HNLMP6028 60W x 27-7/8H Modesty / Back Panel	\$161.55 \$359.00	\$161.55 \$359.00
				% off List	55.00
			Select Grommet Color .X No Grommet		
			Select Laminate Color \$(L1STD) Grd L1 Standard Laminates		
			Select Grade 1 Laminate Finish .PINC Pinnacle		
				SINGLE OFFICE Subtotal	\$6,338.70

zINSTALL

64		1	INSTALL RT	\$2,390.50	\$2,390.50
			Labor to Receive Deliver and Install per proposal	\$0.00	\$0.00
				% off List	0.00
			All work during Regular Business Hours		
			No stair carry		
			Area to be free and clear		
			Non-Union Labor		
				zINSTALL Subtotal	\$2,390.50

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
			Subtotal LIST/SELL	\$53,551.00	\$26,488.45
			GRAND TOTAL		\$26,488.45

~Ordering Notes~

- * Deposit may be due at time of order
- * The applicable tax will be applied at the time of invoicing
- * Pricing in this proposal is based on current market conditions and may change due to tariff adjustments or government fees. Any increases before order invoicing could adjust the final pricing.
- * Estimated leadtime is subject to the manufactures production / shipping schedules
- * This proposal contains Special Order items that are Not Returnable
- * Once an order is placed, cancellations are Not Allowed

LINE	IMAGE	QTY	PRODUCT	UNIT SELL/LIST	EXT SELL/LIST
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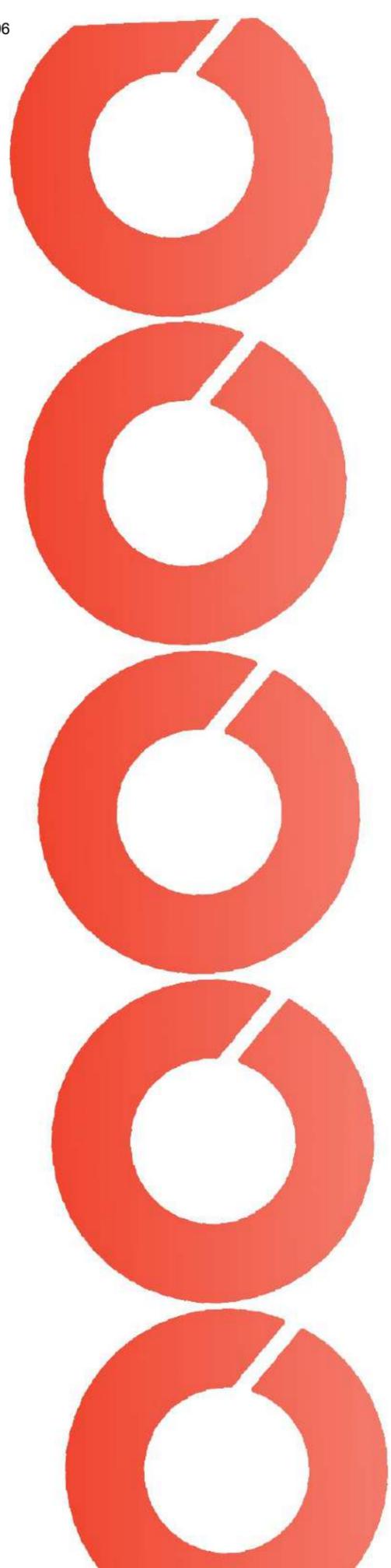
TERMS AND CONDITIONS OF PURCHASE

(FURNITURE - ODP BUSINESS SOLUTIONS WORKSPACE INTERIORS)

1. ODP Business Solutions, LLC ("ODP Business Solutions") shall make commercially reasonable efforts to install all products as quickly as possible. However, any delivery and/or installation dates quoted to Customer are approximate, and ODP Business Solutions obligation shall be only to deliver and/or install the products within a reasonable time. Also, due to certain factory shipment schedules, it is possible that ODP Business Solutions will be able to deliver and install portions of the job in phases. Customer will be invoiced for the items as they are delivered and payment will be due as set forth in Section 3 below
2. All prices are firm for thirty (30) days from date of proposal.
3. Payment terms are net ~~twenty (20)~~ days from date of invoice, unless otherwise agreed to and as documented on the order or quote. Customer will be invoiced for items when delivery and installation (if applicable) is complete, and any punch issues are less than 10% of the value of the entire order. In no event shall payment be withheld for delivered products and services. Customer shall pay 90% of the invoice and may withhold 10% until completion of the job. The balance is payable immediately after any outstanding issues are resolved.
4. All orders are subject to credit approval.
5. ~~ODP Business Solutions requires a minimum deposit equaling 50% on all orders over \$20,000. Said deposit will be applied to Customer's account until such product is delivered and invoiced. Each invoice, less its proportionate share of the deposit, will be due and payable as set forth in Section 4 above.~~
6. All products and materials are subject to applicable taxes, as well as any applicable inbound freight and fabrication charges.
7. An order is not cancelable once in production. "Quick ships" and fabric orders are not cancelable.
8. Any quotation for special order products or materials shall be approved by an authorized Customer representative for correct product number, fabric, specifications and quantities. Any services rendered to Customer to change or modify the specification and layout before or during installation will be charged to Customer at prevailing rates. If such changes or modifications result in additional products, parts, materials or labor, they will be billed to Customer at prevailing rates.
9. Delivery and installation services are conducted during normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. If services are requested outside of normal business hours, if special handling or equipment is required, if moving of products other than delivered is required, or if there are any unusual condition not made known to ODP Business Solutions at the time of sale, extra labor charges at prevailing rates may apply.
10. If during installation, additional products are necessary or required to complete the job, such additional products and labor will be charged to Customer at prevailing rates.
11. Floors shall be smooth, level and free from debris.
