

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE OCTOBER 7, 2025, REGULAR BOARD MEETING**

Board Meetings are audio recorded and posted on the website

DETERMINATION OF QUORUM

Supervisor Stumbo determined whether a quorum was present. Trustee Newman Arrived during Budget Overview.

Township Supervisor Brenda Stumbo called the meeting to order at 6:00 pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo, Clerk Debbie Swanson, and Treasurer Stan Eldridge
Trustees: Karen Lovejoy Roe, John Newman II*, and Gloria Peterson

Members Not Present: Trustee LaResha Thornton

Legal Counsel: Wm. Douglas Winters

The Pledge of Allegiance was recited followed by a moment of silent prayer.

FIRE DEPARTMENT HONORS

APPROVAL OF AGENDA

A motion was made by Treasurer Peterson and supported by Trustee Eldridge to approve the agenda.

The motion carried unanimously.

2026 BUDGET OVERVIEW

Accounting Director Javonna Neel gave a brief overview of the 2026 projected budget. She reviewed the millage rates, tax revenue, basic expenditure assumptions, and an overview of pensions. The draft budget is available online for residents to review.

CONSENT AGENDA

A. MINUTES OF SEPTEMBER 16, 2025

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR OCTOBER 7, 2025, IN THE AMOUNT OF \$2,160,790.16

A motion was made by Trustee Peterson and supported by Treasurer Eldridge to approve the consent agenda.

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Legal update was provided by Attorney Winters. (refer to audio)

NEW BUSINESS

1. APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) WITH GOVDEALS TO HOST TOWNSHIP EXCESS ITEMS AUCTION

A motion was made by Trustee Peterson and supported by Trustee Lovejoy Roe to approve the Memorandum of Understanding (MOU) with GovDeals to host Township Excess Items Auction, contingent upon attorney review. (see attached)

The motion carried unanimously.

2. WAIVE THE FINANCIAL POLICY REQUIRING POSTING TO MITN AND APPROVE THE PURCHASE OF FOUR NUSTEP CROSS-TRAINER MACHINES IN THE AMOUNT OF \$26,178.00, BUDGETED IN LINE ITEM #230-754-974.050

A motion was made by Trustee Lovejoy and supported by Treasurer Eldridge to waive the financial policy requiring posting to MITN and approve the purchase of four NuStep Cross-Trainer Machines in the amount of \$26,178.00, budgeted in line item #230-754-974.050.

The motion carried unanimously.

3. APPROVE LITIGATION TO ABATE A PUBLIC NUISANCE VIOLATION AT 560 AND 565 ELDER ST, BUDGETED IN LINE ITEM #101-729-801.023

A motion was made by Trustee Lovejoy Roe and supported by Trustee Newman to approve litigation to abate a public nuisance violation at 560 and 565 Elder St, budgeted in line item #101-729-801.023.

The motion carried unanimously.

4. APPROVE RESOLUTION 2025-28, PAYMENT AND USE OF SURPLUS DRAIN FUNDS IN THE AMOUNT OF \$30,000, TO MATCH THE GREEN STORMWATER INFRASTRUCTURE GRANT

Clerk Swanson read the Resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Lovejoy Roe to approve Resolution 2025-28, payment and use of surplus drain funds in the amount of \$30,000, to match the Green Stormwater Infrastructure Grant. (see attached)

The motion carried unanimously.

5. BUDGET AMENDMENT #11

Clerk Swanson read the amendment into the record.

A motion was made by Clerk Swanson and supported by Trustee Lovejoy Roe to approve Budget Amendment #11. (see attached)

The motion carried unanimously.

AUTHORIZATION AND BIDS

1. ACCEPT THE BID FROM ABBEY DOORS FOR THE REPLACEMENT OF THE BAY DOORS AT THE FIRE DEPARMENT HEADQUARTERS IN THE AMOUNT OF \$74,000.00, BUDGETED IN LINE ITEM #217-901-976.005

A motion was made by Trustee Lovejoy Roe and supported by Trustee Peterson to accept the bid from Abbey Doors for the replacement of the bay doors at the Fire Department Headquarters in the amount of \$74,000.00, budgeted in line item #217-901-976.005, contingent upon attorney review.

