

CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

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GLORIA PETERSON

LARESHA THORNTON

December 16, 2025

Regular Meeting – 6:00 p.m.

**Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197**

DEPARTMENTAL REPORTS



WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 12/4/25

November 2025

WCSO Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our community's quality of life.

During November 2025, there were 2,775 calls for service in Ypsilanti Twp. Calls for service have decreased 12 % compared to the previous year, year to date.

Please refer to the *Monthly Data Report* for the complete overview of Police Services data for the month.

SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFEENSE
25-77064	11/2/2025	Flee and Elude/Property Damage
25-77758	11/4/2025	Armed Robbery
25-81001	11/16/2025	Assault with intent to Murder



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ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 12/4/25

November 2025

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
11/12/25	1000 block of Hawthorne	Breaking and Entering in the area	Proactive patrols assigned
11/12/25	Lay Garden	Speeding	Proactive patrols assigned
11/19/25	West Willow	Speeding	Proactive patrols assigned

STAFFING

27 / 35 Deputies (Billable for 27)



WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 12/4/25

November 2025

YOUTH INITIATIVE

The Sheriff's Office continues to partner with courts, probation, and social services to ensure that there is accountability beyond the Sheriff's Office contact with the offenders that are consistently involved in crimes.

COMMUNITY ACTION TEAM

The purpose of the Community Action Team (CAT) is to respond to situations involving or with a nexus of drugs, guns, or violence. The team focuses on the timely assessment and response to tips they receive from our community and community problems identified through crime pattern analysis.

CAT collaboration with the Michigan Department of Corrections in reference to parole compliance contributes to effective monitoring and management of parolees who live in our community. Timely and efficient response to tips regarding parolee misconduct combined with regular unannounced home visits are expected by the parolees that reside in Ypsilanti Township and surrounding areas.

For any violent crime tips related to guns, gang activity or violence in general please call 734-661-9034.

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

PUBLIC DASHBOARD

Check out our Data & Information Dashboard!
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

COMMONLY USED ABBREVIATIONS

AWIM: Assault with Intent to Murder

CCW: Carrying Concealed Weapon

CSC: Criminal Sexual Conduct

DV: Domestic Violence

OID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile



Ypsilanti TWP Out of Area

For: 11/01/2025 thru 11/30/2025



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTROWBRIDGEM	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250077021	BACKUP SUT TWP UNITS ON MDOF SGT BYNUM APPROVAL	18:51:00	24	11/1/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDEARLEYJ	WASHTENAW AVE/GOLFSIDE RD	BACKUP DISPATCHED CALLS	250077139	ASSIST PITTSFIELD WHEN REQUESTED ADDITIONAL UNIT APPROVED BY SGT PENNINGTON	02:10:00	20	11/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDBECHTOLG	SAVANNAH LN/SOMERSET LN	BACK-UP TRAFFIC STOP	250077330	OWI SGT ERBES APPROVED	20:45:00	10	11/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDMCDERMOTTC	SAVANNAH LN/SOMERSET LN	BACK-UP TRAFFIC STOP	250077330	25-77330 BACKED UP SUT UNIT FOR A VEHICLE NOT STOPPING. SGT, ERBES	20:45:00	15	11/2/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDNEDDOK	E ELLSWORTH RD/CARPENTER RD	DISPATCHED CALLS	250077487	CRASH INVOLVING PITTSFIELD TWP PATROL VEHICLE APPROVAL TO HANDLE CRASH PER SGT. HOUK	14:31:00	92	11/3/2025
YPSILANTI TWP	ANN ARBOR CITY	WDDICICCOI	N FOURTH AVE	DISPATCHED CALLS	250077877	K9 EXPLOSIVES SNIFF AT ANNEX BUILDING, APPROVED BY UNDERSHERIFF	18:00:00	120	11/4/2025
YPSILANTI TWP	YPSILANTI CITY	WDBECKE	FIRST AVE/MONROE ST	DISPATCHED CALLS	250077904	SHOTS FIRED YPSI CITY SGT. HOUK	20:00:00	10	11/4/2025
YPSILANTI TWP	YPSILANTI CITY	WDRUGUSE	FIRST AVE/MONROE ST	BACKUP DISPATCHED CALLS	250077904	Shooting approved by Sgt Houk,	20:00:00	10	11/4/2025
YPSILANTI TWP	YPSILANTI CITY	WDMICHAELS	FIRST AVE/MONROE ST	BACKUP DISPATCHED CALLS	250077904	assist ypsi city with possible shooting	20:04:00	7	11/4/2025
YPSILANTI TWP	YPSILANTI CITY	WDANDREWSK	FIRST AVE/MONROE ST	BACKUP DISPATCHED CALLS	250077904	ASSIST YPD ON SHOOTING, SGT. HOUK APPROVAL.	20:05:00	5	11/4/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBECKE	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250078005	FAMILY TROUBLE SGT.ERBES	04:50:00	25	11/5/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDMICHAELS	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250078005	ASSISTING 7F65 WITH FAMILY TROUBLE ON BLVD, APPROVED BY SGT. ERBES	04:59:00	17	11/5/2025
YPSILANTI TWP	SUPERIOR TWP	WDCARNEYK	RIDGE RD	BACKUP DISPATCHED CALLS	250078449	MADE CONTACT OBTAINED INFORMATION AND TOOK ASSAULT REPORT IN CUSTODY, OUT OF AREA TIME APPROVED BY SGT.ERBES,	19:40:00	21	11/6/2025
YPSILANTI TWP	SUPERIOR TWP	WDPHILLIPSA	RIDGE RD	BACKUP DISPATCHED CALLS	250078449	AGGRAVATED ASSAULT, MULTIPLE PARTIES ACTIVELY FIGHTING CLEARED WITH SGT BYNUM.	19:40:00	20	11/6/2025
YPSILANTI TWP	YPSILANTI CITY	WDSTORMG	GREEN RD	BACKUP DISPATCHED CALLS	250078480	ASSIST OTHER AGENCY- YPSILANTI PD ASSIST YPD WITH RA APPROVED BY SGT.ERBES	22:11:00	9	11/6/2025
YPSILANTI TWP	YPSILANTI CITY	WDBECHTOLG	GREEN RD	BACKUP DISPATCHED CALLS	250078480	TONE DROP ARMED ROBBERY/SGT ERBES APPROVED	22:12:00	11	11/6/2025
YPSILANTI TWP	YPSILANTI CITY	WDSINGERA	HARRIET ST/SPRING ST	TRAFFIC STOP	250078501	UNAVOIDABLE STOP // IMPROPER TURN	23:41:00	6	11/6/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDEARLEYJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250078505	ASSIST SUT WITH BLVD DISORDERLY APPROVED BY SGT ERBES	00:10:00	20	11/7/2025
YPSILANTI TWP	SCIO TOWNSHIP	WDCOUCKED	STATION 7-CNT/SWAT	BACKUP DISPATCHED CALLS		PER SGT ERBES, ASSIST WITH CNT DUTIES FOR SWAT SEARCH WARRANT, 25-78532	04:35:00	115	11/7/2025
YPSILANTI TWP	ANN ARBOR CITY	WDDICICCOI	W WILLIAM ST	BACKUP DISPATCHED CALLS	250078596	K9 CALLOUT, AST AAPD WITH PSD TRACK OF ROBBERY/SUSPECT APV SG HOUK	11:50:00	60	11/7/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKJ	PEARL ST/N WASHINGTON ST	TRAFFIC STOP	250078804	VW UNAVOIDABLE, RAN RED LIGHT / SGT PENNINGTON	23:43:00	5	11/7/2025
YPSILANTI TWP	YPSILANTI CITY	WDLECLAIRS	S HURON ST/SPRING ST	TRAFFIC STOP	250078820	CAR TURNED LEFT ON A BLINKING RED, ALMOST HITTING ANOTHER CAR THAT HAD A BLINKING YELLOW, NARROWLY AVOIDING A CRASH	01:05:00	7	11/8/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKJ	W FOREST AVE/N HURON ST	TRAFFIC STOP	250078838	CIT RAN RED LIGHT	03:52:00	22	11/8/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKJ	UPON W FOREST AVE and AT/NEAR I	CITATIONS	250078838	CIT	04:07:00	0	11/8/2025
YPSILANTI TWP	LODI TOWNSHIP	WDSAMAHAD	S WAGNER RD	BACKUP DISPATCHED CALLS	250078902	ASSISTED WITH TRANSLATION SPANISH SPEAKERS / SGT HOUK	14:40:00	5	11/8/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDMICHAELS	STAMFORD RD	BACKUP DISPATCHED CALLS	250079046	ASSISTING 7K93 WITH FAMILY TROUBLE, APPROVED BY SGT. HILOBUK	23:28:00	8	11/8/2025
YPSILANTI TWP	SUPERIOR TWP	WDCLARKJ	WEeping WILLOW CT	DISPATCHED CALLS	250079049	LARGE FIGHT AND HOUSE PARTY / SGT HILOBUK	23:41:00	28	11/8/2025
YPSILANTI TWP	SUPERIOR TWP	WDMICHAELS	WEeping WILLOW CT	BACKUP DISPATCHED CALLS	250079049	FIGHT IN THE AREA, ASSISTING SUPERIOR UNITS, APPROVED BY SGT. HILOBUK	23:41:00	13	11/8/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKJ	FACTORY ST/S PROSPECT ST	DISPATCHED CALLS	250079081	UDAA MULTIPLE SUSPECTS LAST SEEN ON GROVE RD / SGT HILOBUK	04:23:00	48	11/9/2025
YPSILANTI TWP	YPSILANTI CITY	WDMICHAELS	S HAMILTON ST/FERRIS ST	TRAFFIC STOP	250079235	UNAVOIDABLE STOP FOR EQUIPMENT VIOLATION, VEHICLE DID NOT HAVE LIGHTS ACTIVATED ON THE VEHICLE	00:45:00	6	11/10/2025
YPSILANTI TWP	AUGUSTA TWP	WDCUSQJ	MCCRONE RD	BACKUP DISPATCHED CALLS	250079255	POSSIBLE B&E IN PROGRESS; OK PER SGT. ARTS,	06:15:00	25	11/10/2025
YPSILANTI TWP	YORK TWP	WDDICICCOI	BRIARHILL DR	BACKUP DISPATCHED CALLS	250079959	BACKUP YORK ON EDP, APP BY SGT HOUK	17:50:00	65	11/12/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBECHTOLG	MACARTHUR BLVD/N HARRIS RD	BACKUP DISPATCHED CALLS	250080099	STABBING/URBAN APPROVED	04:00:00	25	11/13/2025



Ypsilanti TWP Out of Area

For: 11/01/2025 thru 11/30/2025



YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBURTOND	MACARTHUR BLVD/N HARRIS RD	BACKUP DISPATCHED CALLS	250080099	ASSIST SUT WITH FELONY ASSAULT APPROVED BY SGT URBAN	04:00:00	30	11/13/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBECHTOLG	MACARTHUR BLVD	DISPATCHED CALLS	250080102	FIGHT/URBAN APPROVED	04:36:00	8	11/13/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDMICHAELS	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250080369	assisted 765 with welfare check approved by sgt. urban	00:11:00	10	11/14/2025
YPSILANTI TWP	SUPERIOR TWP	WDMICHAELS	MACARTHUR BLVD/HEATHER DR	BACK-UP TRAFFIC STOP	250080410	assisted 767 with traffic stop. approved by sgt. Urban	05:43:00	42	11/14/2025
YPSILANTI TWP	YPSILANTI CITY	WDRTPPB	N CONGRESS ST/W MICHIGAN AVE	TRAFFIC STOP	250080604	UNAVOIDABLE RAN RED LIGHT; PER SGT BYNUM	19:00:00	10	11/14/2025
YPSILANTI TWP	OUT OF COUNTY	WDPERFETTOJ	ALDEN	FOLLOW-UP	250080825	FOLLOW UP FOR 25-80534, SGT. BYNUM APPROVAL.	16:15:00	105	11/15/2025
YPSILANTI TWP	YPSILANTI CITY	WDLECLAIRS	WASHTENAW AVE	BACKUP DISPATCHED CALLS	250080964	APPROVED BY SGT PENNINGTON, ASSISTING YPD WITH POSSIBLE SHOOTING	03:17:00	17	11/16/2025
YPSILANTI TWP	ANN ARBOR TWP	WDDICICCOJ	N HURON RIVER DR	DISPATCHED CALLS	250081514	CFS, CHECK FOR POSSIBLE DRUGS IN ENVELOP THAT WAS LEFT IN LOBBY, APPROV. SGT HOUK	15:10:00	15	11/18/2025
YPSILANTI TWP	ANN ARBOR TWP	WDDICICCOJ	FIRESTONE	VEHICLE TASK		PICKING UP VEHICLE FROM FIRESTONE	15:25:00	30	11/18/2025
YPSILANTI TWP	YPSILANTI CITY	WDSARCEVICHV	W CLARK RD	BACKUP DISPATCHED CALLS	250081813	YPD FIGHTING WITH ONE BY HIMSELF, CLOSEST UNIT AROUND, PENNINGTON APPROVED	23:40:00	5	11/19/2025
YPSILANTI TWP	AUGUSTA TWP	WDWEBBB	STONY CREEK RD/WILLIS RD	TRAFFIC STOP	250081881	SPEEDING/CHILD RESTRAINT/OTED OK SGT BYNUM	10:01:00	9	11/20/2025
YPSILANTI TWP	AUGUSTA TWP	WDWEBBB	UPON STONY CREEK and AT/NEAR V	CITATIONS			10:05:00	0	11/20/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKJ	N HURON ST/W MICHIGAN AVE	DISPATCHED CALLS	250082535	UNKNOWN INJURY ACCIDENT / SGT URBAN	01:31:00	3	11/23/2025
YPSILANTI TWP	ANN ARBOR TWP	WDRASKOSR	ERIN CT	BACKUP DISPATCHED CALLS		ASSISTED DEPUTY MIZER WITH SUICIDAL SUBJECT / REQUESTED SGT. HOGAN	10:30:00	90	11/23/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDNEDDOK	SPARROW WOOD DR	BACKUP DISPATCHED CALLS	250082682	BU PITTSFIELD UNIT ON A DV, THE CALL CAME IN AS A POSSIBLE HOMICIDE, APPROVAL TO ASSIST PER SGT. HOUK	17:56:00	8	11/23/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKA	N HURON ST/PEARL ST	TRAFFIC STOP	250083071	RFS, RED LIGHT// CITATION ISSUED	09:55:00	10	11/25/2025
YPSILANTI TWP	YPSILANTI CITY	WDANDREWSK	W CLARK RD/LEFORGE RD	DISPATCHED CALLS	250083291	ASSIST YPD ON POSSIBLE ASSAULT, SGT WILLIAMS APPROVAL	03:55:00	5	11/26/2025
YPSILANTI TWP	SUPERIOR TWP	WDBURTOND	WEXFORD DR	BACKUP DISPATCHED CALLS	250083717	ASSIST SUT WITH STABBING/ SUSPECT ARREST APPROVED BY SGT URBAN.	22:10:00	110	11/27/2025
YPSILANTI TWP	SUPERIOR TWP	WDCUSOJ	WEXFORD DR	BACKUP DISPATCHED CALLS	250083717	STABBING THAT JUST OCCURED, ESCORTED VICTIM TO HOSPITAL AND STOOD BY UNTIL SUT UNITS WERE AVAILABLE TO MAKE HOSPITAL; OK PER SGT.URBAN	22:15:00	105	11/27/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDGOMBOSJ	MACARTHUR BLVD	DISPATCHED CALLS	250084030	K9 TRACK FOR MISSING CHILD OKAY PER SGT PENNINGTON	03:00:00	50	11/29/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDBECHTOLG	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250084009	SGT TP APPROVED/ ARREST FOR PPO VIOLATION	04:18:00	15	11/29/2025
YPSILANTI TWP	YPSILANTI CITY	WDEARLEYJ	PERRY ST	BACKUP DISPATCHED CALLS	250084216	ASSIST YPD WITH SHOOTING	21:00:00	20	11/29/2025
YPSILANTI TWP	YPSILANTI CITY	WDGOMBOSJ	PERRY ST	DISPATCHED CALLS	250084216	ASSIST YC ON SHOOTING / SHOOTING SUSPECT ARREST OKAY PER SGT PENNINGTON	21:00:00	30	11/29/2025
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	PERRY ST	BACKUP DISPATCHED CALLS	250084216	SHOOTING THAT JUST OCCURED, SUSPECT WAS TRACKED TO RESIDENCE THROUGH SNOW; OK PER SGT. PENNINGTON.	21:05:00	20	11/29/2025
						Sum:		1,621	