12. Condition of Jobsite - Customer agrees to have premises available on the requested date of installation and for a reasonable time thereafter for installation during the regular business day. Customer's job site shall be clean, clear, and free of debris prior to installation. Delivery and installation encumbrances which necessitate additional labor will result in extra charges. If installation is to be placed over carpeting, tiles, or other floor covering, Customer hereby assures ODP Business Solutions that all such coverings will be completed prior to time installation is scheduled. The job site shall be free of interference from all trades in the work areas, and if the job site is not free of such trade interference, the delivery and installation shall not proceed until such interference has been eliminated, or other arrangements are agreed to in writing. ODP Business Solutions shall be held harmless and shall not assume liability for job delay due to failure to meet any of the preceding conditions.
13. Jobsite Services. Electric current, light, heat, trash disposal facilities, hoisting and/or elevator service, and adequate facilities for off-loading, staging, moving, and handling of the Furnishings will be furnished without charge to ODP Business Solutions. Customer acknowledges that if the installed Furnishings require electrical hook-ups, outlets, wiring, or other similar services, at Customer's election, ODP Business Solutions may provide such services through licensed subcontractors at an additional fee or Customer shall be responsible for engaging appropriate licensed professionals.
14. Permits are the responsibility of the Customer unless expressly provided in the Proposal.
15. If Customer is unwilling or unable to accept delivery or installation of the products according to the specified schedule, the products will be stored at Customer's expense. Customer shall pay a warehouse charge payable monthly. Any double handling of a product will be charged at our normal hourly rate.
16. ODP Business Solutions makes no warranties, expressed or implied, as to merchantability or as the suitability of the products for any particular purpose, except those made by the manufacturer of the products. Any claim must be made to ODP Business Solutions in writing within five (5) days after delivery or installation of the products and if no claim is so received by ODP Business Solutions it will be conclusively presumed that Customer has accepted and that the products are as represented.
17. No liability shall accrue against ODP Business Solutions as a result of breach of terms and conditions caused by any strike, act of God, lockout, accident, or delay beyond its control.
18. ODP Business Solutions retains, and Customer hereby grants to ODP Business Solutions, a security interest in the products to secure the purchase price therefore. The products shall remain personal property regardless of being fixed to any real property. If Customer defaults in the payment of the purchase price when due, ODP Business Solutions shall have all rights and remedies granted by the Uniform Commercial Code. A finance charge of 2% per month (annual percentage rate 24%) will be charged on all past due balances. Customer shall pay all collection costs, including attorneys fee, in the event any claim is referred to a collection agency or attorney.
19. Products shipped directly to Customer shall be the responsibility of Customer except if agreed in writing that ODP Business Solutions will provide delivery and installation services. The receiving Customer is responsible to inspect products and file any necessary freight claims with freight provider.
20. Manufacturer warranties apply for parts only. Labor is not included.
21. All items set forth in the quotation are non-returnable.
22. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR CONSEQUENTIAL, SPECIAL, INDIRECT OR INCIDENTAL DAMAGES, WHETHER IN AN ACTION BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE) OR ANY OTHER LEGAL THEORY, EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
23. Each party shall indemnify and hold harmless the other party from and against any and all third-party claims, demands, actions, suits, losses, liabilities, damages and all related costs and expenses, including without limitation reasonable attorneys' fees due to, arising from or relating to the negligent, willful or reckless act or omission of the indemnifying party.
24. These terms and conditions shall be governed by the law of the State of Florida, without regard to conflict of laws principles.