The motion carried unanimously.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENTS

There were 3 public comments. (refer to audio)

BOARD MEMBER COMMENTS

There were no board member comments.

ADJOURNMENT

A motion to adjourn was made by Trustee Peterson and supported by Trustee Lovejoy Roe.

The motion carried unanimously.

The meeting was adjourned at approximately 7:38PM

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

Liquidity Services Operations LLC dba GovDeals

Online Auction Memo of Understanding

This Online Auction Memo of Understanding (MOU) is between Liquidity Services Operations LLC dba GovDeals, a Delaware corporation having its principal place of business at 6931 Arlington Road – Suite 460 – Bethesda, Maryland 20814 and the Ypsilanti Township (“Client”), having its principal place of business 7200 S. Huron River Drive – Ypsilanti, Michigan, 48197.

- 1.0 Description of Services:** GovDeals provides a means for Client to post assets for sale and for potential buyers to bid on these assets via an online auction system. Although GovDeals provides system access for Client to list assets, GovDeals is not a party to the actual sale and has no control over the listed information or the ability of the buyer and Client to complete the transaction.
- 2.0 GovDeals’ Responsibilities:** In addition to maintaining and operating an online auction system, GovDeals will provide Client with the following services for the period agreed to in **5.0** below:
 - 2.1** Access to a GovDeals online “Seller Asset Management” (SAM), which will allow Client to load assets to the online auction system, maintain information about assets and view and run reports. The SAM will provide Client with the following capabilities:
 - Accept descriptive information concerning an asset including unlimited photos
 - Allow different auction phases based upon dates and times
 - Allow Client to set minimum starting prices, bid increments and reserves
 - 2.2** Training and support services to assist Client in implementing the GovDeals online auction system, which will include:
 - Familiarization with the nature and operation of SAM
 - Guidance in the posting of assets and provide ongoing support
 - Procedures for taking and posting pictures of assets
 - Based on mutual agreement between GovDeals and Client, training and support services will be provided on-site or via telephone or Internet
 - 2.3** Help Desk support available via telephone or email during normal business hours, except announced holidays.
 - 2.4** Provide marketing of assets posted to the online auction site and promote use of the site to potential buyers.
 - Work with Client to identify items that may benefit from marketing attention.
 - Provide documented proof of all marketing efforts made on behalf of Client.
 - Assist in determining values and starting prices for unique and high value assets.
- 3.0 Fees:** The Client pays 0% and the winning bidder pays a 12.50% Buyers Premium.
- 4.0 Payment:**
 - 4.1** GovDeals will collect auction proceeds electronically via PayPal, credit card or wire transfer please review and complete **Exhibit A.**
 - 4.2** Client shall promptly, but no more than fifteen (15) business days after the auction end date, notify GovDeals of any transaction that was not completed. The fees for said transaction shall be credited to Client during the next invoice period.

- 5.0 Term of MOU:** This MOU shall commence on the date it is signed by the second party and will continue for a period of twelve months unless otherwise terminated upon sixty days written notice by either party. This MOU shall automatically extend for additional one-year periods, unless either party notifies the other in writing of its intent not to renew at least sixty days prior to the anniversary date.
- 6.0 Terms and Conditions:** Please find **Exhibit B** attached as an example of suggested Client Terms and Conditions. At any time during the term of this MOU, Client may modify the Terms and Conditions. Any substitutions or modification must be submitted to GovDeals in writing before posting assets to the GovDeals auction site.
- 7.0 Governance:** This MOU will be governed, interpreted, construed and enforced in accordance with the laws of the State of Michigan.
- 8.0 Non-Exclusive Engagement:** This MOU is not exclusive. Client may utilize other approaches, including traditional auctioneer services or sealed bids. However, it is understood and agreed that Client will not utilize other disposal approaches for an asset at the same time the asset is listed on the GovDeals online auction site or sell by some other means to a prior bidder any item currently or previously listed on the GovDeals site for the purpose of avoiding payment of the GovDeals fee. Client agrees to not manipulate or interfere with the bidding process on the GovDeals site.