Ypsilanti TWP Into Area Time

For: 11/01/2025 thru 11/30/2025



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YORK TWP	YPSILANTI TWP	WDPHILLPSA	EB I94/RAWSONVILLE RD	BACK-UP TRAFFIC STOP	250077064	OCCURRED UDAA FLEEING FROM YPT DEPUTIES. CLEARED WITH SGT. PENNINGTON	21:15:00	25	11/1/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLOWHORNB	VILLAGE LN	BACKUP DISPATCHED CALLS	250077108	ASSIST YPT DEPS WITH IN PROGRESS MDOP. ONE IN CUSTODY. OK SGT PENNINGTON	00:20:00	10	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLOWHORNB	GROVE RD	BACKUP DISPATCHED CALLS	250077121	ASSIST WITH SUICIDAL SUBJECT - NO YPT DEPS AVAIL. OK SGT PENNINGTON	01:20:00	15	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNIJ	GROVE RD	DISPATCHED CALLS	250077121	ASSIST YPT UNITS / ALL UNITS TIED UP 25-77117 / APPROVED BY SGT. PENNINGTON	01:20:00	15	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNIJ	HOLMES RD	DISPATCHED CALLS	250077123	CHECKED IN TRAVELS BACK TO SUT FROM PREVIOUS CALL / ALL YPT UNITS TIED UP 25-77117 / APPROVED BY SGT. PENNINGTON	01:35:00	10	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDWEBBB	TYLER RD	BACKUP DISPATCHED CALLS	250077194	DEPUTIES ASKING FOR ASSISTANCE/OK PER SGY BYNUM	10:55:00	10	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSARCEVICHV	TYLER RD	BACKUP DISPATCHED CALLS	250077194	DEPUTIES CHASING A MALE INTO A RESIDENCE. SGT BYNUM APPROVED	11:00:00	25	11/2/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKOCHANSKIN	CARVER AVE/THOMAS ST	BACK-UP TRAFFIC STOP	250077388	BU TS. AS I WAS THE CLOSET UNIT I ASSISTED. OK PER SGT ERBES	02:07:00	5	11/3/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKOCHANSKIN	TWIN TOWERS ST/HOLMES RD	BACK-UP TRAFFIC STOP	250077391	STOLEN VEHICLE FLEEING FROM AN YPSI UNIT AND ASSISTED. OK PER SGT ERBES.	02:30:00	27	11/3/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLOWHORNB	FOREST CT	BACKUP DISPATCHED CALLS	250077758	FIRST ON SCENE TO ALLEGED YPT ROBBERY ON NORTHSIDE OF YPT - OK SGT HOUK	12:10:00	20	11/4/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDESSAYANS	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	250078825	ASSIST YPSI TWP DEPS W/ K9 TRACK FOR DV SUSPECT / SGT PENNINGTON	01:32:00	23	11/8/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	250078823	DOMESTIC BACKUP DISPATCH CALL YPSI TOWNSHIP SGT.PENNINGTON	01:35:00	25	11/8/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDANDREWSK	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	250078823	ASSIST STATION 2 DEPS ON UDAA/ DV. SGT. PENNINGTON APPROVAL.	01:44:00	12	11/8/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSHIRESL	FACTORY ST/S PROSPECT ST	BACKUP DISPATCHED CALLS	250079081	BU YPSI UNITS REGARDING A UDAA APPROVED PER HILOBUK	04:20:00	36	11/9/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSARCEVICHV	HOLMES RD/PEABODY ST	TRAFFIC STOP	250080597	RFS: FAIL TO YIELD. ALMOST CAUSING AN ACCIDENT	18:45:00	12	11/14/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	E CLARK RD/RIDGE RD	TRAFFIC STOP	250080905	RFS: SPEED	21:10:00	15	11/15/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	HOLMES RD	BACKUP DISPATCHED CALLS	250080947	SGT PENNINGTON, REF DV USPECT INSIDE	00:15:00	20	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	HOLMES RD	BACKUP DISPATCHED CALLS	250080947	BU DISPATCHED CALL DOMESTIC AGT. PENNINGTON	00:30:00	5	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	E CLARK RD/PAGEANT AVE	TRAFFIC STOP	250080953	RFS: SPEED	00:40:00	20	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBELLA	EAGLE TRACE DR	BACKUP DISPATCHED CALLS	250081001	BACKUP YPSI TWP PER SGT. BYNUM. HELD PERIMETER AT NORTH SIDE OF HOUSE	10:10:00	129	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSARCEVICHV	EAGLE TRACE DR	BACKUP DISPATCHED CALLS	250081001	FEMALE WAS SHOT BY A FEMALE AT THIS ADDRESS. SHE WAS SHOT IN THE FOOT. SGT BYNUM APPROVED	10:10:00	240	11/16/2025
DEXTER-DEXTER TWP- WEBSTER TWP	YPSILANTI TWP	WDDUONGJ	EAGLE TRACE DR	BACKUP DISPATCHED CALLS	250081001	SWAT CALL OUT / SWAT VEHICLES	16:00:00	150	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	HOLMES RD	BACKUP DISPATCHED CALLS	250081117	PBT REQUEST, SGT PENNINGTON	22:00:00	20	11/16/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHEGOCARCIAR	N REDWOOD AVE	BACKUP DISPATCHED CALLS	250081136	BU SPANISH TRANSLATION	23:20:00	35	11/16/2025
YORK TWP	YPSILANTI TWP	WDANDREWSK	ECORSE RD	BACKUP DISPATCHED CALLS	250082482	ASSIST ON STABBING. SGT URBAN APPROVAL.	19:51:00	14	11/22/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBELLA	MCCARTNEY AVE	BACKUP DISPATCHED CALLS	250083240	Per Sgt, Pennington approval	19:43:00	3	11/25/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDCLARKJ	VILLA DR	DISPATCHED CALLS	250083274	CLOSET UNIT MULTIPLE CALLS SHOTS HEARD AND FIGHT / SGT MONTGOMERY	23:41:00	34	11/25/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	VILLA DR	BACKUP DISPATCHED CALLS	250083274	SHOTS HEARD SGT. MONTGOMERY	23:42:00	18	11/25/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	VILLA DR	BACKUP DISPATCHED CALLS	250083274	SGT MONTGOMERY, POSS. SHOOTING	23:45:00	25	11/25/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSHIRESL	MONTREAL AVE	BACKUP DISPATCHED CALLS	250083531	BU YPSI UNITS REGARDING OCC HOME INVASION- APPROVED PER SGT ARTS.	03:09:00	41	11/27/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSHIRESL	MONTREAL AVE	DISPATCHED CALLS	250083537	K9 TRACK FOR HOME INVASION- APPROVED PER SGT ARTS	03:50:00	0	11/27/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDDICICCOI	E CLARK RD/RIDGE RD	BACK-UP TRAFFIC STOP	250083669	ASSIST YPT W TRAFFIC STOP / DRIVER FLED, SGT WILLIAMS	17:55:00	20	11/27/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDMIZERK	E CLARK RD/RIDGE RD	BACK-UP TRAFFIC STOP	250083669	ASSIST OIC - ONE RUNNING - CLOSET UNIT - OK PER SGT WILLIAMS	17:55:00	25	11/27/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	INTERNATIONAL DR	BACKUP DISPATCHED CALLS	250084518	FEMALE SEARCH, SGT PENNINGTON	22:45:00	30	11/30/2025



Ypsilanti TWP Into Area Time

For: 11/01/2025 thru 11/30/2025



							Sum:	1,114	
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Police Service Data Report

Reporting Period: November



Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	54	711	828	-14.1%
Assaultive Crimes	45	462	587	-21.3%
Burglaries	5	90	98	-8.2%
Larcenies	33	271	299	-9.4%
Medical Assists	41	546	590	-7.5%
OWI	7	55	85	-35.3%
Robberies	1	9	8	12.5%
Traffic Crashes	83	956	1,026	-6.8%
Traffic Stops	502	5,011	9,249	-45.8%
Vehicle Theft	6	112	141	-20.6%
Calls For Service Total	2,775	33,879	38,818	-12.7%
Citations	131	1,068	1,694	-36.95%
In/Out of Area Time		Minutes		
Into Area Time		1,114		
Secondary Road Patrol - Into Area		1,221		
Out of Area Time		1,794		

Into Area Time: The time that other areas contracted deputies spent in YPT. ACO, SRP, Command, Countywide, and DB are excluded.

Out of Area Time: Time that YPT contracted deputies spent anywhere other than YPT, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in YPT.



CFS Summary

Reporting Period: November



Classification	Month 2025	2025 YTD	2024 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT	24	218	276	-21.0%
ANIMAL CRUELTY		4	7	-42.9%
ARSON		2	7	-71.4%
BRIBERY			1	-100.0%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	2	16	25	-36.0%
BURGLARY -FORCED ENTRY	3	81	80	1.3%
COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION		1		-
DAMAGE TO PROPERTY	16	235	274	-14.2%
EMBEZZLEMENT	1	3	5	-40.0%
EXTORTION	1	8	15	-46.7%
FORGERY/COUNTERFEITING	1	10	19	-47.4%
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	7	43	32	34.4%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	7	79	71	11.3%
FRAUD - HACKING/COMPUTER INVASION			1	-100.0%
FRAUD - IDENTITY THEFT	2	31	33	-6.1%
FRAUD -WIRE FRAUD		15	17	-11.8%
INTIMIDATION/STALKING	10	92	96	-4.2%
JUSTIFIABLE HOMICIDE		1		-
KIDNAPPING/ABDUCTION		7	11	-36.4%
LARCENY -OTHER	9	93	89	4.5%
LARCENY -POCKETPICKING		2	1	100.0%
LARCENY -PURSESNAATCHING		1	2	-50.0%
LARCENY -THEFT FROM BUILDING	6	68	79	-13.9%
LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE			1	-100.0%
LARCENY -THEFT FROM MOTOR VEHICLE	19	118	149	-20.8%
LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES		18	21	-14.3%
MOTOR VEHICLE, AS STOLEN PROPERTY	3	23	20	15.0%
MOTOR VEHICLE FRAUD		1		-
MOTOR VEHICLE THEFT	7	121	158	-23.4%
MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)			6	-100.0%
NARCOTIC EQUIPMENT VIOLATIONS	2	14	17	-17.6%
NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)		2	4	-50.0%



CFS Summary

Reporting Period: November



NONAGGRAVATED ASSAULT	24	284	367	-22.6%
NON-FATAL SHOOTING			1	-100.0%
OBSCENITY	1	7	7	0%
PARENTAL KIDNAPPING		1	1	0%
RETAIL FRAUD -MISREPRESENTATION		1	2	-50.0%
RETAIL FRAUD -REFUND/EXCHANGE			1	-100.0%
RETAIL FRAUD -THEFT	4	53	51	3.9%
ROBBERY	1	23	21	9.5%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE		10	11	-9.1%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE		6	12	-50.0%
SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE			1	-100.0%
SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE			3	-100.0%
SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	1	2	5	-60.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	11	10	10.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	2	16	30	-46.7%
STOLEN PROPERTY		29	23	26.1%
VIOLATION OF CONTROLLED SUBSTANCE ACT	3	57	58	-1.7%
WEAPONS OFFENSE- CONCEALED	2	54	75	-28.0%
WEAPONS OFFENSE -OTHER	1	17	24	-29.2%
Sum:	160	1,878	2,220	-14.96%

Classification	Month 2025	2025 YTD	2024 YTD	% Change
BURGLARY - UNLAWFUL ENTRY (NO INTENT)		5	4	25.0%
DISORDERLY CONDUCT		12	13	-7.7%
ESCAPE/FLIGHT		1		-
FAMILY -ABUSE/NEGLECT NONVIOLENT	2	39	60	-35.0%
FAMILY -NONSUPPORT			1	-100.0%
FAMILY -OTHER			2	-100.0%
FRAUD -BAD CHECKS	1	6	13	-53.8%
HEALTH AND SAFETY		19	28	-32.1%
HIT and RUN MOTOR VEHICLE ACCIDENT			4	-100.0%
JUVENILE RUNAWAY	7	49	80	-38.8%
LIQUOR VIOLATIONS -OTHER	1	7	13	-46.2%
MISCELLANEOUS CRIMINAL OFFENSE	2	28	45	-37.8%



CFS Summary

Reporting Period: November



NEGLIGENT HOMICIDE -VEHICLE/BOAT			1	-100.0%
OBSTRUCTING JUSTICE	18	163	173	-5.8%
OBSTRUCTING POLICE	12	134	161	-16.8%
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	8	76	125	-39.2%
POSSESSION OF BURGLARY TOOLS			1	-100.0%
PUBLIC PEACE -OTHER		11	13	-15.4%
SEX OFFENSE -OTHER		4	11	-63.6%
SMUGGLING	1	1	2	-50.0%
SOLICITATION		1	1	0%
TRESPASS	3	17	16	6.3%
VAGRANCY		1	4	-75.0%
Sum:	55	574	771	-26.04%