Customer: _____
 Customer's Signature: _____
 Print Name: _____

Customer PO: _____
 Title: _____
 Date: _____



Design Concept

Prepared for:

CITY OF WARREN

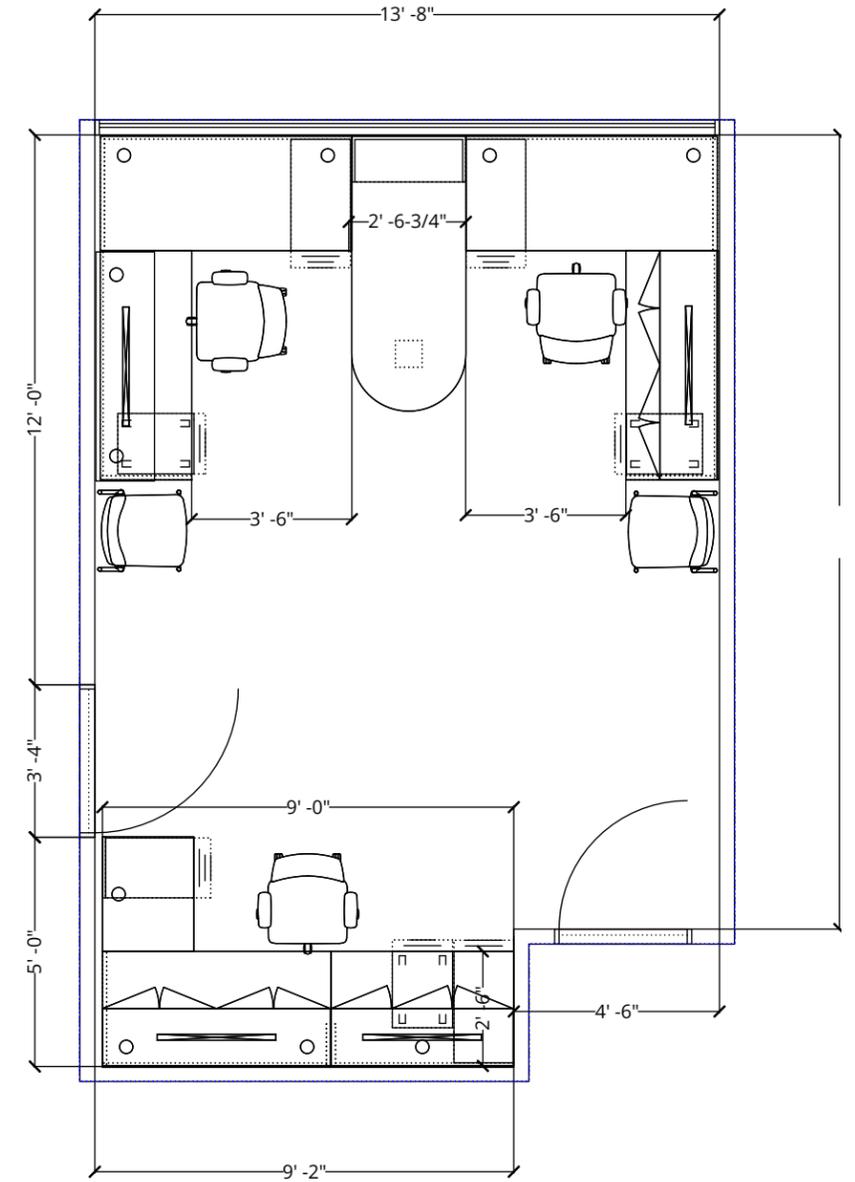
WATER TREATMENT PLANT OFFICES

1 CITY SQUARE
WARREN, MI

02/17/2026 REV



3 PERSON OFFICE



LAMINATE

LAMINATE

TACKBOARD

PULL

SEATING FABRIC

FINISH APPLICATION



PINNACLE

CHARCOAL

APPOINT NIMBUS

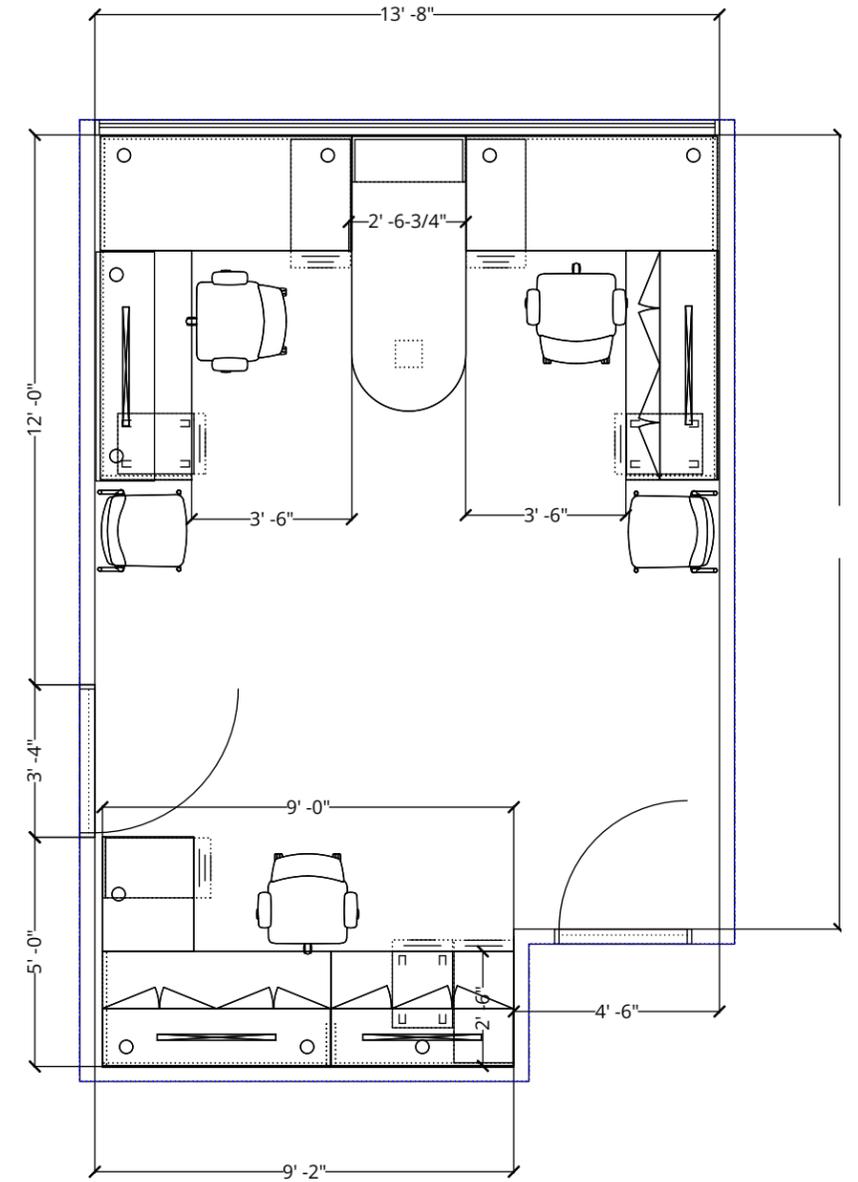