This online auction memo of understanding is agreed to by:

GovDeals

Signature: _____

Print Name: Scott Starcher

Title: Vice President of Operations

Date: _____

Memo of Understanding Contact:

Attention: Sales Support
6931 Arlington Road – Suite 460
Bethesda, Maryland 20814
Telephone Number: 866.377.1494
Fax Number: 334.226.4415
Email: salesupport@govdeals.com

Client: Ypsilanti Township

Signature: _____

Print Name: _____

Title: _____

Date: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A - Online Auction Memo of Understanding

Financial Settlement Services (FSS)

It is understood the Client elects GovDeals to collect all proceeds due the Client from the winning bidder and remit the proceeds to the Client less the GovDeals fee

GovDeals will charge the winning bidder a "Buyer's Premium", therefore, the Client is not allowed to charge the winning bidder an additional "Buyer's Premium".

GovDeals will collect all proceeds from the winning bidder, including the "Buyer's Premium" through PayPal, credit card or wire transfer. This is the only means of payment by the bidder.

The Client will not release an asset to the winning bidder until the Client has received verification from GovDeals that payment has been received from the winning bidder. Prior to an item being released to the winning bidder, the Client will ensure the winning bidder or his/her agent has signed a "Bill of Sale" containing the following notation: "Asset is sold as is, where is and without warranty. Once the asset is removed from the seller's premises there is no refund of monies previously paid". The Bill of Sale must be printed from the Seller Asset Management (SAM). Any other "Bill of Sale" used by the Client must be submitted to GovDeals for approval.

No proceeds will be remitted to the Client for any asset sold without verification of payment from GovDeals and verification from the Client the item has been picked up by the winning bidder. Approved payment from the winning bidder through PayPal, credit card or wire transfer will be noted in SAM. It is the Client's responsibility to notify GovDeals when an item has been picked up, which is accomplished by the Client accessing SAM and selecting the "Picked Up" option from the "Paid, not picked up" report.

GovDeals will remit all proceeds collected, less the "Buyer's Premium" and the GovDeals fee to the Client on a weekly basis for all assets marked in SAM as 'Picked Up'. All proceeds will be remitted electronically by Automatic Clearing House (ACH). A detailed backup will be submitted to the Client to support the amount remitted.

Under no circumstance will the Client collect any proceeds directly from the winning bidder and if requested to do so, the Client should refer the winning bidder directly to GovDeals for payment instructions.

GovDeals will absorb all costs of Charge Backs by PayPal or a credit card company where an item is released to the winning bidder after the Client receives proper payment notification from GovDeals, GovDeals receives proper pickup notification from the Client and the Client obtained and retained a signed "Bill of Sale" from the winning bidder.

GovDeals will refund proceeds collected to the winning bidder in those rare occasions where the winning bidder pays for an asset but never picks it up and subsequently convinces PayPal or the credit card company to withdraw the amount from GovDeals' bank account. It is the Client's responsibility to request a credit on the asset paid for but not picked up as soon as the allowable pick up time passes. By taking the credit, it insures GovDeals will not charge the Client a fee and will allow the Client to resell the asset. If the asset is mistakenly placed in 'picked up' status by the Client and GovDeals has remitted payment, the Client agrees to refund this amount back to GovDeals.

A GovDeals' Client Services Representative or a GovDeals Help Desk Representative will train the Client on how to effectively use the Financial Settlement Services feature and provide ongoing support as needed. There are no additional costs to the Client for training and support.

GovDeals is covered by a Crime Insurance Policy with a limit of \$5,000,000, which will protect the Client against any loss of funds.

Financial Settlement Services (FSS) Remittance Information

Please complete information below:

This section must be completed when submitting the signed MOU back to GovDeals, as this is where GovDeals Payments to the Client will be made.