Classification	Month 2025	2025 YTD	2024 YTD	% Change
ALARMS	130	1,119	1,192	-6.1%
ANIMAL COMPLAINTS	64	822	928	-11.4%
JUVENILE OFFENSES AND COMPLAINTS	19	301	389	-22.6%
MISCELLANEOUS COMPLAINTS	613	8,238	8,597	-4.2%
MISCELLANEOUS TRAFFIC COMPLAINTS	577	5,909	10,298	-42.6%
NON - CRIMINAL COMPLAINTS	734	9,425	9,926	-5.0%
SICK / INJURY COMPLAINT	139	1,856	2,312	-19.7%
TRAFFIC CRASHES	84	991	1,066	-7.0%
TRAFFIC OFFENSES	9	162	162	0%
WARRANTS	16	261	334	-21.9%
WATERCRAFT COMPLAINTS / ACCIDENTS		4	3	33.3%
Sum:	2,385	29,088	35,207	-16.91%

Classification	Month 2025	2025 YTD	2024 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS		5	14	-64.3%
LICENSE / TITLE / REGISTRATION CITATIONS	1	3	4	-25.0%
MISCELLANEOUS A THROUGH UUUU	21	252	371	-32.1%
NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS		3	3	0%
PARKING CITATIONS		5	4	25.0%
Sum:	22	268	396	-32.23%



CFS Summary

Reporting Period: November



Classification	Month 2025	2025 YTD	2024 YTD	% Change
18A STATE CODE FIRE CLASSIFICATIONS		1		-
FIRE CLASSIFICATIONS			1	-100.0%
Sum:		1	1	0.00%

Classification	Month 2025	2025 YTD	2024 YTD	% Change
CANINE ACTIVITIES	5	87	13	569.2%
COURT / WARRANT ACTIVITIES	1	54	4	1250.0%
CRIME PREVENTION ACTIVITIES	4	76	51	49.0%
INVESTIGATIVE ACTIVITIES	103	1,158	514	125.3%
MISCELLANEOUS ACTIVITIES (6000)	51	811	550	47.5%
MISCELLANEOUS ACTIVITIES (6100)	62	1,001	1,004	-0.3%
Sum:	226	3,187	2,136	49.16%

Sum:	2,848	3,505		
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CCW Report

Reporting Period: November



Incident Number	Report Date	Offense	Case Status Disposition
250078635	11/07/25	Concealed Weapons - Firearm in Auto (CCW)	Pending Prosecutors Review
250083669	11/27/25	Concealed Weapons - Firearm in Auto (CCW)	Follow Up Needed



Out of Area Report

Reporting Period: November



ANN ARBOR CITY

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250077877	YPSILANTI TWP	DISPATCHED CALLS	K-9 Explosive Detection – Building - WD	11/04/2025 18:00:00	120
250078596	YPSILANTI TWP	BACKUP DISPATCHED CALLS	K-9 Tracking - WD	11/07/2025 11:50:00	60
				Sum:	180

ANN ARBOR TWP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250081514	YPSILANTI TWP	DISPATCHED CALLS	K-9 Tracking - WD	11/18/2025 15:10:00	15
	YPSILANTI TWP	BACKUP DISPATCHED CALLS		11/23/2025 10:30:00	90
	YPSILANTI TWP	VEHICLE TASK		11/18/2025 15:25:00	30
				Sum:	135

AUGUSTA TWP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250079255	YPSILANTI TWP	BACKUP DISPATCHED CALLS		11/10/2025 06:15:00	25
250081881	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/20/2025 10:01:00	9
	YPSILANTI TWP	CITATIONS		11/20/2025 10:05:00	0
				Sum:	34



Out of Area Report
Reporting Period: November



LODI TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250078902	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Citizen	11/08/2025 14:40:00	5
				Sum:	5



Out of Area Report

Reporting Period: November



MACARTHUR BLVD CONTRACT

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250077021	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Malicious Destruction of Personal Property \$200 or more but less than \$1,000- Domestic Relationship	11/01/2025 18:51:00	24
250078005	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	11/05/2025 04:50:00	25
250078005	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	11/05/2025 04:59:00	17
250078505	YPSILANTI TWP	BACKUP DISPATCHED CALLS	911 Hang Up Call - WD	11/07/2025 00:10:00	20
250079046	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/Simple (Incl Domestic and Police Officer	11/08/2025 23:28:00	8
250080099	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	11/13/2025 04:00:00	25
250080099	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	11/13/2025 04:00:00	30
250080102	YPSILANTI TWP	DISPATCHED CALLS	Disorderly Person/Condition - WD	11/13/2025 04:36:00	8
250080369	YPSILANTI TWP	BACKUP DISPATCHED CALLS	911 Hang Up Call - WD	11/14/2025 00:11:00	10
250084009	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Contempt of Court (PPO Violation, etc)	11/29/2025 04:18:00	15
250084030	YPSILANTI TWP	DISPATCHED CALLS	K-9 Tracking - WD	11/29/2025 03:00:00	50
				Sum:	232



Out of Area Report

Reporting Period: November



OUT OF COUNTY

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250076840	YPSILANTI TWP	K9 DETAIL	K-9 Article Search - WD	11/01/2025 01:20:00	50
250080825	YPSILANTI TWP	FOLLOW-UP	Follow Up - WD	11/15/2025 16:15:00	105
				Sum:	155

PITTSFIELD TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250077139	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/02/2025 02:10:00	20
250077487	YPSILANTI TWP	DISPATCHED CALLS	Property Damage Traffic Crash PDA	11/03/2025 14:31:00	92
250082682	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/23/2025 17:56:00	8
				Sum:	120

SCIO TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
	YPSILANTI TWP	BACKUP DISPATCHED CALLS		11/07/2025 04:35:00	115
				Sum:	115



Out of Area Report

Reporting Period: November



SUPERIOR TWP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250077330	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Misdemeanor Arrest Warrant - Other Jurisdiction	11/02/2025 20:45:00	10
250077330	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Misdemeanor Arrest Warrant - Other Jurisdiction	11/02/2025 20:45:00	15
250078449	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Non-Family - Other Weapon	11/06/2025 19:40:00	20
250078449	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Non-Family - Other Weapon	11/06/2025 19:40:00	21
250079049	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/Condition - WD	11/08/2025 23:41:00	13
250079049	YPSILANTI TWP	DISPATCHED CALLS	Disorderly Person/Condition - WD	11/08/2025 23:41:00	28
250080410	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	11/14/2025 05:43:00	42
250083717	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	11/27/2025 22:10:00	110
250083717	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	11/27/2025 22:15:00	105
250083731	YPSILANTI TWP	DISPATCHED CALLS	Family Trouble	11/28/2025 00:15:00	30
				Sum:	394

SYLVAN TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250084438	YPSILANTI TWP	DISPATCHED CALLS	All Other Traffic Crashes	11/30/2025 16:19:00	88
				Sum:	88



Out of Area Report

Reporting Period: November



YORK TWP

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250079959	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Mental Health Call	11/12/2025 17:50:00	65
				Sum:	65

YPSILANTI CITY

Incident #	Patrol Area Desc	Activity Category	Verified Offense	Activity Start Date	Duration in Minutes
250077904	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/04/2025 20:00:00	10
250077904	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/04/2025 20:04:00	7
250077904	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/04/2025 20:05:00	5
250077904	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/04/2025 20:00:00	10
250078480	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/06/2025 22:11:00	9
250078480	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/06/2025 22:12:00	11
250078501	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/06/2025 23:41:00	6
250078804	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/07/2025 23:43:00	5
250078820	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/08/2025 01:05:00	7
250078838	YPSILANTI TWP	CITATIONS	Traffic Complaint / Traffic Miscellaneous A Complaint	11/08/2025 04:07:00	0
250078838	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/08/2025 03:52:00	22
250079081	YPSILANTI TWP	DISPATCHED CALLS	Fleeing or Eluding Police (Penal Code)	11/09/2025 04:23:00	48



Out of Area Report

Reporting Period: November



250079235	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/10/2025 00:45:00	6
250080604	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/14/2025 19:00:00	10
250080964	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/16/2025 03:17:00	17
250081813	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/19/2025 23:40:00	5
250082535	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/23/2025 01:31:00	3
250083071	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/25/2025 09:55:00	10
250083291	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/26/2025 03:55:00	5
250084216	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/29/2025 21:00:00	20
250084216	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/29/2025 21:05:00	20
250084216	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	11/29/2025 21:00:00	30
	YPSILANTI TWP	REPORT WRITING		11/30/2025 19:46:00	5
				Sum:	271



Into Area Report

Reporting Period: November



ANN ARBOR-SUPERIOR TWP COLLABORATION

Incident #	Reporting Area	Activity Category	My verified	Activity Start Date	Duration in Minutes
250077108	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Fleeing or Eluding Police (Penal Code)	11/02/2025 00:20:00	10
250077121	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Attempt Suicide Adult	11/02/2025 01:20:00	15
250077121	YPSILANTI TWP	DISPATCHED CALLS	Attempt Suicide Adult	11/02/2025 01:20:00	15
250077123	YPSILANTI TWP	DISPATCHED CALLS	Alarms All Other	11/02/2025 01:35:00	10
250077194	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Damage to Property - Private Property - MDOP	11/02/2025 10:55:00	10
250077194	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Damage to Property - Private Property - MDOP	11/02/2025 11:00:00	25
250077388	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/03/2025 02:07:00	5
250077391	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Fleeing or Eluding Police (Penal Code)	11/03/2025 02:30:00	27
250077758	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Robbery - Street - Gun	11/04/2025 12:10:00	20
250078823	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/Simple (Incl Domestic and Police Officer	11/08/2025 01:35:00	25
250078823	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/Simple (Incl Domestic and Police Officer	11/08/2025 01:44:00	12
250078825	YPSILANTI TWP	BACKUP DISPATCHED CALLS	K-9 Tracking - WD	11/08/2025 01:32:00	23
250079081	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Fleeing or Eluding Police (Penal Code)	11/09/2025 04:20:00	36
250080597	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/14/2025 18:45:00	12
250080905	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/15/2025 21:10:00	15
250080947	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Strong Arm-Domestic	11/16/2025 00:15:00	20
250080947	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Strong Arm-Domestic	11/16/2025 00:30:00	5
250080953	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	11/16/2025 00:40:00	20
250081001	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	11/16/2025 10:10:00	129



Into Area Report

Reporting Period: November



250081001	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	11/16/2025 10:10:00	240
250081117	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Mental Health Call	11/16/2025 22:00:00	20
250081136	YPSILANTI TWP	BACKUP DISPATCHED CALLS	911 Hang Up Call - WD	11/16/2025 23:20:00	35
250083240	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	11/25/2025 19:43:00	3
250083274	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/Condition - WD	11/25/2025 23:42:00	18
250083274	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/Condition - WD	11/25/2025 23:45:00	25
250083274	YPSILANTI TWP	DISPATCHED CALLS	Disorderly Person/Condition - WD	11/25/2025 23:41:00	34
250083531	YPSILANTI TWP	BACKUP DISPATCHED CALLS	B&E - Burglary - Forced Entry - Residence - Home Invasion	11/27/2025 03:09:00	41
250083537	YPSILANTI TWP	DISPATCHED CALLS	K-9 Non Deployment Assist - WD	11/27/2025 03:50:00	0
250083669	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	11/27/2025 17:55:00	20
250083669	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	11/27/2025 17:55:00	25
250084518	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	11/30/2025 22:45:00	30
				Sum:	925

DEXTER-DEXTER TWP-WEBSTER TWP

Incident #	Reporting Area	Activity Category	My verified	Activity Start Date	Duration in Minutes
250081001	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	11/16/2025 16:00:00	150
				Sum:	150



Into Area Report

Reporting Period: November



YORK TWP

Incident #	Reporting Area	Activity Category	My verified	Activity Start Date	Duration in Minutes
250077064	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Fleeing or Eluding Police (Penal Code)	11/01/2025 21:15:00	25
250082482	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	11/22/2025 19:51:00	14
				Sum:	39

Violations

Reporting Period: November



Violation Description	Violation Count
CARELESS DRIVING	1
DISOBEYED STOP SIGN	1
DISOBEYED TRAFFIC CONTROL DEVICE/REGULATOR	3
DISOBEYED TRAFFIC SIGNAL	1
DRIVING WHILE LICENSE EXPIRED/CANCELLED	1
DROVE UNREGISTERED VEHICLE	1
DROVE WITH NO LICENSE / NEVER ACQUIRED	3
DROVE WITHOUT DUE CARE AND/OR CAUTION	1
DWLS - DROVE WHILE LICENSE SUSP/REV/DENIED	3
EQUIPMENT VIOL - DEFECTIVE / MISSING	1
EXCEED NOISE LEVEL LIMITS CIVIL INFRACTION	1
EXPIRED PLATE	11
FAILED TO SIGNAL AND/OR OBSERVE	1
FAILED TO STOP FOR SCHOOL BUS	1
FAILED TO STOP LEAVING ALLEY OR PRIVATE DRIVE	1
FAILED TO STOP WITHIN ASSURED CLEAR DISTANCE	3
FAILED TO YIELD	1
HANDICAP PARKING	1
HEADLIGHTS - TOO MANY /TOO FEW	1
IMPEDED TRAFFIC	5
IMPROPER DISPLAY OF PLATE CIVIL INFRACTION	2
IMPROPER LANE USE	2
IMPROPER LICENSE PLATE	1
IMPROPER PASSING	1
IMPROPER PLATES	1
IMPROPER TURN	2
IN PARK AFTER HOURS (DAWN TO DUSK)	2
LEAVING A CHILD IN A VEHICLE UNATTENDED	1
LIMITED ACCESS SPEEDING 01-05 OVER	1
LIMITED ACCESS SPEEDING 11-15 OVER	1
NO PROOF OF INSURANCE	4
NO VEHICLE PLATE	1

Violations

Reporting Period: November



NUISANCE DOG / NOISE DOG / VICIOUS DOG	2
OPEN INTOX IN A VEHICLE	1
OPERATE WITHOUT SECURITY (NO INSURANCE)	3
OPERATING WHILE HOLDING OR USING A MOBILE ELECTRONIC DEVICE	2
PARKING IN A FIRE LANE	12
POSSESSION OF TOBACCO UNDER 21	2
PRELIMINARY BREATH TEST REFUSAL IN NON-CMV	2
SPEEDING 01-05 OVER	22
SPEEDING 06-10 OVER	11
SPEEDING 11-15 OVER	5
SPEEDING 16-20 OVER	1
SPEEDING 21-25 OVER	1
UNATTENDED VEHICLE LEFT RUNNING	1
VIOLATION OF BASIC SPEED LAW	1
VIOLATION OF SAFETY BELT LAW-DRIVER	2
VISION OBS / WINDOW TINT	2
Sum:	131



Traffic Stops

Reporting Period: November



TS Reason For Contact	Activities Count
Belt/Restraint	2
Crime BOL	7
Equipment Vio	70
Other	43
Speed	221
Traffic Vio.	162
	505



Date: December 4, 2025
To: Clerk's Office
CC: Brenda Stumbo, Supervisor
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in November 2025)

Activities:

Ford Lake Dam (Hydro Station)

General Operation Summary:

The Hydro Station is operating safely and continues to get routine safety inspections and preventive maintenance. Operators had 2 after hour call-in for the month.