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SEATING FINISH

DETAILS:
 HON CONCINNITY CASEGOODS- DESKING, STORAGE
 HON ARRANGE TABLE
 HON IGNITION SEATING

3 PERSON OFFICE



LAMINATE

LAMINATE

TACKBOARD

PULL

SEATING FABRIC

FINISH APPLICATION



PINNACLE



CHARCOAL



APPOINT NIMBUS



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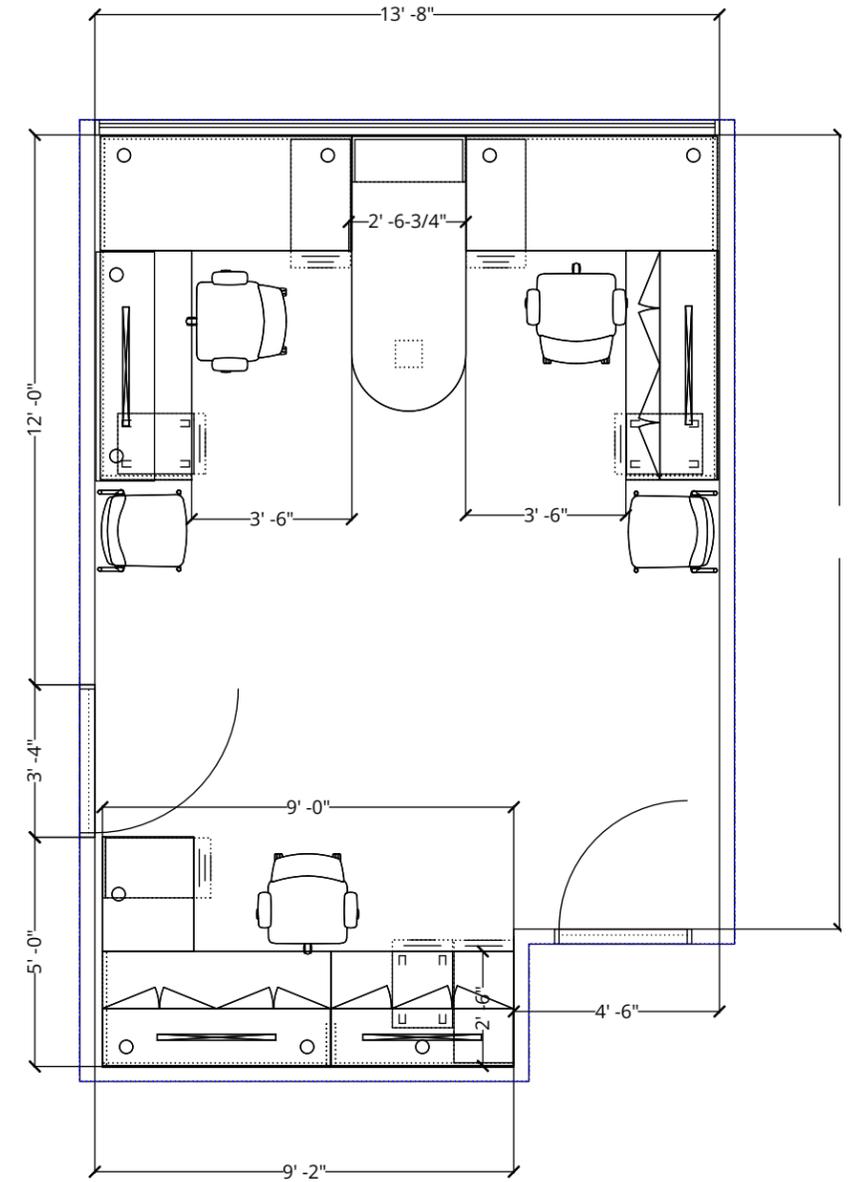
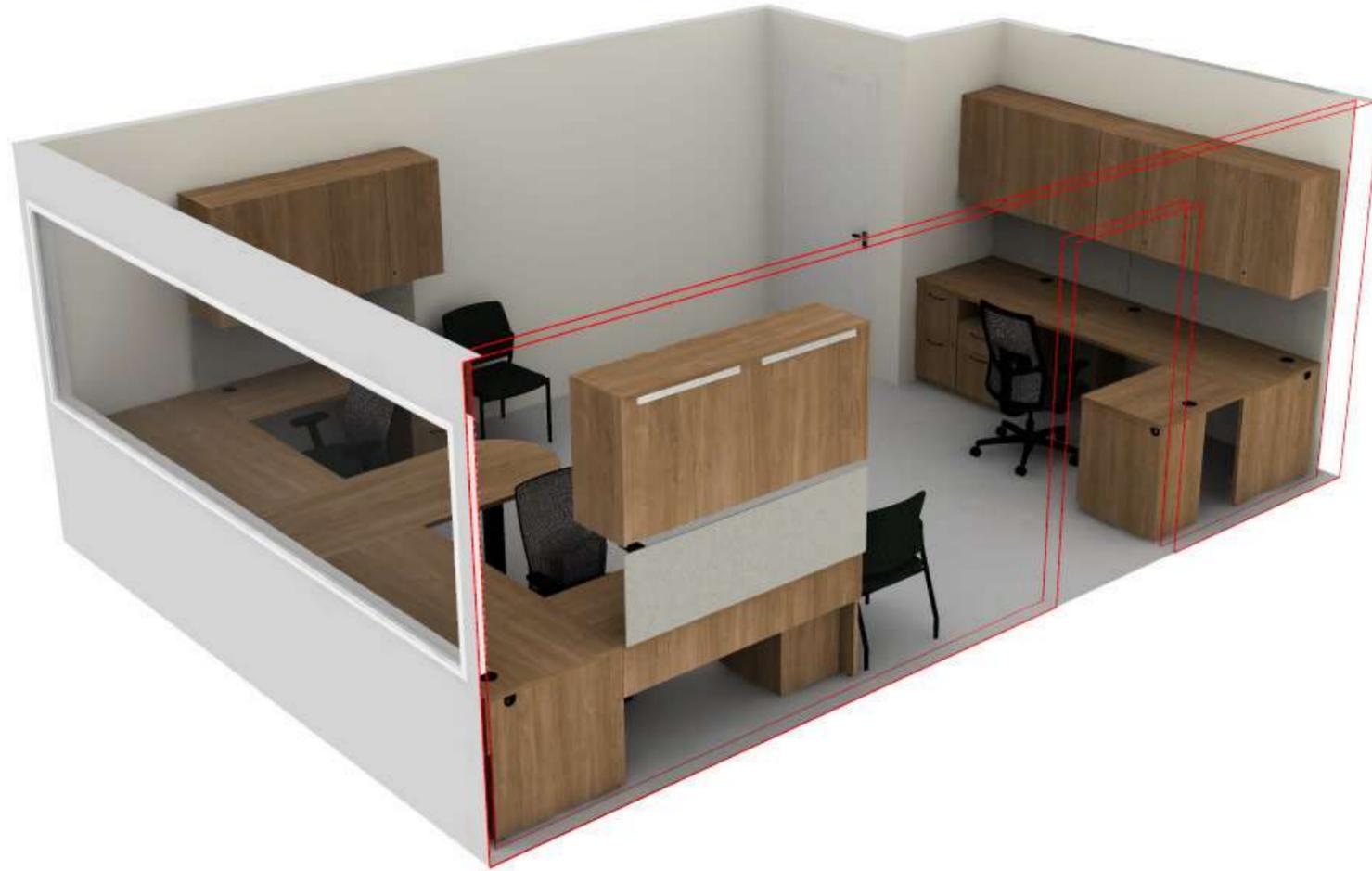
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SEATING FINISH