Accounting Contact:
(Person to receive invoices)

Name and Title

E-Mail Address:

Phone Number:

Please provide the required information:

Name of Bank	
County of Bank	
Name of Client: (Name on bank account)	
Bank Routing Number	
Bank Account Number	
Checking/Savings	

Ypsilanti Township

Ypsilanti, Michigan

Online Sales - Terms and Conditions

All bidders and other participants of this service agree they have read and fully understand these terms and agree to be bound thereby.

Guaranty Waiver. All assets are offered for sale “AS IS, WHERE IS.” **Ypsilanti Township (Seller)** makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. The Buyer is not entitled to any payment for loss of profit or any other money damages – special, direct, indirect or consequential.

Description Warranty. **Seller** warrants to the Buyer the property offered for sale will conform to its description. Any claim for misdescription must be made prior to removal of the property. If **Seller** confirms the property does not conform to the description, **Seller** will keep the property and refund any money paid. The liability of the **Seller** shall not exceed the actual purchase price of the property. **Please note upon removal of the property, all sales are final.**

Personal and Property Risk. Persons attending during exhibition, sale, or removal of goods assume all risks of damage of or loss to person and property and specifically release the **Seller** and **GovDeals** from liability therefore.

Consideration of Bid. **Seller** reserves the right to reject any and all bids and to withdraw from sale any of the assets listed at any time until the Seller has received payment in full for the assets and Buyer has removed the assets from the Seller's premises in their entirety.

Buyer's Certificate. If applicable, successful bidders will receive a Buyer's Certificate by email from **GovDeals** as their notice of award.

Buyer's Premium & Additional Fees. If a Buyer's Premium and/or Additional Fees are shown on the auction page Bid Box, then that amount (expressed as a percentage of the final selling price or a specified amount) will be added to the final selling price of all items in addition to any taxes imposed.

Payment. Payment in full is due not later than **5 business days** from the time and date of the close of the auction. Please refer to the payment instructions listed on the auction page for complete payment terms and methods. Please refer to the Bid Box for all fees and taxes that may be associated with the auction.

State/Local Sales and/or Use Tax. Buyers may be subject to payment of State and/or local sales and/or use tax. Please review the Payment Instructions for all information related to Sales Tax and Tax Exemptions.

Removal. All assets must be removed within **ten (10) business days** from the time and date of the close of the auction. Purchases will be released only upon receipt of payment as specified. Successful buyers are responsible for loading and removal of any and all property awarded to them from the place where the property is located as indicated on the website and in the Buyer's Certificate. The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. Under no circumstances will **Seller** assume responsibility for packing, loading or shipping. See instructions on each auction page for complete removal details. A daily storage fee of \$25.00 may be charged for any item not removed within the ten (10) business days allowed and stated on the Buyer's Certificate.

Vehicle Titles. **Seller** will issue a title or certificate upon removal of the vehicle. Titles may be subject to restrictions as indicated in the asset description on the website.

Approval. Some Auctions/Sales are subject to Seller approval prior to award to the high bidder. Please review the auction/sale page for full terms of the sale and whether the final bid/sale is subject to approval.

Default. Default shall include (1) failure to observe these terms and conditions; (2) failure to make good and timely payment; or (3) failure to remove all assets within the specified time. Default may result in termination of the contract and suspension from participation in all future sales until the default has been cured. If the Buyer fails in the performance of their obligations, **Seller** may exercise such rights and may pursue such remedies as are provided by law. **Seller** reserves the right to reclaim and resell all items not removed by the specified removal date.

Acceptance of Terms and Conditions. By submitting a bid, the bidder agrees they have read, fully understand and accept these Terms and Conditions, and agree to pay for and remove the property, by the dates and times specified. These Terms and Conditions are available for review in the bid box at the top of each page of each asset listed on **GovDeals**. Specific Instructions (Payment, Removal, and Special) appearing on the asset page will override certain sections of these Terms and Conditions.

Sales to Employees. Employees of the **Seller** may bid on the property listed for auction, so long as they do NOT bid while on duty.