Average precipitation for the month of is around 2.57", for this month NOAA recorded it to be 1.47". The lack of rain directly affected the power generation for the month and likely impact coming months too.

Regulatory Status:

For 2025-

- DSSMR- **Complete, filed w/FERC**
- Owners Dam Safety Program Review/Update – **Completed/Filed**
- EAP annual update and test – **Reprint done, filing due by 12/31**
- EAP First Responder Training - **Complete**
- WQ Report – **Complete, filed with FERC**
- Nuisance Plant Plan Report – **Complete, filed with FERC**
- Wildlife Plan Report – **Complete, filed with FERC**
- Historical Activity Report – **Complete, filed with FERC**
- Gate Certification – **Complete, filed w/FERC**
- Security Review – **Complete, filed with FERC**
- FERC Security Inspection – **Done, actions complete**
- FERC Annual Dam Safety Inspection – **Done, addressing comments**
- Annual DEQ Lake Operation Monitoring Report- **Complete filed w/FERC**
- Spillway Assessment Action Plan - **Filed, addressing comments by FERC, Ongoing**
- Public Safety Plan - **Complete**
- Fish & Sediment Analysis - Not required until 2033
- Shoreline Erosion Survey – **Complete, filed w/FERC**

- Emergency generator testing/maintenance – **Complete**
- EAP Rewrite – **Complete**
- Owners Dam Safety Audit- **Complete, filed with FERC**
- 2025 Part 12D Comprehensive Analysis – **Started, document review phase (due March 2027)**

Future Items:

- Shoreline Restoration, Ford Lake Park
- PMF Study for watershed – Discussing
- Protective Relay testing – Due again 2031
- Concrete repairs – **On Hold, additional funding needed**
- Windows/additional concrete repairs (powerhouse and dam) - TBD
- EAP Tabletop and Functional Exercise – 2029

Projects:

Concrete Repairs- Delayed, approved by the Board to go out to bid. Construction was planned for summer 2023, however the cost came in doubled and the project is on hold until funding is available. Planning on submitting for the 2026 budget.

Sluice Gate Stress Analysis- 2024, the FERC has requested a detailed study of the spillway gates. This is a common industry request from FERC as they continuously look at safety involving dams. The inspections were completed, and the engineer has identified some items for consideration.

River Level Sensor

Premature failure of this sensor has caused negative impact to the operation and emergency actions. Staff are working with engineers to fix the problem. In February, a radar style sensor was installed in parallel to the existing system. This new technology seems promising to help reduce the on-going cost and better system reliability. The testing period for the new sensor was planned for 60 days; this has been extended due to a defect in the sensor.

DTE/ITC Power Line Rebuild- ITC is planning a rebuild of the transmission line along Bridge Road. Project is planned in 2026 will likely take a couple of months to complete. We don't know how this will impact Hydro's operations.

DTE Gas Line relocation- DTE has submitted plans to relocate the gas line attached to the bridge and dam. The project has easements now through North and South Hydro Parks. Construction will commence when the dams' concrete work is under contract.

Operation Summary

2025	November	YTD	5 Year Ave.
Precipitation total (inches) ¹	1.47	25.22	35.8
Days Online	30	332.2	362
Net Generation MWH (estimated)	393.938	7,220.85	9,991.619
Generation MWH lost (estimated)*	2.574	335.896	423.510

After Hour Call In

Water levels	0	11	36
Mechanical/Electrical	2	4	4
Other	0	3	2
Totals	2	18	42

Recent History	2020	2021	2022	2023	2024
Precipitation total (inches)	41.4	40.0	26.37	36.65	34.76
Days Online	359.7	360.0	363.5	363.4	366
Generation MWH (estimated)	10,722.7	10,524.5	9,185.151	9,336.397	10,189.347
Generation MWH lost (estimated)*	570.2	423.2	362.5	216.076	545.578

After Hour Call In

Water levels	69	33	36	22	20
Mechanical/Electrical	4	9	0	3	6
Other	2	0	4	2	1
Totals	75	42	40	27	27

¹ Preliminary totals from NOAA for Detroit

*losses related to scheduled & unscheduled maintenance and water quality discharges.

Water Quality Summary:

MOU with City of Ann Arbor

The Parties share a common interest in eliminating and preventing nuisance blue green algae blooms in Ford and Belleville Lakes, and they acknowledge that information about water quality and conditions in the lakes is important to advancing their common interest. THEREFORE, the Parties enter into this Memorandum of Understanding to memorialize their understanding as to their efforts to cooperate and work together to monitor, collect, and share water quality information regarding Ford and Belleville Lakes.

Work Plan

- for 2025, continue collecting data, follow updated discharge plan

Current Activities

- WQ equipment was deployed in May, some earlier issues have been resolved
- The MOU team is reviewing the data and will have a review meeting in the new year.

Sluice Gate Usage Summary

Releasing water from the sluice gates is primary done to maintain lake level when flow exceeds the powerhouse. At certain times, we can use the gates to help keep the lake mixed to maintain oxygen levels (effectiveness depends on several factors) at the bottom of the lake.

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outlined in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with the water quality in Ford Lake. The Federal License requires us to pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer to improve the lake is not always possible.

Current Year 2025	Current Year Days Spilled	Current Year Lost KWH*	Current Year Lost KW \$*	Prior Yr. Lost KW \$*
January	0	0	0	0
February	0	0	0	0
March	9.1	0	0	0
April	9.6	0	0	0
May	10.8	0	0	\$ 1,628
June	16.5	159,039	\$6,856	\$ 9,386
July	14.1	147,294	\$9,214	\$ 1,742
August	.1	0	0	\$ 1,973
September	0	0	0	\$ 618
October	2.1	0	0	0
November	.9	0	0	0
December				0
Totals	63.2	306,333	\$16,070	\$ 15,347

*Estimated losses from diverting water away from generators for the **purpose of improving WQ.**

Sargent Charles Dam

This dam continues to get routine safety inspections and appropriate maintenance.

In October 2023, the dam was inspected by the state. In their report the dam is in satisfactory condition, the report listed some maintenance recommendations to help maintain a safe dam. Staff are working on the follow-up actions.



MEMORANDUM

To: Township Board of Trustees

From: Belinda Kingsley, Community Compliance Director

Date: December 10, 2025

Subject: **OCS - Ordinance Summary Report – November 2025**

The Office of Community Standards (OCS) encompasses the Building, Ordinance and Planning Departments. When fully staffed, Ordinance consists of a Director, Ordinance Administrator and five (5) full-time Ordinance Officers. Additionally, to support both Building and Ordinance there is an Executive Coordinator and three (3) administrative Clerks.

The Ordinance Department performs rental inspections on approximately 8,000 multi-family apartments in 77 complexes and 4,100 single-family homes, on a two-year cycle. Additionally, Ordinance investigates ordinance violation complaints, inspects vacant structures, performs liquor inspections, junkyard inspections and monitors buildings that have sustained fire damage. The warm months of the year are heavy with ordinance inspections and the winter months are primarily filled with rental inspections.

Here is a summary of Ordinance Department activity conducted in November 2025:

Ordinance Investigations – There were a total of **128** inspections conducted, including **23** parking complaints (lawn/street). In addition to our most frequent violations of seasonal tall grass/weeds and parking issues, Ordinance also investigated complaints regarding:

- Vacant, Dilapidated or Abandoned Buildings
- Zoning Issues – Fences, Signs, Accessory Structures, Etc.
- Sidewalk Obstructions
- Accumulated Trash/Rubbish
- Blight/Graffiti
- Non-Operating Motor Vehicles
- Illegal/Nuisance Business
- Construction Without Permits

Rental Inspections – A total of **659** rental inspections were conducted by Ordinance Officers. This includes **373** single-family rental homes, **286** multi-family apartments, initial and reinspections. The rental units in the seven (7) mobile home parks in the Township have all been inspected and are in the process of having re-inspections performed to confirm that violations have been resolved.

Vacant Structures – There are currently **278** vacant structures that have been inspected and certified by Ordinance. On an annual basis each vacant structure has an internal and external inspection prior to being certified. This month a total of **32** inspections were performed.

Liquor Inspections – There were **0** inspections conducted at businesses licensed to sell liquor to ensure they are complying with state and local liquor laws. The majority of these inspections are performed in the second quarter of the year, unless a complaint is received.

Fire Damaged Property – There were **24** inspections/re-inspections performed to monitor the status of structures that have sustained fire damage. Ordinance monitors the removal of any blight caused by the fire and continues to monitor the repair or demolition progress until the property is restored.

Administrative Search Warrants – There were **3** Administrative Search Warrants issued by the Township Prosecutor and 14B District Court to gain access to inspect a house, in a situation where we have been unable to perform a routine inspection, with the goal of identifying violations that could impact public safety, property values and neighboring properties.

District Court Hearings – There were **30** formal and informal hearings attended by Ordinance Officers at 14B District Court for citations issued for failure to correct violations identified.

Circuit Court Litigation – We have **31** current active litigation cases in Washtenaw County Circuit Court.

Current Project – For several months Ordinance has been reviewing single-family properties with 0% PRE, that are not currently registered as a rental or vacant. Letters have been sent to the owners and Ordinance Officers have made personal contact with occupants and owners that did not respond. As a result, we have had numerous new properties registered as rentals or vacant, and inspections are being completed to ensure that the property is safe. Interestingly, there have been over 45 properties so far that are owner occupied, but they had not filed a PTA when they purchased the property, and they will now be paying a lower tax rate. This project will be ongoing for several more months and will provide valuable information to our department and others.

APPROVAL OF AGENDA



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK DEBBIE SWANSON • TREASURER STAN ELDRIDGE
TRUSTEES: • KAREN LOVEJOY ROE • JOHN P. NEWMAN II • GLORIA PETERSON • LARESHA THORNTON

REGULAR MEETING AGENDA

TUESDAY, DECEMBER 16, 2025

6:00 P.M.

Board Meetings are audio recorded and posted on the website.

DETERMINATION OF QUORUM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - A. MINUTES OF DECEMBER 2, 2025, REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR DECEMBER 16, 2025, IN THE AMOUNT OF \$1,786,483.62
 2. CLARITY HEALTH CARE DEDUCTIBLE ACH FOR NOVEMBER 2025, IN THE AMOUNT OF \$33,405.80
 3. CLARITY HEALTH CARE ADMIN FEE FOR NOVEMBER 2025, IN THE AMOUNT OF \$1,786.97
 - C. TREASURERS REPORT
5. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2ND READING OF RESOLUTION 2025-30, PROPOSED ORDINANCE 2025-13 AN ORDINANCE TO AMEND APPENDIX A -ZONING, TOWNSHIP ZONING ORDINANCE OF YPSILANTI CHARTER TOWNSHIP AND MODIFY THE DISTRICT THAT LISTS DATA CENTERS AS A PERMITTED OR SPECIAL LAND USE IN THE TOWNSHIP (1ST READING HELD AT THE DECEMBER 2ND, 2025, REGULAR MEETING)

NEW BUSINESS

1. APPROVE RESOLUTION 2025-43, AUTHORIZING THE CHARTER TOWNSHIP OF YPSILANTI TO SELL TO PURCHASER UPH (CULVER'S) YPSILANTI PROPERTY LLC A VACANT PARCEL
2. APPROVE RESOLUTION 2025-44, 2025 BOARDS AND COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS
3. APPROVE LITIGATION TO ABATE PUBLIC NUISANCE 6109 S IVANHOE AVE, IF NECESSARY
4. APPROVE LITIGATION TO ABATE PUBLIC NUISANCE 2150 WOODALE AVE, IF NECESSARY
5. APPROVE REVISED CREDIT CARD POLICY
6. APPROVE ADDITIONAL ITEMS TO ADD TO THE SALE AND/OR REMOVAL OF EXCESS TOWNSHIP EQUIPMENT
7. BUDGET AMENDMENT #16

AUTHORIZATIONS AND BIDS

1. SEEK SEALED BIDS FOR 14B DISTRICT COURT FURNITURE

OTHER BUSINESS

PUBLIC COMMENTS

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOMED AS THE BOARD ADDRESSES EACH AGENDA ITEM**

BOARD MEMBER COMMENTS

ADJOURNMENT

CONSENT AGENDA

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 2, 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.

Township Supervisor Brenda Stumbo called the meeting to order at 6:07 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: John Newman II, Gloria Peterson, and LaResha Thornton

Members Not Present: Trustee Karen Lovejoy Roe

Legal Counsel: Wm. Douglas Winters

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

APPROVAL OF AGENDA

Clerk Swanson stated agenda item #13 should read, "Approve Adopting An Annual Option #3..."

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

The motion carried unanimously.

CONSENT AGENDA

A. MINUTES OF NOVEMBER 18, 2025, REGULAR BOARD MEETING

B. STATEMENTS AND CHECKS

**1. STATEMENTS AND CHECKS FOR DECEMBER 2, 2025, IN THE
AMOUNT OF \$1,018,153.06**

A motion was made by Treasurer Eldridge and supported by Trustee Peterson 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)

- 1. RESOLUTION 2025-42, A RESOLUTION REQUESTING THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION, THE MICHIGAN STRATEGIC FUND AND THE STRATEGIC SITE READINESS PROGRAM TO CANCEL, REVOKE AND/OR CLAW BACK IMMEDIATELY THE ONE HUNDRED MILLION DOLLAR GRANT THAT WAS PREVIOUSLY AWARDED TO THE UNIVERSITY OF MICHIGAN AT A REGULAR MEETING OF THE MEDC HELD ON DECEMBER 10, 2024**

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Resolution 2025-42, A Resolution requesting the Michigan Economic Development Corporation, the Michigan Strategic Fund and the Strategic Site Readiness Program to cancel, revoke and/or claw back immediately the one hundred million dollar grant that was previously awarded to the University of Michigan at a regular meeting on the MEDC held on December 10, 2024. (see attached)

There were 4 public comments. (refer to audio)

There were 4 board member comments. (refer to audio)

The motion carried unanimously.