DETAILS:
 HON CONCINNITY CASEGOODS- DESKING, STORAGE
 HON ARRANGE TABLE
 HON IGNITION SEATING

3 PERSON OFFICE



LAMINATE

LAMINATE

TACKBOARD

PULL

SEATING FABRIC

FINISH APPLICATION



PINNACLE

CHARCOAL

APPOINT NIMBUS

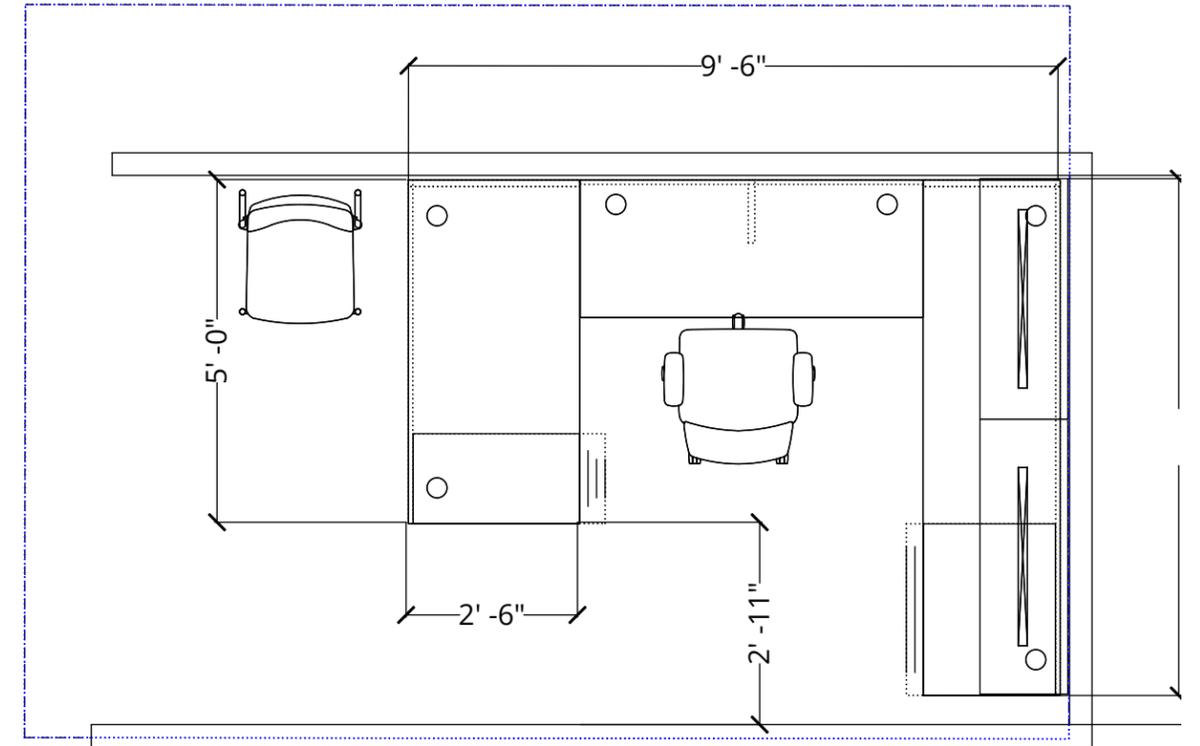
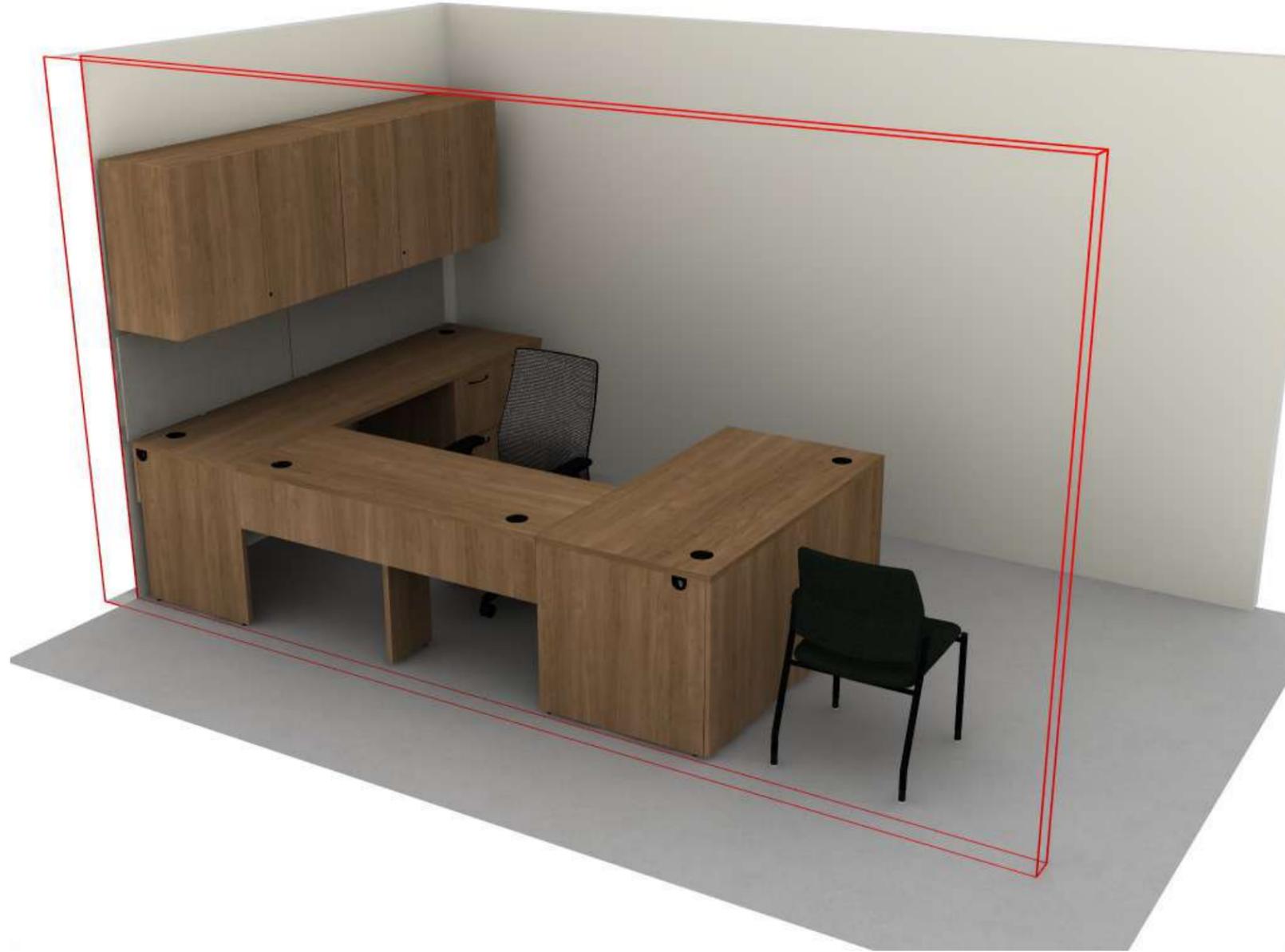
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SEATING FINISH

