

RESOLUTION 2025-25

Authorizing the Charter Township of Ypsilanti to Sell to Purchaser UPH Ypsilanti Property LLC 3.740 Vacant Acres Located at 1410 S. Huron Street Pursuant to the Real Estate Purchase Agreement Executed by All Parties on May 8, 2024

WHEREAS, the Charter Township of Ypsilanti, a Michigan Municipal Corporation whose administrative offices are located at 7200 S. Huron River Drive, Ypsilanti, MI 48197, is the owner of vacant property comprising 3.740 acres which property is located at 1410 S. Huron Street, Ypsilanti Township, Washtenaw County, State of Michigan and,

WHEREAS, on **May 8, 2024** the Charter Township of Ypsilanti ("Township") and UPH Ypsilanti Property LLC ("UPH"), a Michigan Limited Liability Company whose address is 49169 Alpha Drive, Wixom, MI 48393, executed a Real Estate Purchase Agreement for UPH to purchase 3.740 acres located at 1410 S. Huron Street from the Charter Township of Ypsilanti which legal description of the vacant parcel is described as follows:

K-11-38-280-016, 1410 S. Huron Street, Ypsilanti, MI 48197 with a legal description being attached as Exhibit A to the Real Estate Purchase Agreement which Agreement along with Exhibits A, B and C are hereby attached and incorporated by reference.

WHEREAS, at a regular Board meeting held on **May 7, 2024** the Ypsilanti Township Board of Trustees authorized and approved the sale of the vacant 3.740 acres to Purchaser UPH for the purchase price of **\$806,513** pursuant to the "**Market Valuation Report**" previously prepared by Deputy Assessor Brian McCleery, and;

WHEREAS, on the **8th** day of **May, 2024** the Township and UPH executed and signed the "**Real Estate Purchase Agreement**" in which UPH agreed to remit to the Township the sum of **\$806,513** for the purchase of the 3.740 vacant acres located at 1410 S. Huron Street in accordance with the Market Valuation Report, and;

WHEREAS, all the contingencies set forth in the "**Real Estate Purchase Agreement**" have been satisfied and both the Township and

UPH have notified First American Title Insurance Company to prepare all necessary documents to effectuate the real estate closing which is scheduled for Thursday, **September 18, 2025**.

NOW, THEREFORE THE YPSILANTI CHARTER TOWNSHIP BOARD OF TRUSTEES HEREBY RESOLVES AS FOLLOWS:

1. That the Township authorize Supervisor Brenda L. Stumbo and Clerk Debra A. Swanson to execute all documents required by First American Title Insurance Company to effectuate the transfer of the vacant 3.740 acres of property to Purchaser UPH on the date scheduled for closing or any subsequent date thereafter.
2. That a certified copy of this Resolution be forwarded to Patricia A. Cadena, Senior Commercial Escrow Officer for the First American Title Insurance Company pursuant to Article VIII – Closing of the Real Estate Purchase Agreement.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2025-25 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 16, 2025



Debra A. Swanson, Clerk
Charter Township of Ypsilanti