OLD BUSINESS

1. APPROVE THE PURCHASE OF A NEW AUDIO-VISUAL SYSTEM FOR THE SENIOR PROGRAM IN ROOMS 202/204 AND REBID THE PROJECT PER THE RECOMMENDATION OF THE IS DIRECTOR (TABLED AT THE NOVEMBER 18, 2025, MEETING)

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to remove the item from the table.

The motion carried unanimously.

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to deny the purchase of a new Audio-Visual System for the Senior Program in Rooms 202/204 and rebid the project per the recommendation of the IS Director.

The motion carried unanimously.

NEW BUSINESS

1. RESOLUTION 2025-29, 2026 FISCAL YEAR BUDGET

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to approve Resolution 2025-29, 2026 Fiscal Year Budget. (see attached)

The motion carried unanimously.

2. 1ST READING OF RESOLUTION 2025-30, PROPOSED ORDINANCE 2025-13 AN ORDINANCE TO AMEND APPENDIX A- ZONING, TOWNSHIP ORDINANCE OF YPSILANTI CHARTER TOWNSHIP AND MODIFY THE DISTRICT THAT LISTS DATA CENTERS AS A PERMITTED OR SPECIAL LAND USE IN TOWNSHIP

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Thornton to approve 1st Reading of Resolution 2025-30, Proposed Ordinance 2025-13 an ordinance to amend Appendix A- Zoning, Township Ordinance of Ypsilanti Charter Township and modify the district that lists Data Centers as a Permitted or Special Land Use in township. (see attached)

There were 2 board member comments. (refer to audio)

There were 2 public comments. (refer to audio)

The motion carried unanimously.

3. RESOLUTION 2025-32, ESTABLISH TOWNSHIP SUPERVISOR'S 2026 SALARY

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Resolution 2025-32, Establish Township Supervisor's 2026 Salary. (see attached)

The motion carried unanimously.

4. RESOLUTION 2025-33, ESTABLISH TOWNSHIP CLERK'S 2026 SALARY

Treasurer Eldridge read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve Resolution 2025-33, Establish Township Clerk's 2026 Salary. (see attached)

The motion carried unanimously.

5. RESOLUTION 2025-34, ESTABLISH TOWNSHIP TREASURER'S 2026 SALARY

Supervisor Stumbo read the resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Newman to approve Resolution 2025-34, Establish Township Treasurer's 2026 Salary. (see attached)

The motion to carried unanimously.

6. RESOLUTION 2025-35, ESTABLISH TOWNSHIP TRUSTEE'S 2026 SALARY

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Resolution 2025-35, Establish Township Trustee's 2026 Salary. (see attached)

The motion carried unanimously.

7. RESOLUTION 2025-36, 2026 BOARD MEETING DATES

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Peterson to approve Resolution 2025-36, 2026 Board Meeting Dates. (see attached)

The motion carried unanimously.

8. RESOLUTION 2025-37, DESIGNATION OF DEPOSITORIES FOR 2026

Treasurer Eldridge read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to approve Resolution 2025-37, Designation of Depositories for 2026. (see attached)

The motion carried unanimously.

9. RESOLUTION 2025-38, ADOPTING ROBERT'S RULES OF ORDER

Treasurer Eldridge read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to approve Resolution 2025-38, Adopting Robert's Rules of Order. (see attached)

The motion carried unanimously.

10. RESOLUTION 2025-39, DESIGNATION OF NEWSPAPER CIRCULATION FOR 2026

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Thornton to approve Resolution 2025-39, Designation of Newspaper Circulation for 2026. (see attached)

The motion carried unanimously.

11. RESOLUTION 2025-40, 2026 POVERTY EXEMPTION

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Resolution 2025-40, 2026 Poverty Exemption. (see attached)

The motion carried unanimously.

12. RESOLUTION 2025-41, LAND DIVISION OF A PLATTED LOT

Supervisor Stumbo read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Newman to approve Resolution 2025-41, Land Division of a Platted Lot. (see attached)

The motion carried unanimously.

**13. APPROVE ADOPTING AN ANNUAL OPTION #3 AS SET FORTH IN
2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE
CONTRIBUTION ACT**

A motion was made by Trustee Peterson and supported by Clerk Swanson to approve adopting an annual option #3 as set forth in 2011 Public Act 152, The Publicly Funded Health Insurance Contribution Act.

The motion carried unanimously.

**14. APPROVE THE ANIMAL CONTROL CONTRACT WITH WASHTENAW
COUNTY FOR A THREE-YEAR TERM IN THE AMOUNT OF
\$45,000.00 PER YEAR, BUDGETED IN LINE #266-301-831.012**

A motion was made by Treasurer Eldridge and supported by Trustee Newman to approve the Animal Control contract with Washtenaw County for a three-year term in the amount of \$45,000.00 per year, budgeted in line #266-301-831.012. (see attached)

The motion carried unanimously.

**15. APPROVE CHANGE ORDER #7 FROM BRAUN CONSTRUCTION FOR
REPLACING ENTRANCE DOOR, FRAME, AND AWNING HARDWARE IN**

THE AMOUNT OF \$13,694.00, BUDGETED IN LINE # 101-901-971.236

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve Change Order #7 from Braun Construction for replacing entrance door, frame, and awning hardware in the amount of \$13,694.00, budgeted in line #101-901-971.236. (see attached)

The motion carried unanimously.

16. APPROVE AMENDMENT #1 WITH OHM ADVISORS FOR \$11,950.00 FOR ADDITIONAL PROFESSIONAL SERVICES RELATED TO THE YPSILANTI TOWNSHIP ARPA CIVIC CENTER PARKING LOT PROJECT

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to approve Amendment #1 with OHM Advisors for \$11,950.00 for additional professional services related to the Ypsilanti Township ARPA Civic Center Parking Lot Project. (see attached)

The motion carried unanimously.

17. CHANGE ORDER #1 FOR SPICER GROUP TO ADD CONSTRUCTION ENGINEERING ADMINISTRATION SERVICES FOR THE 100 HALLWAY BATHROOM RENOVATION PROJECT AT THE COMMUNITY CENTER IN THE AMOUNT OF \$23,400.00, FROM LINE #213-901-975.535, TO BE REIMBURSED BY THE WASHTENAW COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve Change Order #1 for Spicer Group to add Construction Engineering Administration Services for the 100 Hallway Bathroom Renovation Project at the Community Center in the amount of \$23,400.00, from line #213-901-975.535, to be reimbursed by the Washtenaw County Community Development Block Grant (CDBG). (see attached)

The motion carried unanimously.

**18. APPROVE THE CHANGE ORDER #1 FOR SPICER GROUP FOR
ADDITIONAL SERVICES RENDERED FOR THE APPLERIDGE PARK
RENOVATION PROJECT IN THE AMOUNT OF \$4,500.00, FROM LINE
#213-901-974.008, TO BE REIMBURSED BY THE WASHTENAW
COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

A motion was made by Trustee Peterson and supported by Trustee Thornton to approve the Change Order #1 for Spicer Group for additional services rendered for the Appleridge Park Renovation Project in the amount of \$4,500.00, from line item #213-901-974.008, to be reimbursed by the Washtenaw County Community Development Block Grant (CDBG). (see attached)

The motion carried unanimously.

**19. APPROVE THE CHANGE OF CREDIT CARD ISSUER FROM COMERICA
TO HUNTINGTON BANK**

A motion was made by Treasurer Eldridge and supported by Clerk Swanson to approve the Change of Credit Card Issuer from Comerica to Huntington Bank.

The motion carried unanimously.

20. APPROVE BUDGET AMENDMENT #15

Supervisor Stumbo read the amendment into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Budget Amendment #15. (see attached)

The motion carried unanimously.

AUTHORIZATION AND BIDS

There were no Authorizations and Bids

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 Treasurer Eldridge and supported by Trustee Thornton.

The motion carried unanimously.

The meeting was adjourned at approximately 8:10PM

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2025-42

A RESOLUTION REQUESTING THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION, THE MICHIGAN STRATEGIC FUND AND THE STRATEGIC SITE READINESS PROGRAM TO CANCEL, REVOKE AND/OR CLAW BACK IMMEDIATELY THE ONE HUNDRED MILLION DOLLAR GRANT THAT WAS PREVIOUSLY AWARDED TO THE UNIVERSITY OF MICHIGAN AT A REGULAR MEETING OF THE MEDC HELD ON DECEMBER 10, 2024

WHEREAS, on **November 5, 2024** the University of Michigan Board of Regents hereinafter referred to as U of M purchased 19.82 acres of vacant property located at the corner of Bridge and Textile Roads specifically 10221 Textile Road for the sale price of **\$1,500,000**, and:

WHEREAS, subsequent to the **November 5, 2024** purchase of 10221 Textile Road U of M filed with the **Michigan Economic Development Corporation** (hereinafter referred to as the MEDC) a Memorandum dated **December 10, 2024** addressed to the “**Michigan Strategic Fund Board**” requesting “...\$100,000,000 from the **Strategic Site Readiness Program (SSRP) related to site development, construction, and other related Eligible Activities under the SSRP necessary to construct a new advanced computing facility in Ypsilanti [Township] Michigan (The Project)**, and;

WHEREAS, the Project consists of “...*at least two state-of-the-art advanced computing facilities...One of which will be utilized primarily by the University and the other is intended to be used by Los Alamos National Laboratory (LANL) for advanced research*” (hereinafter referred to as data centers); and

WHEREAS according to the Memorandum submitted by U of M the total cost of the Project “...*is expected to exceed 1.2 Billion and the Project is expected to become fully operational by 2030;*” and

WHEREAS the Memorandum prepared and submitted solely by U of M without any knowledge and/or input from the Charter Township of Ypsilanti’s Board of Trustees (hereinafter referred to as Township Board) emphatically stated that the two data centers “...*will be located on a twenty acre property in Ypsilanti Township*” to wit: the property that is located on 10221 Textile Road that was acquired on **November 5, 2024**; and

WHEREAS the Memorandum prepared and submitted by U of M and represented to the MEDC and MSF specifically stated that “...**DTE anticipates constructing a new electrical substation near the site, also in Ypsilanti Township with two-thirds of the substation’s capacity supporting the Project and the remaining one-third capacity for community benefit. The cost for constructing this electrical infrastructure is included in the total cost for the Project;**” and

WHEREAS the Memorandum prepared and submitted by U of M stated that the “...***Project is expected to create highly skilled federal research lab positions and provide a significant attraction opportunity for out-of-state companies that are interested in partnering with LANL or the University...***” and furthermore stated that LANL was partnering with U of M as the result the State of Michigan’s one hundred million dollars in support of construction of LANL’s National Lab Buildings; and

WHEREAS the Memorandum prepared and submitted by U of M required U of M to meet a number of “***Key Statutory Criteria***” pursuant to Section 88(t) of the MSF Act and when asked to “***Explain the degree to which the Project is a priority for the local government or economic development corporation***” simply stated “***Ann Arbor SPARK has expressed their support for this project;***” and

WHEREAS U of M deliberately and blatantly failed to acknowledge to the MEDC Board and the MSF Board that U of M had never discussed seeking a one hundred million dollar grant with the Township Board’s elected officials much less had received any support from the Township Board in regards to this one hundred million dollar grant to build these two data centers on the twenty acre parcel located at Bridge/Textile Roads; and

WHEREAS subsequent to the approval of the MEDC and the MSF Boards to award the one hundred million dollar grant in accordance with requirements of the SSRP back on **December 10, 2024**, U of M was then authorized by the Board of Regents to acquire **an additional 124.68 acres of vacant land located at 10455 and 10635 Textile Road** which is separated only from the twenty acre parcel acquired on **November 5, 2024** by the Township's access road which is the only entrance into Ypsilanti Township's South Hydro Park, a nature preserve apprising approximately seventeen acres; and

WHEREAS this planned acquisition of the additional 124.68 acres by U of M was never disclosed to the MEDC and MSF Boards during the **December 10, 2024** meeting and in and of itself constitutes a "**material misrepresentation**" as defined in the SSRP Grant Summary of Terms which should result in the immediate cancellation of the one hundred million dollar grant previously awarded to U of M; and

WHEREAS U of M continues to be recognized as being one of the **wealthiest universities** in the United States with an endowment fund that is close to **twenty billion dollars** which makes U of M the third largest endowment fund in the United States among public universities; and

WHEREAS it is unconscionable for the MEDC and the MSF Boards to award one hundred million dollars to one of the wealthiest universities in the United States which is yet another example of corporate welfare

subsidy to a tax exempt body which comes at the expense of the taxpayers of this state and especially Ypsilanti Township as exemplified by U of M's refusal to pay one dime towards police and fire services for these two data centers; and

WHEREAS the award of one hundred million dollars to U of M comes at a time when hundreds of thousands of Michigan residents are losing their Medicaid Benefits and other Nutritional Benefits as the result of a number of federal budgetary cuts that are having a negative and profound impact upon the daily lives of Michigan residents; and

WHEREAS it is shameful that one of the wealthiest universities in the United States would even have the audacity to seek a one hundred million dollar grant from the MEDC and MSF Boards especially given their material misrepresentations as set forth in their own Memorandum dated **December 10, 2024** resulting in a classic textbook example of what constitutes a "**Bait and Switch**;" and

WHEREAS subsequent to receiving the one hundred million dollar award from the MEDC and MSF Boards U of M has continued to operate in a "**Shroud of Secrecy**" and has steadfastly refused to allow the Township's duly elected Officials and their retained professional consultants to participate in any meetings as it pertains to the two data centers in spite of the fact that the Township has requested U of M as well as the State of Michigan to locate these data centers on the former

General Motors Hydramatic property in which the State of Michigan has already invested over one hundred million dollars as part of the State's redevelopment of this former General Motors property; and

WHEREAS U of M has carefully orchestrated and prevented to the fullest extent possible any efforts of the Township Officials to participate in any meaningful discussions and/or dialogue as it pertains to these proposed data centers by purportedly entering into “**Non-Disclosure Agreements**” which serves only the interest of U of M and LANL at the expense of the public; and

WHEREAS U of M continues to refuse the Township Board's legitimate request for a “**seat at the table**” given that the Township is the Host Community and furthermore continues to refuse to hold a public hearing in Ypsilanti Township so as to allow the public an opportunity to ask meaningful questions regarding these proposed data centers and the impact it will have upon the environment, the electrical grid and many other salient issues; and

WHEREAS U of M's refusal to hold a public hearing in Ypsilanti Township elevates the phrase “**lack of transparency**” to a whole different level and as such the Township Board has no choice but to request of the MEDC and MSF Boards to cancel the one hundred million dollar grant that was previously awarded to U of M as the result of a number of material

misrepresentations that were made by U of M as set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti Board of Trustees hereby unanimously requests that the one hundred million dollar grant that was previously awarded by the MEDC and MSF Boards pursuant to the Strategic Site Readiness Program Grant be cancelled, revoked and/or claw backed immediately as the result of numerous material misrepresentations made by U of M to the MEDC, MSF, and the SSRP during the ***December 10, 2024*** meeting.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by the Township Clerk's Office to the members of the MEDC Board, the MSF Board and the SSRP.