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-28

RESOLUTION FOR PAYMENT AND USE OF SURPLUS DRAIN FUNDS

WHEREAS, Section 283 of the Drain Code provides that the Water Resources Commissioner may enter into an agreement with a municipality for the maintenance and use of surplus construction funds if the municipality has been assessed for all or part of the cost of the drain project; and

WHEREAS, use of surplus construction funds held in an account by agreement may be used to pay of drain assessments to the Township or such surplus funds may be utilized to address drainage in the Township by Resolution from the Township; and

WHEREAS, the Municipality of Ypsilanti Charter Township is requesting that Washtenaw County Water Resources Commissioner use a portion of their surplus construction funds held in fund #8863 for the purpose of building green stormwater infrastructure at Clubview Park, Fairway Hills Park and Rosedale Right of Way (YTD #12) as part of a National Fish and Wildlife Foundation grant.

NOW THEREFORE BE IT RESOLVED that the Township requests and authorizes the Water Resources Commissioner apply thirty thousand dollars (\$30,000.00) from fund #8853, Ypsilanti Township Special Maintenance Fund, toward the National Fish and Wildlife Foundation grant project.

BE IT FURTHER RESOLVED that the Clerk shall forward to the Water Resources Commissioner a copy of this Resolution.

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. 2025-28 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on October 7, 2025.

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 11**

October 7, 2025

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL FUND	Total Increase	<u>\$15,000.00</u>
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Request to increase the budget for OHM professional service for Municipal Separate Storm Sewer Systems (MS4) Permit Compliance. We have a 5 year contract with OHM and budgeted for the year based on an average, however there was more work at the beginning of the project. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699-999	\$15,000.00
		Net Revenues	<u>\$15,000.00</u>
Expenditures:	Professional Services	101-445-801.000	\$15,000.00
		Net Expenditures	<u>\$15,000.00</u>

213 - BIKE, SIDEWALK, REC, ROADS GENERAL FUND (BSRII)	Total Increase	<u>\$110,000.00</u>
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Request to re-budget for the Energy Efficiency & Conservation Block Grant (EECBG) for the HVAC system at the Community Center. The work was completed in 2025. This will be funded by an EECBG Grant approved in 2024.

Revenues:	Dept of Energy - EECBG	213-000-529.500	\$110,000.00
		Net Revenues	<u>\$110,000.00</u>
Expenditures:	Cap Outlay/Energy-ComCenter	213-901-975.555	\$110,000.00
		Net Expenditures	<u>\$110,000.00</u>

230 - RECREATION FUND	Total Increase	<u>\$203,395.00</u>
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Request to increase the budget for insurance claim and repair on the Senior Bus. This will be funded by an insurance reimbursement.

Revenues:	Insurance Reimbursement	230-000-600.000	\$3,395.00
		Net Revenues	<u>\$3,395.00</u>
Expenditures:	Motor Pool Misc Repair	230-754-935.000	\$3,395.00
		Net Expenditures	<u>\$3,395.00</u>

Request to add new account lines and budget for the Older Adults County Grant. The County grant is to provide resources for the operation, capital assets and improvement for the Senior Center. This will be funded by a County grant.

Revenues:	Older Adults County Grant	230-000-581.050	\$200,000.00
		Net Revenues	<u>\$200,000.00</u>
Expenditures:	Older Adults Grant - Operations	230-754-844.050	\$82,397.00
	Older Adult Grant - Capital	230-754-974.050	\$117,603.00
		Net Expenditures	<u>\$200,000.00</u>

CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 11

October 7, 2025

236 - 14B DISTRICT COURT FUND

Total Increase \$15,000.00

Request to increase the budget for an additional amount received from the MDCGP Grant for the Drug Recovery Program. This will be funded by the Grant.

Revenues:	State Grant Revenue	236-000-540.000	\$15,000.00
		Net Revenues	<u>\$15,000.00</u>
Expenditures:	Court Innovation Grant	236-286-802.100	\$15,000.00
		Net Expenditures	<u>\$15,000.00</u>