DETAILS:
 HON CONCINNITY CASEGOODS- DESKING, STORAGE
 HON ARRANGE TABLE
 HON IGNITION SEATING

SINGLE OFFICE



LAMINATE

LAMINATE

TACKBOARD

PULL

SEATING FABRIC

FINISH APPLICATION



PINNACLE



CHARCOAL



APPOINT NIMBUS



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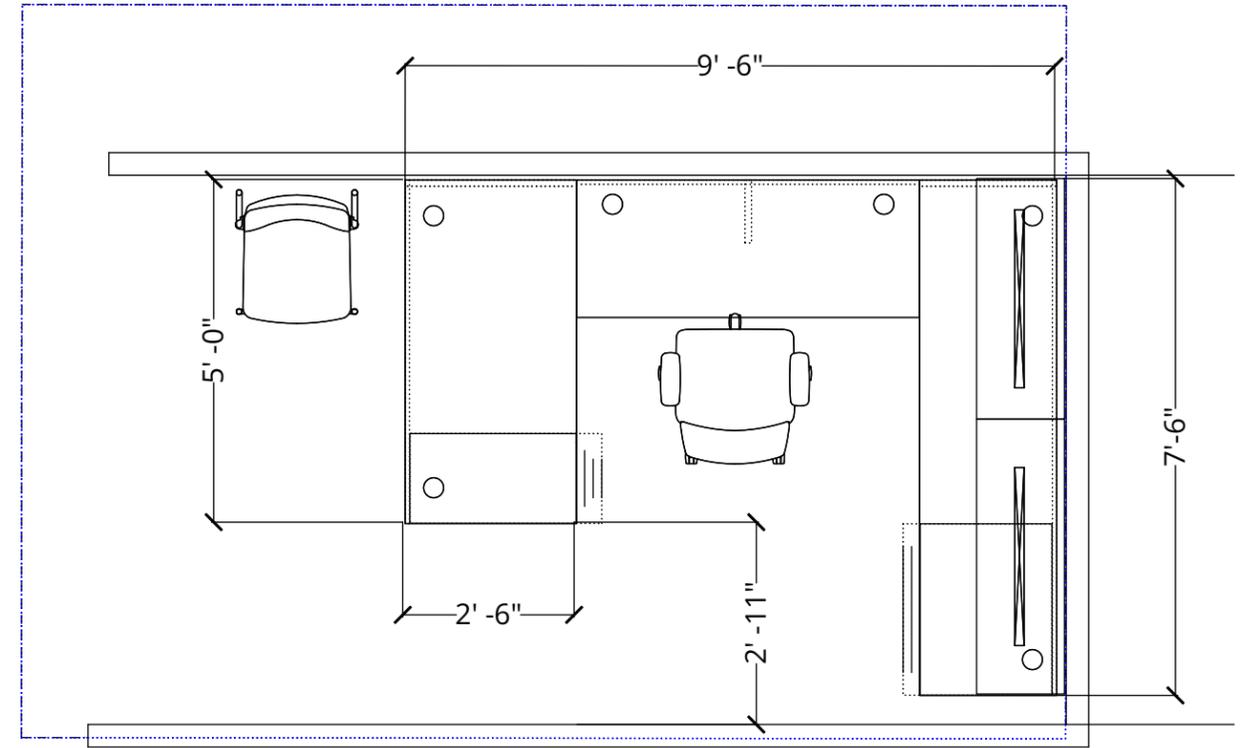
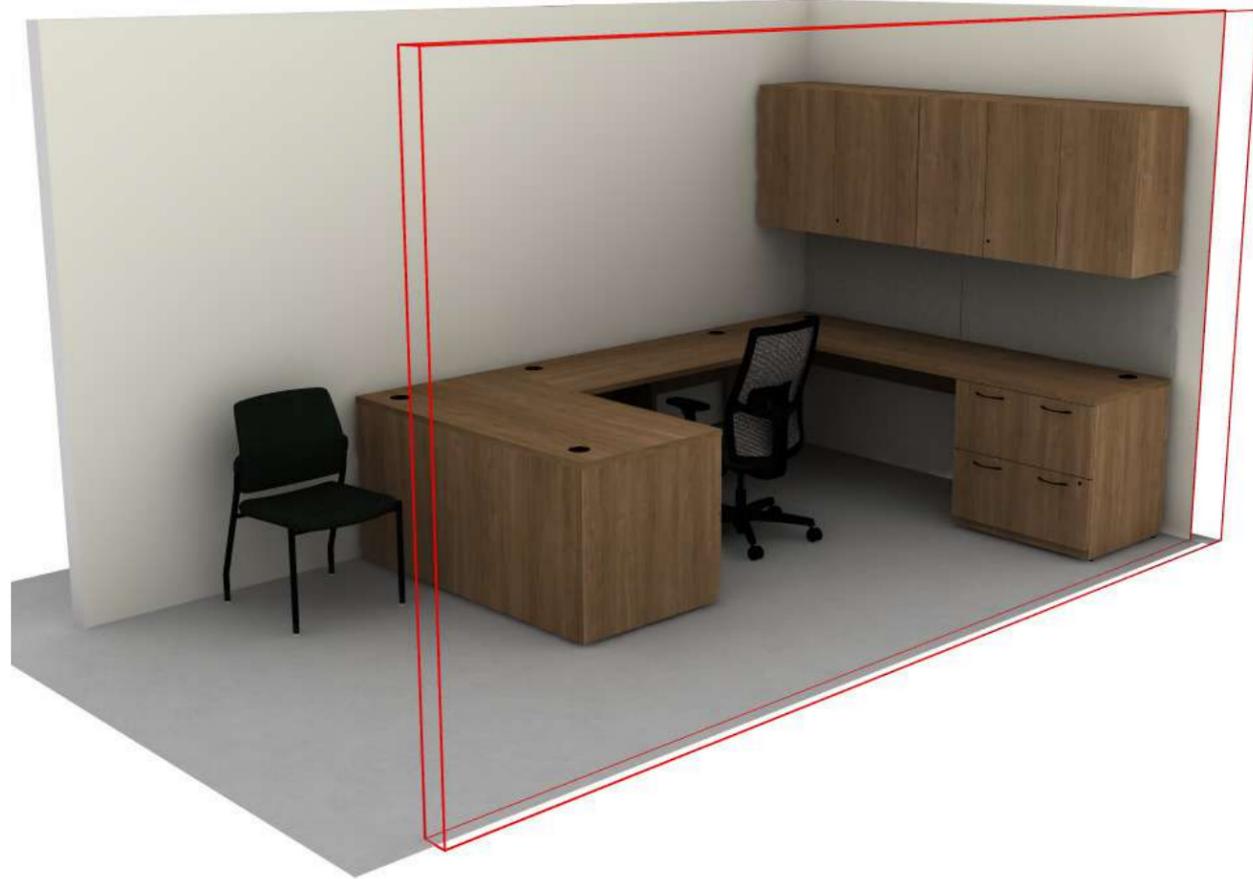
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SEATING FINISH