BE IT FURTHER RESOLVED that a certified copy of this Resolution also be forwarded by the Township Clerk's Office to Governor Gretchen Whitmer, US Senators Gary Peters and Elissa Slotkin, Congresswoman Debbie Dingell, State Senator Jeff Irwin, State Representative Jimmie Wilson Jr., and the Washtenaw County Board of Commissioners.

BE IT FURTHER RESOLVED that Resolution 2025-42 is hereby adopted.

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 2025-42 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at the Regular Meeting held on December 2, 2025.



Debra A. Swanson
Charter Township of Ypsilanti

Resolution No. 2025-29

Charter Township of Ypsilanti 2026 Fiscal Year Budget

WHEREAS the Township Supervisor has prepared and submitted to the Township Board the proposed budgets for calendar year 2026; and

WHEREAS the Township Board has advertised the tentative millage rates in the Washtenaw Legal News and held the public hearing on November 18, 2025 on the budget and the tentative millage rates pursuant to Section 16 of the Uniform Budgeting Accounting Act (Truth in Budgeting); and

WHEREAS the Township Board has reviewed the proposed tax rates and budgeted; and

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti Board of Trustees adopts the 2026 Fiscal Year Budget by cost center, as follows:

Expenditures:

General Fund - Fund 101

101	TOWNSHIP BOARD	137,234
171	TOWNSHIP SUPERVISOR	492,967
191	ACCOUNTING	407,835
215	TOWNSHIP CLERK	500,005
223	INDEPENDENT AUDITING	36,500
228	COMPUTER SUPPORT	1,199,369
247	BOARD OF REVIEW	3,230
253	TREASURER	496,143
257	ASSESSING DEPARTMENT	679,679
262	ELECTION DEPARTMENT	303,121
265	RESIDENT SVCS: BLDG OPERATIONS	810,018
266	LEGAL SERVICES	350,000
267	GENERAL SERVICES	157,650
270	HUMAN RESOURCES	496,988
271	COMMUNICATION & PUBLIC RELATIONS	-
272	OTHER FUNCTIONS	458,099
287	COURT DUE PROCESS	525,000
445	STORMWATER & DRAINS AT LARGE	-
446	HIGHWAYS AND STREETS	611,296
602	PUBLIC HEALTH	-
701	PLANNING COMMISSION	10,648
702	ZONING BOARD OF APPEALS	5,095
703	COMMUNITY DEVELOPMENT	395,111
729	COMMUNITY STABILIZATION	940,000
752	RESIDENT SVCS: ADMINISTRATION	87,638
770	RESIDENT SVCS: PARKS & GROUNDS	949,394
901	CAPITAL OUTLAY	-
902	CAPITAL OUTLAY - ARPA	1,163,861
999	OTHER FINANCING USES	1,392,802
Total General Fund Expenditure by Department:		\$ 12,609,683

Fire Department - Fund 206

269	Civil Service Commission	29,761
336	Fire	5,491,011
901	Capital Outlay	1,732,528
Total Fire Department Fund by Department		\$ 7,253,300
Total:		\$ 7,253,300

Parks - Fund 208	Total:	\$ 9,220
Bike, Sidewalk, Rec, Roads, GF - Fund 213		
Bike Path, Sidewalk, Recreation, Roads, Operations - Fund 213		
445 Stormwater & Drains-At-Large	\$	393,000
446 Highways and Streets		766,000
753 Bike, Sidewalk, Rec, Roads, GF		657,519
901 Capital Outlay		908,600
Total BSR II Fund by Department	Total:	\$ 2,725,119
Fire Pension and OPEB - Fund 216	Total:	\$ 1,688,888
Fire Special Millage Capital - Fund 217	Total:	\$ 75,382
Environmental Services - Fund 226	Total:	\$ 4,165,360
Recreation - Fund 230	Total:	\$ 1,099,219
14B Court - Fund 236	Total:	\$ 1,950,708
Building Department - Fund 249	Total:	\$ 1,000,351
Local Development Finance Authority - Fund 250	Total:	\$ 139,432
Hydro Station - Fund 252	Total:	\$ 534,489
Law Enforcement - Fund 266		
301 Sheriff Services	\$	8,323,758
303 Community Engagement		466,176
304 Ordinance		1,042,298
Total Law Enforcement Fund by Department	Total:	\$ 9,832,232
Opioid Settlement - Fund 284	Total:	\$ 24,000
Nuisance Abatement - Fund 287	Total:	\$ 42,977
Debt 2006 Bond - Fund 398	Total:	\$ 229,370
Golf Course - Fund 584	Total:	\$ 1,086,084
Compost - Fund 597	Total:	\$ 1,134,642
Motor Pool - Fund 661	Total:	\$ 401,959
	Grand Total:	\$ 46,002,415
Revenues:		
Revenues	\$	12,528,025
Transfer-in		-
Appropriation of prior year fund balance		81,658
General Fund - 101	Total:	\$ 12,609,683
Revenues	\$	5,914,230
Transfer-in		-
Appropriation of prior year fund balance		1,339,070
Fire Department Fund - 206	Total:	\$ 7,253,300

Revenues	\$	5,000	
Transfer-in		-	
Appropriation of prior year fund balance		4,220	
Parks Commission Fund - 208	Total:	\$ 9,220	
Revenues	\$	2,306,919	
Transfer-in		-	
Appropriation of prior year fund balance		418,200	
Bike Path, Sidewalk, Recreation, Roads, Operations - 213	Total:	\$ 2,725,119	
Revenues	\$	1,692,331	
Transfer-in		-	
Appropriation of prior year fund balance		-	
Fire Pension & OPEB Millage Fund - 216	Total:	\$ 1,692,331	
Revenues	\$	-	
Transfer-in		-	
Appropriation of prior year fund balance		75,382	
Fire Special Millage Capital Fund - 217	Total:	\$ 75,382	
Revenues	\$	4,585,669	
Transfer-in		-	
Appropriation of prior year fund balance		-	
Environmental Services Fund - 226	Total:	\$ 4,585,669	
Revenues	\$	732,700	
Transfer-in		366,519	
Appropriation of prior year fund balance		-	
Recreation Fund - 230	Total:	\$ 1,099,219	
Revenues	\$	737,844	
Transfer-in		1,212,864	
Appropriation of prior year fund balance		-	
14B Court - 236	Total:	\$ 1,950,708	
Revenues	\$	630,500	
Transfer-in		-	
Appropriation of prior year fund balance		373,021	
Building Department Fund - 249	Total:	\$ 1,003,521	
Revenues	\$	139,432	
Transfer-in		-	
Appropriation of prior year fund balance		-	
Local Development Finance Authority Fund - 250	Total:	\$ 139,432	
Revenues	\$	429,865	
Transfer-in		90,000	
Appropriation of prior year fund balance		16,146	
Hydro Station Fund - 252	Total:	\$ 536,011	
Revenues	\$	9,921,315	
Transfer-in		-	
Appropriation of prior year fund balance		-	
Law Enforcement Fund- 266	Total:	\$ 9,921,315	

Revenues	\$	2,000
Transfer-in		-
Appropriation of prior year fund balance		22,000
Opioid Settlement Fund - 284	Total:	\$ 24,000
Revenues	\$	28,900
Transfer-in		-
Appropriation of prior year fund balance		14,077
Nuisance Abatement Fund - 287	Total:	\$ 42,977
Revenues	\$	-
Transfer-in		229,370
Appropriation of prior year fund balance		-
Debt 2006 Bond Fund - 398	Total:	\$ 229,370
Revenues	\$	925,050
Transfer-in		-
Appropriation of prior year fund balance		161,034
Golf Course Fund - 584	Total:	\$ 1,086,084
Revenues	\$	556,800
Transfer-in		-
Appropriation of prior year fund balance		579,925
Compost Site Fund - 597	Total:	\$ 1,136,725
Revenues	\$	212,775
Transfer-in		-
Appropriation of prior year fund balance		189,261
Motorpool Fund - 661	Total:	\$ 402,036
Grand Total:		\$ 46,522,102

Levied Property Tax Revenues and Rates:

<u>Operating</u>	<u>Rate</u>	<u>Revenue</u>
General	0.9680	\$ 1,818,312 *
Fire Department	3.1250	\$ 5,870,068 *
Solid Waste	2.4050	\$ 4,517,604 *
Law Enforcement	5.0000	\$ 9,392,109 *
Bike Path, Sidewalk, Recreation, Roads, Operations	1.0059	\$ 1,889,504 *
Operating Total:	12.5039	\$ 23,487,597
<u>Debt</u>		
Fire Pension	0.9030	\$ 1,696,215 *
Debt Total:	0.9030	\$ 1,696,215
Grand Total:	13.4069	\$ 25,183,811

*Amount calculated using 2025 taxable value minus Renaissance Zone totaling \$1,878,421,743. This figure does not include any adjustments.

The Township will levy the 1% Tax Administration fee on property taxes collected by the Township Treasurer on behalf of other governmental units, as permitted by State law.

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. 2025-29 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.

Debra A. Swanson

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2025-30 In Reference to Ordinance 2025-513

Zoning Ordinance Text Amendment Regarding Data Center Definitions and Locations

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, data centers are a relatively new land use that house computer servers and other technology in large buildings, served by electrical support facilities such as substations, generators, and batteries, and that can consume large amounts of electricity and water; and

Whereas, in studying data centers as a potential land use in the Township, it has become evident that data centers are similar to an industrial use in relation to their size and potential external effects, such as noise, electrical power consumption, water consumption; and

Whereas, the Township is committed to locating data centers in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing noise from mechanical equipment and generators; and

Whereas, the ordinance amendment is consistent with the intent of the I-CR - Industrial and Commercial Revitalization District, the NB - Neighborhood Corridors Form-Based Code Zoning District, the RC - Regional Corridors Form-Based Code Zoning District, and the TC - Town Center Form-Based Code Zoning District, as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held November 10, 2025, the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2025-513 attached hereto, by reference, in its entirety.

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. 2025-30 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-32

ESTABLISH 2026 TOWNSHIP SUPERVISOR'S SALARY

WHEREAS, according to MCL 41.95 (3), the salary for elected officials shall be determined by the township board; and

WHEREAS, Teamsters, TPOAM, Salaried Employees, Deputies and Elected Officials have a 4% increase plus longevity budgeted in 2026,

NOW THEREFORE BE IT RESOLVED that the 2026 salary for the office of the Supervisor effective January 1st, shall receive an increase of 4% on their annual base salary, going from \$99,367 to \$103,342, plus longevity in the amount of \$2,734; and recognizing the annual car allowance of \$6,000.00 per year (since 2018), bringing the total 2026 annual compensation of the Supervisor to \$112,076.

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. 2025-32 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-33

ESTABLISH 2026 TOWNSHIP CLERK'S SALARY

WHEREAS, according to MCL 41.95 (3), the salary for elected officials shall be determined by the township board; and

WHEREAS, Teamsters, TPOAM, Salaried Employees, Deputies and Elected Officials have a 4% increase plus longevity budgeted in 2026,

NOW THEREFORE BE IT RESOLVED that the 2026 salary for the office of the Clerk effective January 1st, shall receive an increase of 4% on their annual salary going from \$99,367 to \$103,342, plus longevity in the amount of \$1,550, bringing the total 2026 annual compensation of the Clerk to 104,892.

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. 2025-33 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-34

ESTABLISH 2026 TOWNSHIP TREASURER'S SALARY

WHEREAS, according to MCL 41.95 (3), the salary for elected officials shall be determined by the township board; and

WHEREAS, Teamsters, TPOAM, Salaried Employees, Deputies and Elected Officials have a 4% increase plus longevity budgeted in 2026,

NOW THEREFORE BE IT RESOLVED that the 2026 salary for the office of the Treasurer effective January 1st, shall receive an increase of 4% on their annual base salary going from \$99,367 to \$103,342, plus longevity in the amount of \$2,325, bringing the total 2026 annual compensation of the Treasurer to \$105,667.

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. 2025-34 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-35

ESTABLISH 2026 TOWNSHIP TRUSTEE'S SALARY

WHEREAS, according to MCL 41.95 (3), the salary for elected officials shall be determined by the township board; and

WHEREAS, Teamsters, TPOAM, Salaried Employees, Deputies and Elected Officials have a 4% increase plus longevity budgeted in 2025,

NOW THEREFORE BE IT RESOLVED that the 2025 salary for the office of the Township Trustees effective January 1st, shall receive an increase of 4% on their annual base salary going from \$17,695 to \$18,403.

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. 2025-35 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

Resolution No. 2025-36

**ADOPTION OF REGULAR BOARD MEETING DATES
FOR THE 2026 CALENDAR YEAR**

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti for the 2026 calendar year.

CHARTER TOWNSHIP OF YPSILANTI
BOARD OF TRUSTEES

SCHEDULE OF MEETINGS FOR 2026

Regular Meeting
6:00 p.m.
Civic Center Board Room

In 2026, the Township Board will meet on the 1st and 3rd Tuesday of each month in February, March, April, May, October, and December and on the 3rd Tuesday of each month in January, June, July, August, September, and November.

Tuesday	January 20, 2026
Tuesday	February 3, 2026
Tuesday	February 17, 2026
Tuesday	March 3, 2026
Tuesday	March 17, 2026
Tuesday	April 7, 2026
Tuesday	April 21, 2026
Tuesday	May 5, 2026
Tuesday	May 19, 2026
Tuesday	June 16, 2026
Tuesday	July 21, 2026
Tuesday	August 18, 2026
Tuesday	September 15, 2026
Tuesday	October 6, 2026
Tuesday	October 20, 2026
Tuesday	November 17, 2026
Tuesday	December 1, 2026
Tuesday	December 15, 2026

All meetings are held at the Ypsilanti Township Civic Center Building, 7200 S Huron River Drive, Ypsilanti Township

Special Meetings may be called with 24-hour notification.

Pre-approval of Statements and Checks is authorized when no Board Meeting is held, with formal approval at the next regularly scheduled meeting, contingent on Board Members’ review and no objection.