DETAILS:
 HON CONCINNITY CASEGOODS- DESKING, STORAGE
 HON IGNITION SEATING

SINGLE OFFICE



LAMINATE

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SEATING FABRIC

FINISH APPLICATION



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APPOINT NIMBUS



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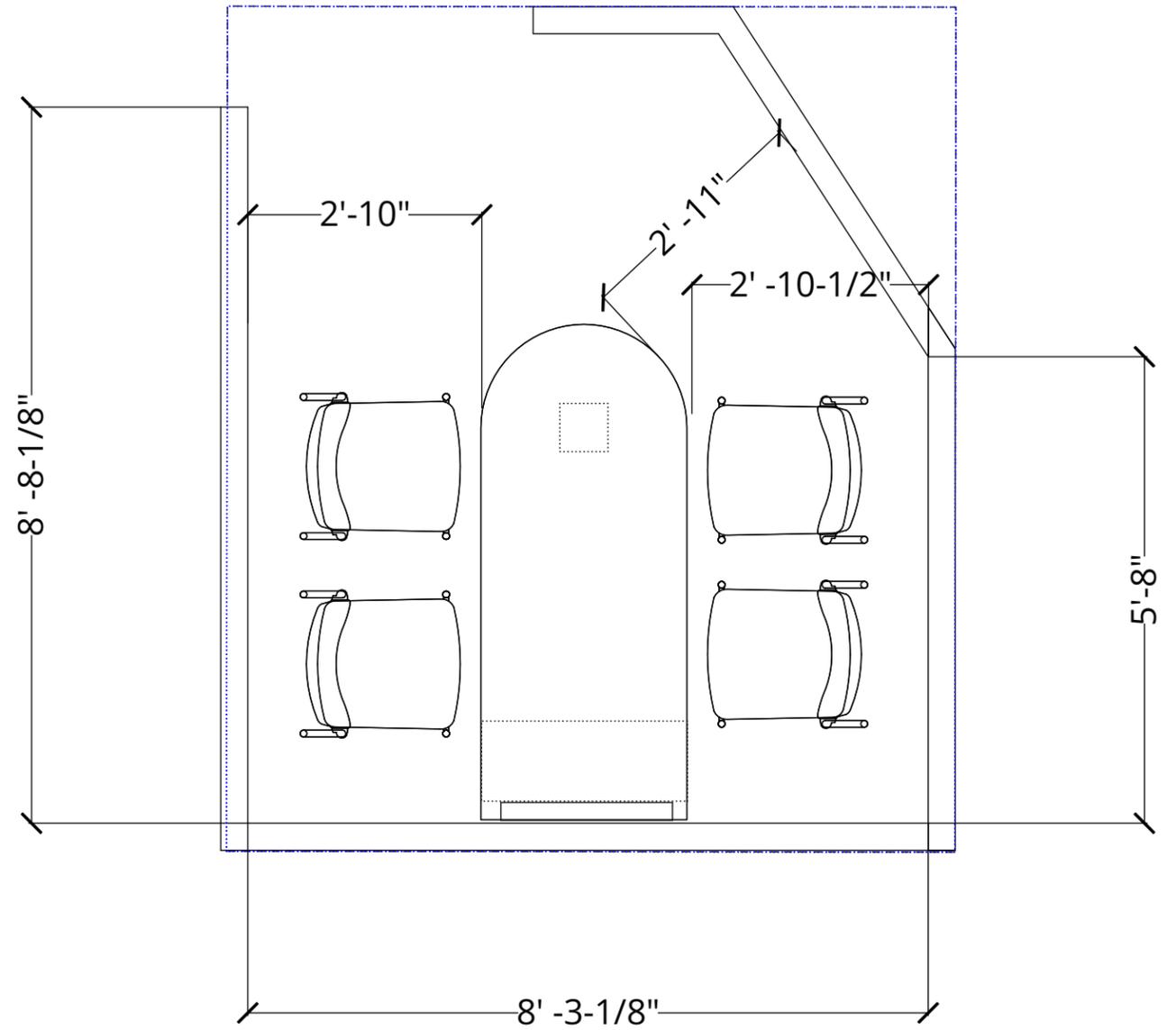
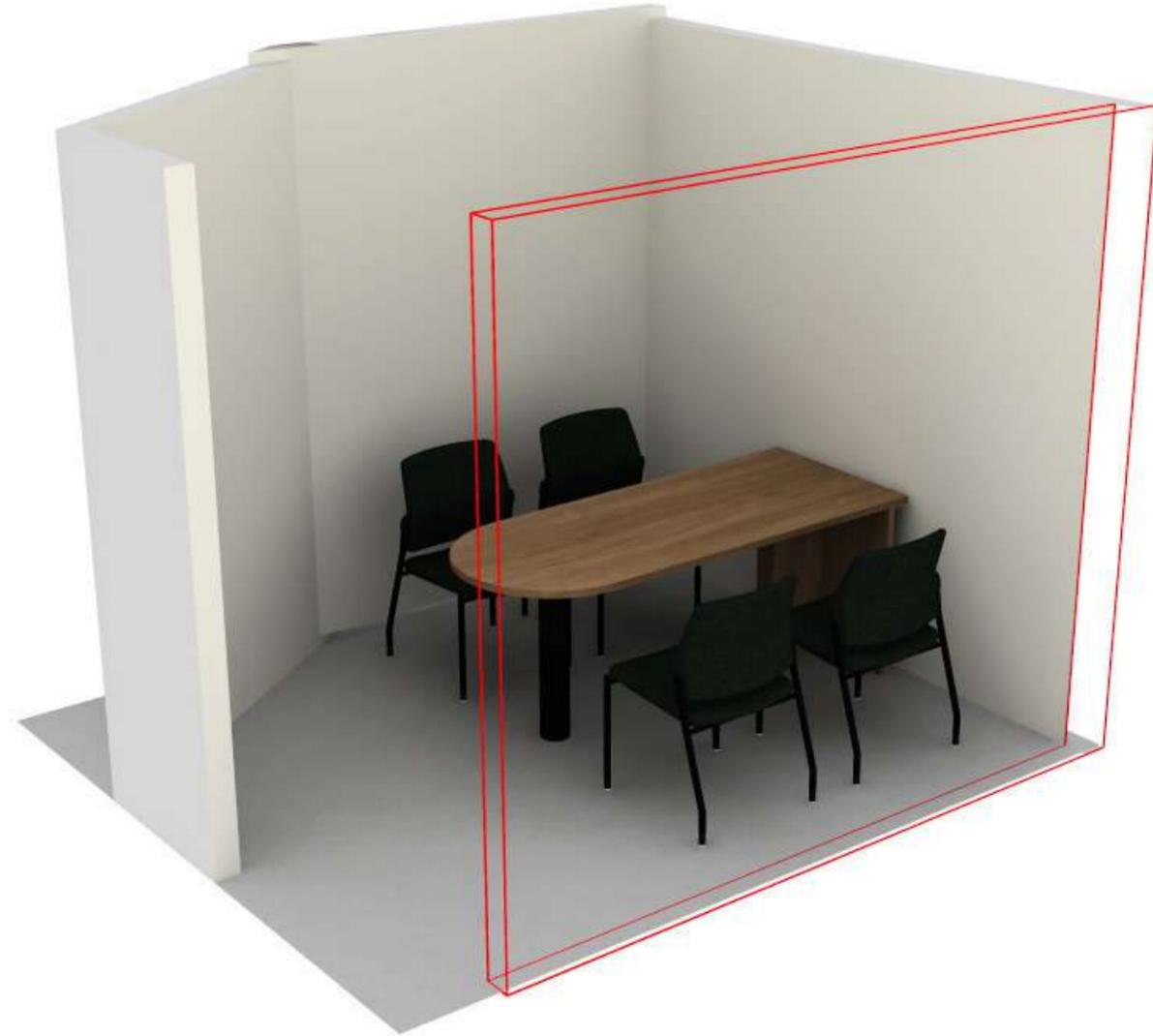
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SEATING FINISH