****Board members should plan to reserve the first Tuesday of June, July, August and September in case a Special Meeting needs to be scheduled.***

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. 2025-36 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.


Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-37

**DESIGNATION OF DEPOSITORIES
FOR 2026**

NOW THEREFORE, BE IT RESOLVED that Bank of Ann Arbor-Ypsilanti Office, Comerica Bank, Fifth Third Bank, Chase Bank, PNC Bank, Huntington National Bank, Key Bank, TRUE Community Credit Union, JP Morgan Chase, US Bank and their successors be designated depositories for all Charter Township of Ypsilanti funds and securities for the 2026 calendar year.

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. 2025-37 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-38

ADOPTION OF ROBERT’S RULES OF ORDER

NOW THEREFORE, BE IT RESOLVED that Robert’s Rules of Order shall be adopted by the Charter Township of Ypsilanti Board of Trustees for the 2026 calendar year.

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. 2025-38 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-39

DESIGNATION OF NEWSPAPER OF CIRCULATION

NOW THEREFORE, BE IT RESOLVED that Washtenaw Legal and MLive/AnnArbor.com be designated as the newspapers of general circulation for the Charter Township of Ypsilanti advertisements and publications for the 2026 calendar year.

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. 2025-39 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN**

RESOLUTION NO. 2025-40

2026 POVERTY EXEMPTION GUIDELINES & APPLICATION

WHEREAS, the homestead of persons who, in the judgment of the Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in part from taxation under Section 7u of the Michigan Property Tax Act, Public Act 206 of 1893; and

WHEREAS, pursuant to Section 211.7u, Ypsilanti Charter Township, Washtenaw County adopts the following guidelines and application for the Board of Review to implement. The guidelines shall include but not be limited to the total combined household income and asset levels of the claimant and all persons residing in the household;

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner and occupy as a homestead (primary residence -100% PRE) the property for which an exemption is requested, as of Tax Day, December 31 of the proceeding year.
- 2) File a completed Application for Poverty Exemption form 5737 with the Board of Review, accompanied by federal and state income tax returns for all persons residing in the homestead, including property tax credit returns, filed in the current or immediately preceding year or a Poverty Exemption Affidavit form 4988 for claimant and all persons residing in the household.
- 3) Meet the income threshold guidelines (maximum income) adopted by the Township Board for the total combined household income of all people living within the house, including all money and gifts contributed to support the members of the household by friends and family. The total combined household income threshold as adopted is that all household income cannot exceed 30% of the median income for Ann Arbor (Washtenaw County) as published by the United States Department of Housing and Urban Development (HUD) as of December 31 of the preceding year. These income thresholds will be used as long as they are higher than the Federal Poverty Guidelines as determined annually by the United States Office of Management and Budget.
- 4) Complete and submit a Poverty Exemption Asset Test form and meet the maximum asset eligibility test as follows: Assets other than the taxpayer's primary residence, standard mode of transportation and usual household goods valued at more than \$25,000 will be considered and added to the total combined household income to determine eligibility.
- 5) Due to the P.A. 253 of 2020 changes to MCL211.7u, the guidelines will provide for a partial exemption equal to 25% or 50% reduction in taxable value.

NOW THEREFORE, BE IT RESOLVED, that the Board of Review shall follow the above stated policy, guidelines and application in granting or denying exemptions.

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. 2025-40 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2025-41

RESOLUTION REGARDING THE DIVISION OF A PLATTED LOT

Resolution authorizing the division of platted lots in Burbank's Subdivision

WHEREAS, the owner of Lots 12, 13 and the adjacent Railway ROW of Burbank's Subdivision has made a request to split a lot as previously approved and recorded; and

WHEREAS, Township ordinance no. 2000-243, Article IX, Section 11.01 states that "Upon the filing of a petition, by the owner or owners of all interest therein, with the Township Board, the platted lots, outlot, or parcels of land in existing recorded plats may be partitioned or divided upon resolution of the Township Board into not more than four (4) parts, each of which shall, in regard to width, depth and area, conform to the terms and provisions of the Charter Township of Ypsilanti Zoning Ordinance, as amended; and

WHEREAS, the Township Planning Department has reviewed the division and confirmed that the resulting parcels meet the minimum requirements for lot size and road frontage as set forth by Section 2000 of the Township Zoning Ordinance.

THEREFORE, BE IT RESOLVED, that the revised property descriptions are approved as follows:

LEGAL DESCRIPTIONS:

PARCEL 1:

BURBANK AVE- VACANT

THE NORTH 74.61 FEET +/- OF LOTS 12 AND 13 BURBANK'S SUBDIVISION. (E. LINE-74.61, W. LINE-74.64.)

PARCEL 2:

80 BURBANK AVE

LOTS 12 AND 13 EXCEPT THE NORTH 74.61 FEET +/- (E. LINE-74.61, W. LINE-74.64.) ALSO, INCLUDING THE ADJACENT FORMER DETROIT, JACKSON AND CHICAGO RAILWAY ROW, BURBANK'S SUBDIVISION.

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. 2025-41 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

CONTRACT
Charter Township of Ypsilanti

AGREEMENT is made this 1st day of January, 2025, by the ***Charter Township of Ypsilanti*** located at ***7200 S Huron River Dr, Ypsilanti, MI, 48197*** and the COUNTY OF WASHTENAW, a municipal corporation, with offices located in the County Administration Building, 220 North Main Street, Ann Arbor, Michigan 48107("County").

In consideration of the promises below, the parties mutually agree as follows:

ARTICLE I - SCOPE OF SERVICES

The COUNTY will prorate financial support for animal control services provided through the contract with the Humane Society of Huron Valley for the period of 1/1/25 through 12/31/27.

ARTICLE II - COMPENSATION

Upon completion of the above services and submission of invoices the ***Charter Township of Ypsilanti*** will pay the COUNTY **\$45,000 (Forty five thousand dollars)** per year.

ARTICLE III - TERM

This contract begins on the date of this agreement and ends on December 31, 2027.

ARTICLE IV - EQUAL EMPLOYMENT OPPORTUNITY

The County will not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of the business).

The County will take affirmative action to eliminate discrimination based on sex, race, or a handicap in the hiring of applicant and the treatment of employees. Affirmative action will include, but not be limited to: Employment; upgrading, demotion or transfer; recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship.

The County agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of the County, will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief.

ARTICLE V - EQUAL ACCESS

The County shall provide the services set forth in Article I without discrimination on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, physical handicap, or age.

ARTICLE VI - ASSIGNS AND SUCCESSORS

This contract is binding on the Charter Township of Ypsilanti and the County, their successors, and assigns. Neither the County nor the Charter Township of Ypsilanti will assign or transfer its interest in this contract without the written consent of the other.

ARTICLE VII - TERMINATION OF CONTRACT

Section 1 - Termination without cause. Either party may terminate the contract by giving thirty (30) days written notice to the other party.

ARTICLE VIII - CHANGES IN SCOPE OR SCHEDULE OF SERVICES

Changes mutually agreed upon by the Charter Township of Ypsilanti and the County will be incorporated into this contract by written amendments signed by both parties.

ARTICLE IX - CHOICE OF LAW AND FORUM

This contract is to be interpreted by the laws of Michigan. The parties agree that the proper forum for litigation arising out of this contract is in Washtenaw County, Michigan.

ARTICLE X - EXTENT OF CONTRACT

This contract represents the entire agreement between the parties and supersedes all prior representations, negotiations or agreements whether written or oral.

ARTICLE XI – ELECTRONIC SIGNATURES

All parties to this contract agree that either electronic or handwritten signatures are acceptable to execute this agreement.

ATTESTED TO:

WASHTENAW COUNTY

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

By: _____
Gregory Dill (DATE)
County Administrator

APPROVED AS TO CONTENT:

CHARTER TOWNSHIP OF YPSILANTI:

By: _____
Andrew DeLeeuw (DATE)
Deputy County Administrator

By: _____
Brenda Stumbo (DATE)
Supervisor

APPROVED AS TO FORM BY

BY: _____
Michelle K. Billard (DATE)
Office of Corporation Counsel



November 13, 2025

Mr. Stan Eldridge
Charter Township of Ypsilanti
7200 S. Huron Drive
Ypsilanti Township, MI 48197

RE: REQUEST for CHANGE ORDER (RCO #7.0)
Ypsilanti Township – 14-B District Court
BCG Project #04-007

Dear Mr. Eldridge,

Braun Construction Group is submitting this letter to identify the cost associated with *removing/replacing the existing Employee Entrance door, frame & hardware and flashing in the awning support channel on the backside of the parapet wall*, as detailed in the attached RCO Summary. Appropriate documentation is attached.

1. BCG RCO #7.0 Summary dated: 11/13/25	\$11,893.00
2. BCG General Conditions	\$962.14
3. BCG GLI @ 0.85%	\$109.27
4. BCG OH&P @ 4.5%	\$583.40
5. Payment & Performance Bond @ 1.08%	\$146.32

TOTAL "ADD" COST	\$13,694.00
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Previous Contract Amount	\$4,367,609.00
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Revised Contract Amount including this Request for Change Order	\$4,381,303.00
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Please confirm your approval of this additional cost and we will prepare a Change Order to incorporate this cost and scope of work into the project.

Please contact me directly if you have any questions regarding this request.

Sincerely,

BRAUN CONSTRUCTION GROUP

Michael S. Zatroch

Michael S. Zatroch
Vice President of Operations

Charter Township of Ypsilanti

Stan Eldridge, Township Treasurer

Cc: TJ Braun, Braun Construction Group
Kayce Deal, Braun Construction Group
Kevin Griffon, Braun Construction Group

Date

Acknowledgement	Initials
John Hines, Ypsilanti Township	
Erane C. Washington, Washtenaw County	
James Renaud, JFR Architect, PC	

BCG Job #04-007

Revised Contract Amount including this Request for Change Order	\$4,381,303
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\$4,381,303



PCCO #013

The Bluestone Construction Group
P.O Box 1267
Brighton, Michigan 48116
Phone: (248) 346-3465
Fax: (810)229-7417

Project: E24-8787 - Ypsilanti District Court 14-B - Ypsilanti, MI

Prime Contract Change Order #013: Door + hardware

TO:	Braun Construction Group 39395 W 12 Mile Road, Suite 100 Farmington Hills, Michigan 48331	FROM:	The Bluestone Construction Group P.O Box 1267 Brighton, Michigan 48116
DATE CREATED:	11/06/2025	CREATED BY:	Austin Shook (The Bluestone Construction Group)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	04-007:Ypsilanti District Court 14-B - Ypsilanti, MI Prime Contract	TOTAL AMOUNT:	\$850.00

DESCRIPTION:

Cost to remove old frame, install a new door frame, door and hardware at door 123.

ATTACHMENTS:**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
013	CE #013 - Door + hardware		\$850.00
Total:			\$850.00

CHANGE ORDER LINE ITEMS:**PCO # 013: CE #013 - Door + hardware**

#	Budget Code	Description	Amount
1	008100.S DOOR INSTALL - LABOR	Cost to remove old frame, install a new door frame, door and hardware at door 123.	\$850.00
Grand Total:			\$850.00

The original (Contract Sum)	\$456,770.00
Net change by previously authorized Change Orders	\$29,023.99
The contract sum prior to this Change Order was	\$485,793.99
The contract sum would be changed by this Change Order in the amount of	\$850.00
The new contract sum including this Change Order will be	\$486,643.99
The contract time will not be changed by this Change Order.	

Braun Construction Group
39395 W 12 Mile Road, Suite 100
Farmington Hills, Michigan 48331

The Bluestone Construction Group
P.O Box 1267
Brighton, Michigan 48116

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
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Mike Zatroch

From: Kevin Griffon
Sent: Monday, November 10, 2025 1:54 PM
To: Mike Zatroch
Subject: FW: Ypsi Court- C Channel

FYI...

From: Joe Sekula <JSekula@lutzroofing.com>
Sent: Monday, November 10, 2025 1:53 PM
To: Kevin Griffon <kgriffon@brauncg.com>
Cc: Bill Kandilian <BKandilian@lutzroofing.com>
Subject: RE: Ypsi Court- C Channel

In order to maintain the warranty, we'll have to pack it out with insulation, and then flash the whole length in with a modified flashing, and install a closure metal on top, slipped up behind the existing coping back face. Cost \$3,870.00

Joe Sekula | Estimator / Project Manager
Lutz Roofing Company, Inc.
48563 Ryan Road, Shelby Twp., MI 48317
(P) 586.739.1148 (F) 586.739.7678
jsekula@lutzroofing.com www.lutzroofing.com



This message and its contents are the property of Lutz Roofing Co. and may contain confidential and proprietary information. Any disclosure, copying, or distribution of this message, or the taking of any action based on information contained herein is strictly prohibited. If you are not the intended recipient, delete this message immediately.



From: Kevin Griffon <kgriffon@brauncg.com>
Sent: Monday, November 10, 2025 12:55 PM
To: Joe Sekula <JSekula@lutzroofing.com>
Cc: Bill Kandilian <BKandilian@lutzroofing.com>
Subject: RE: Ypsi Court- C Channel

Joe,

Any update on this?



Email Quote

Date: November 10, 2025
To: Kevin Griffon
Company: Braun Construction

Total Pages: 1
From: Aaron Van Domelen
Phone: (920) 490-2246
(800) 672-6795 ext. 224601
E-mail: aaron.vandomelen@laforceinc.com

**Re: 14B Ypsilanti Court House
YPSILANTI TWP, MI**

LaForce Job#: 50088

Re: Opening 123- rev 1

Kevin-

Per request, your cost to proceed with the noted changes would result in an add of **\$6,948.00** tax included.

*Supply a new hollow metal frame with 4" head (existing wall anchors), flush metal 3-0 x 7-0 metal door, hinges, closer, and rim exit for opening 123. Electric strike to remain as existing

Frame: \$1090
Door: \$1296
Hardware: \$4562

Please let us know if we proceed with these changes.

Respectfully,
Aaron Van Domelen

Authorized by: _____

Company name: _____

Date: _____

This quote is subject to prompt acceptance within 30 calendar days from the date of this quote first noted above.
If not accepted by that date it may be withdrawn or modified by LaForce.



October 27, 2025

Charter Township of Ypsilanti

7200 S Huron River Dr
Ypsilanti MI 48197

Attention: Mr. John Hines
Municipal Services Director

Regarding: **Civic Center Parking Lot**
Construction Engineering Services – Amendment #1

Dear Mr. Hines:

I appreciate the meeting that was held on Thursday October 23rd. We can all agree that the project turned out great and although complicated with a lot of moving parts, came out under budget in terms of construction. We formally would ask the Township to **consider a modest amendment of \$11,950.00**. A recap of what was discussed is below.