DETAILS:
HON CONCINNITY CASEGOODS- DESKING, STORAGE
HON IGNITION SEATING

CONFERENCE RM



LAMINATE

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SEATING FABRIC

FINISH APPLICATION



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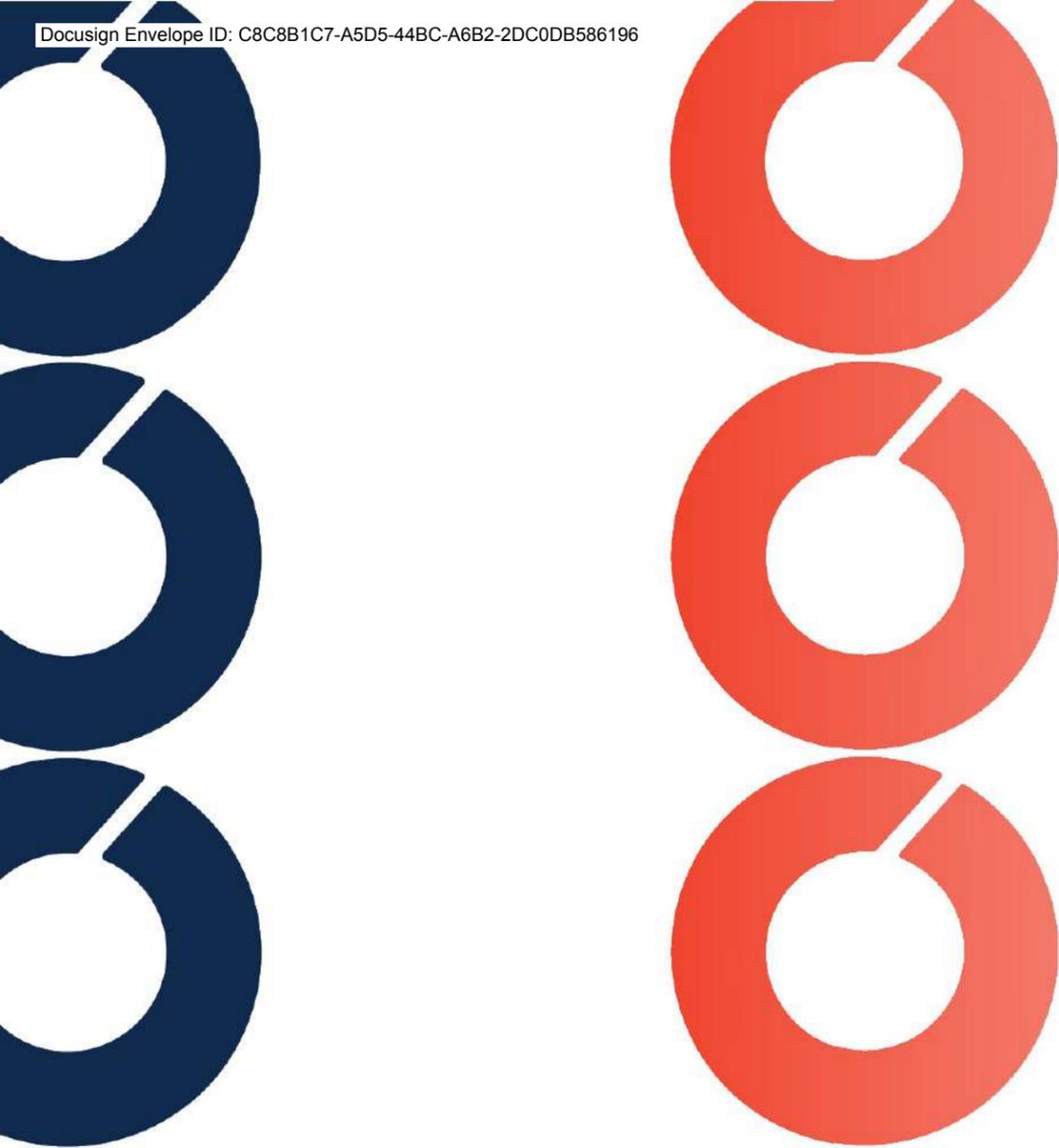
SEATING FINISH

DETAILS:

HON PENINSULA TABLE- 30D x 72L

HON WORKSURFACE WALLMOUNT BRACKET

HON IGNITION SEATING



Thank You

Presented by: **Jean Francis Vellozzo**

Designed by: **Jayne Hillsman**

Approved Signature: _____

Notes: All photographs, renderings and finish images are a visual representation only. Actual finish samples may vary from images included. Please use physical material samples when selecting and comparing finishes. Documents are not intended for construction. All dimensions are related to furniture only.

Proprietary & confidential: All drawings are property of ODP Business Solutions®, LLC. No Documents shall be copied, altered or shared with any third party without express written consent from ODP Business Solutions.



WASTE WATER TREATMENT PLANT
32360 Warkop
Warren, Michigan 48093
(586) 264-2530

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

FROM: Danuta Dordeski, P.E., WWTP Division Head

SUBJECT: **TRI-W-1812: Recommendation of Award for Furniture Improvements at the Waste Water Treatment Plant, to ODP Business Solutions, LLC, in the amount not to exceed \$26,488.45 thru cooperative OMNIA Partners, Public Sector Contract #R240112.**

DATE: 2/25/26

The Waste Water Treatment Plant is currently in a process of upgrading technology for operations at the facility. The requested new furniture for the various work areas throughout the WWTP facility is essential to provide improved functionality for monitoring and operation of the WWTP treatment processes. The key components of the requested office furniture purchase are summarized below:

- Engineering Room – an existing room that previously was used by one employee is being modified to create a collaborative engineering space that will be occupied by three (3) employees.
- ICS Technology Room – an existing office space that was previously used for storage of engineering and electrical records will be converted to a work space for the plant's Information & Control Systems (ICS) supervisor.
- Conference Room D2 – an existing 1-person office room, which was previously used as a document storage room will be converted into a small conference room and will be used for meetings, plan reviews, etc.

The total cost of the requested furniture improvements is \$26,488.45. Copy of detailed pricing quote # 659026 received from ODP Business Solutions, LLC is attached to this correspondence.

Pricing for the requested furniture improvements is thru ODP Business Solutions, LLC, under the terms of the OMNIA Partners, Public Sector Contract #R240112, copy of which is attached for your reference.

Please take the steps necessary to authorize approval for this furniture procurement and installation service to ODP Business Solutions, LLC, in the total amount of \$26,488.45.

WWTP Furniture Improvements

February 25, 2026

Page 2

Funds for this expenditure are available in the 2026 FY Budget, Capital Outlays account number 592-9047-98080.

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

Respectfully,

Signed by:

Donna Dordeski

31ADDE96B061415...

Danuta Dordeski, P.E.

WWTP Division Head

DD

attachments: ODP Business Solutions Contract R240112, ODP Quote 659026

cc: Public Service Director w/o attachment

RESOLUTION

Document No: TRI-W-1812

Product or Service: Furnish & Install Furniture Improvements

Requesting Department: Waste Water Treatment Plant

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 _____.

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

Upon performing a diligent inquiry, the Waste Water Treatment Plant (WWTP) has determined that it is necessary in the interest of the City for the purchase and installation of furniture improvements, to ODP Business Solutions, 6600 N. Military Trail, Boca Raton, FL 33496, utilizing the OMNIA Cooperative Contract #R240112, in a total amount of \$26,488.45.

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

Funds are available in the following account: 592-9047-98080.

IT IS RESOLVED, that the cooperative purchases with ODP Business Solutions, utilizing the OMNIA Cooperative Contract #R240112, in the amount of \$26,488.45, is hereby accepted by City Council.

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

- Cooperative Bid document
- Contract
- Resolution

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

AYES: Councilmembers: _____

NAYS: Councilmembers: _____

RESOLUTION DECLARED ADOPTED this ____ day of _____, 2026.

Mindy Moore
Secretary of the Council



MEMORANDUM

DATE: February 27, 2026

TO: Mindy Moore, Council Secretary

RE: Appointees

City Council:

Please be advised that the following individuals have been appointed to positions within the City of Warren. The appointments listed below were made upon the recommendation of David Muzzarelli, Public Service Director, and David Koss, Water Superintendent.

Name	Title
Ryan Ferrell	Water Operations Manager

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in purple ink that reads "Lori M. Stone".

Lori M. Stone
Mayor

Cc: Clerk