OHM Advisors' (OHM) Construction Engineering (CE) Services proposal, dated August 20, 2024, for the Charter Township of Ypsilanti (Township) Civic Center Parking Lot project, as well as the contract being awarded to Fonson, was approved about a year ago. OHM has been overseeing and administering this project and carefully coordinating it with the concurrent Court project since last fall. The project is now in the final closeout phase. OHM has made effort to limit additional charges and has absorbed portions of the added effort where possible. Despite these efforts, additional Township directed work during construction has resulted in additional unforeseen effort, as summarized below. This list is not all-inclusive but represents the primary drivers of the additional effort that we did not anticipate. Despite the additional effort, OHM has been able to control this effort to keep the need to ask for more than what we are requesting as part of this request. On average, projects like this run about 14-15% of construction when inclusive of staking, inspection, construction engineering, administration and material testing services.

Below is a list of tasks performed (or yet to be performed) outside the original anticipated scope.

- Design and inspection for construction out of scope:
 - A temporary overflow parking lot in front of the Civic Center was designed in lieu of the proposed plan to utilize the rear parking lot for temporary parking. The rear lot was unavailable due to the concurrent court project. OHM designed, planned, quantified, and provided a contractor estimate for the layout of the temporary parking lot. Ultimately the Township constructed the temporary parking using their own labor as recommended by OHM.
 - The concurrent court project did not include sidewalk connections between the new court entrance and the Civic Center Plaza. OHM designed and field-fit a new ADA-compliant sidewalk connection and provided construction oversight.
 - At the Township's direction, OHM investigated the existing sanitary service to the Civic Center. This included coordinating cleaning with the Ypsilanti Community Utilities Authority (YCUA), scheduling televised inspections with Pipeline Management, field evaluations and survey, and preparing engineering recommendations.



- The Contractor damaged an unmarked electrical utility during construction that powered the Veteran’s Memorial and the Civic Center sign. OHM coordinated the repair of the electrical line even though it wasn’t marked and was unknown prior to construction.
 - OHM provided inspection services on a Saturday to oversee the installation of water and sanitary services and roof conductors for the concurrent Court project that tied into utilities within the project area even though these services were not identified during the original project scoping.
- Project phasing and schedule revisions:
- The approved CE services proposal assumed continuous construction without phasing and shutdowns. In actuality, the project was phased with the water main construction occurring Fall 2024 and paving anticipated to occur Summer 2025; however, paving occurred Fall 2025 due to the concurrent court construction project. This extended schedule added additional progress meetings, a second preconstruction meeting, and additional coordination for winterization at the end of Fall 2024.
 - The proposal assumed 5-day work weeks. Weekend work was required for paving and water main shutdowns to avoid disrupting Civic Center operations, resulting in additional inspection and coordination time.
- The Township requested several iterations of estimates and design details for modifying the parking lot island materials.
- Landscape trees were requested to be provided within the parking lot, which will require additional details, approvals, and change order administration to be provided.

The breakdown of additional effort in hours is as follows:

Role	Original Budget [hr]	Additional Effort [hr]	Rate [\$ /hr]	Additional Cost
Construction Technician	465	105	135	\$14,175
Professional Engineer	75	45	186	\$8,370
Administrative Support	60	20	123	\$2,460
Total				\$25,005

The expanded scope outlined in this amendment equates to approximately \$25,000; however, efficiencies between OHM, the Township Staff and the Contractor, **reduce the need of this request to less than half of the expended hours. The request is for \$11,950.00 to complete the project in its entirety.** Remaining tasks to close out the contract include landscaping assistance, final punch list inspections, administration of the contract documents, as-builts and closeout efforts.

Our initial CE Services fee was 11.4% of construction cost. With approval of this amendment (\$11,950.00) that will bring us to about 12.4%.

We appreciate your consideration of these additional scope items and costs, which were performed to keep the project moving forward. Should there be any questions, please don’t hesitate to contact us.



Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Charter Township of Ypsilanti
Civic Center Parking Lot
CE Services – Amendment #1

OHM ADVISORS
CONSULTANT

Matthew D. Parks, P.E.

Principal in Charge

(Signature)

(Name)

(Title)

(Date)

(Signature)

(Name)

(Title)

(Date)

Charter Township of Ypsilanti
CLIENT

Ms. Brenda L. Stumbo

Township Supervisor

Ms. Debra A. Swanson

Township Clerk

OWNER'S WORK DIRECTIVE CHANGE

NO. 1 TO PROFESSIONAL SERVICES

OWNER: Ypsilanti Township

PROJECT: A/E Services

DATE OF ORIGINAL AGREEMENT: June 17, 2025

PROFESSIONAL'S WORK ORDER: 138815SG2025

In order to help permit the PROFESSIONAL to meet the OWNER'S needs for Construction Administration, the OWNER hereby directs the PROFESSIONAL to revise the PROFESSIONAL'S contracted responsibilities (scope of work) according to the following items:

During the Construction Administration Phase, we will assist you with the following tasks:

- A. Prepare contract and circulate for signatures.
- B. Coordinate and attend pre-construction meeting.
- C. Attend construction progress meetings.
- D. Perform site observations during the construction process when attending progress meetings.
- E. Respond to contractor's requests for information (RFI's)
- F. Prepare the progress payments and any change orders necessary for the project.
- G. Review and process shop drawings.
- H. Attend a final walk-through of the project and develop the final construction punch list.
- I. Prepare "as-built" drawings based on construction records.
- J. Review contract closeout.

An estimated hourly amount of **\$23,400 increase**.

(assumes a 14-week construction period with an approximate average of 10 hours spent on the project each week, for a total of 140 hours)

The PROFESSIONAL'S receipt of the fully signed copy of this work directive change from the OWNER shall be the PROFESSIONAL'S notice to proceed with the changes. This document shall be attached to the Letter Agreement and made part of it.

Approved by Owner:

YPSILANTI TOWNSHIP

By: _____
Authorized Signature

Date: _____

Prepared by Engineer

SPICER GROUP, INC.

By:  _____
Principal In Charge

By:  _____
Project Manager

Date: November 17, 2025

Instructions to Owner: Please have both copies signed and dated by an authorized representative.
Return one completed copy to Spicer Group, Inc.

OWNER'S WORK DIRECTIVE CHANGE

OWNER: Ypsilanti Township

PROJECT: A/E Services

DATE OF ORIGINAL AGREEMENT: March 30, 2023

PROFESSIONAL'S WORK ORDER: 132276SG2022

In order to help permit the PROFESSIONAL to meet the OWNER'S needs for Bidding and Construction Administration, the OWNER hereby directs the PROFESSIONAL to revise the PROFESSIONAL'S contracted responsibilities (scope of work) according to the following items:

Bidding:

Additional services spent with contractors bid reviews and approvals.

Construction Administration:

Additional services during Construction Administration Phase.

An estimated total amount of **\$4,500 increase**.

The PROFESSIONAL'S receipt of the fully signed copy of this work directive change from the OWNER shall be the PROFESSIONAL'S notice to proceed with the changes. This document shall be attached to the Letter Agreement and made part of it.

Approved by Owner:


YPSILANTI TOWNSHIP

By: _____
Authorized Signature

Date: _____

Prepared by Engineer

SPICER GROUP, INC.

By:  _____
Principal In Charge

By:  _____
Project Manager

Date: November 21, 2025

Instructions to Owner: Please sign and date by an authorized representative.
Return one completed copy to Spicer Group, Inc.

**CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 15**

December 2, 2025

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

213 - BIKE, SIDEWALK, REC, ROADS GENERAL FUND (BSRII)	Total Increase	<u>\$23,400.00</u>
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Request to increase the budget for Spicer Group to perform construction engineering administration for the bathroom renovation at the Community Center. This will be funded by a CBDG grant.

Revenues:	CDBG - Washtenaw Co Comm Dev	213-000-522.002	\$23,400.00
		Net Revenues	<u>\$23,400.00</u>
Expenditures:	Cap Outlay - Community Ctr Improv	213-901-975.535	\$23,400.00
		Net Expenditures	<u>\$23,400.00</u>

597 - COMPOST FUND	Total Increase	<u>\$4,958.00</u>
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Request to increase the budget for PTO payout at 75%. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	597-000-699.999	\$4,958.00
		Net Revenues	<u>\$4,958.00</u>
Expenditures:	Salaries Pay out-PTO&Sick	597-590-708.004	\$4,606.00
	FICA	597-590-715.000	\$352.00
		Net Expenditures	<u>\$4,958.00</u>

Supervisor
BRENDA L. STUMBO
Clerk
DEBRA A. SWANSON
Treasurer
STAN ELDRIDGE
Trustees
KAREN LOVEJOY ROE
JOHN P. NEWMAN II
GLORIA PETERSON
LARESHA THORNTON



YPSILANTI TOWNSHIP

— WHERE YOUR FUTURE GROWS —

**Accounting
Department**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544-4000 Ext 5
Fax: (734) 484-5154

STATEMENTS AND CHECKS

December 16, 2025 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	1,418,261.22
HAND CHECKS -	\$	354,444.64
CREDIT CARD PURCHASES-	\$	<u>13,777.76</u>
GRAND TOTAL -	\$	1,786,483.62

Clarity Health Care Deductible –

ACH EFT –	\$33,405.80 (NOVEMBER)
ADMIN FEE -	\$ 1,786.97 (NOVEMBER ESTIMATE)

12/11/2025 11:03 AM
User: lstanfield
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 201848 - 201931

Page: 1/5

A/p checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
12/16/2025	201848	A DESIGN LINE	A DESIGN LINE	TOWNSHIP APPAREL	162.26
12/16/2025	201849	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	RESTOCK DECON KIT	82.41
			AMAZON CAPITAL SERVICES	DESK CHAIR FOR SAFETY ROOM	199.94
			AMAZON CAPITAL SERVICES	MEMORIAL PLAQUE - PARK BENCH	29.99
			AMAZON CAPITAL SERVICES	LAMINATING POUCHES AND POSTAGE	61.99
			AMAZON CAPITAL SERVICES	DAY PLANNERS FOR CHIEF & FM	26.60
			AMAZON CAPITAL SERVICES	calendars/canopy tent	20.97
			AMAZON CAPITAL SERVICES	ZEP O SHINE TRUCK WASH	408.53
			AMAZON CAPITAL SERVICES	HOLIDAY FOR STATION 4	251.96
			AMAZON CAPITAL SERVICES	HOLIDAY FOR STATION 3	424.41
			AMAZON CAPITAL SERVICES	CALENDARS/CANOPY TENT	202.91
			AMAZON CAPITAL SERVICES	NETWORK SWITCH	864.00
			AMAZON CAPITAL SERVICES	SPIGEN FOR IPHONE 17 CASE	81.88
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES TREASURER'S OF	46.83
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES- POST ITS AND	73.12
			AMAZON CAPITAL SERVICES	SWEATSHIRT & VEST	154.99
			AMAZON CAPITAL SERVICES	calendars/canopy tent	23.96
			AMAZON CAPITAL SERVICES	FIRE PREVENTION ITEMS FOR FM	223.91
			AMAZON CAPITAL SERVICES	FIRE PREVENTION ITEMS FOR FM	39.80
			AMAZON CAPITAL SERVICES	REPLACEMENT OUTSIDE BULBS & XL	53.94
			AMAZON CAPITAL SERVICES	REPLACEMENT OUTSIDE BULBS & XL	559.56
			AMAZON CAPITAL SERVICES	CALENDARS/CANOPY TENT	(20.97)
			AMAZON CAPITAL SERVICES	CALENDARS/CANOPY TENT	(2.99)
					3,807.74
12/16/2025	201850	ANN ARBOR CLEANING SUPPLY	ANN ARBOR CLEANING SUPPLY	CUSTODIAL SUPPLIES - LEC	219.16
			ANN ARBOR CLEANING SUPPLY	TRASH BAGS - LAITR	283.50
					502.66
12/16/2025	201851	APPLIED INNOVATION	APPLIED INNOVATION	QUARTERLY PRINTER MAINTENANCE	3,738.09
12/16/2025	201852	ATLANTIC WELDING SUPPLY	ATLANTIC WELDING SUPPLY	WELDING SUPPLIES	35.35
12/16/2025	201853	AUTO VALUE YPSILANTI	AUTO VALUE YPSILANTI	WIPER REPLACEMENT FOR CHIEF'S	18.58
			AUTO VALUE YPSILANTI	BATTERY FOR #70 AND SHOP SUPPL	237.67
			AUTO VALUE YPSILANTI	RAIN X	28.76
			AUTO VALUE YPSILANTI	DEF	186.77
			AUTO VALUE YPSILANTI	TRU FUEL	131.31
			AUTO VALUE YPSILANTI	DEF FOR COMPRESSOR	41.06
					644.15
12/16/2025	201854	B-BALL SKILLS LLC	B-BALL SKILLS LLC	PAY OUT FOR B-BALL SKILLS 11/1	232.50
12/16/2025	201855	BRAUN CONSRTUCTION GROUP, INC	BRAUN CONSRTUCTION GROUP, INC	IT ROOM RENOVATION PROJECT	16,506.96
			BRAUN CONSRTUCTION GROUP, INC	14B D COURT RENOVATION	214,300.60
					230,807.56
12/16/2025	201856	BRITTNEY WIMBERLY	BRITTNEY WIMBERLY	PAYMENT FOR BASKETBALL OFFICIA	40.00
12/16/2025	201857	BUDGET TOWING	BUDGET TOWING	TOWING OF VEHICLE #78 TO AAMCO	110.00
			BUDGET TOWING	TIRE SERVICE FOR VEHICLE #702	75.00
			BUDGET TOWING	TOWING OF VEHICLE #90 FROM CIV	124.00
					309.00
12/16/2025	201858	CDW GOVERNMENT INC	CDW GOVERNMENT INC	PowerPDF Upgrades	7,155.20

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Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
12/16/2025	201859	CHERYL BEAUCHAMP	CHERYL BEAUCHAMP	HOLIDAY SOCIAL ENTERTAINER	400.00
12/16/2025	201860	CINTAS FIRST AID & SAFETY	CINTAS FIRST AID & SAFETY CINTAS FIRST AID & SAFETY	MONTHLY SERVICE FOR AED AT HOL EYE WASH STATION RENTAL	134.42 99.18 <hr/> 233.60
12/16/2025	201861	CIVICPLUS LLC	CIVICPLUS LLC	ONLINE CODE HOSTING SUBSCRIPTI	1,488.38
12/16/2025	201862	CSI EMERGENCY APPARATUS, LLC	CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC CSI EMERGENCY APPARATUS, LLC	GLOVES/FLASHLIGHTS UNIT C - REPLACE FRONT LEFT SP UNIT C (EMERGENCY REPAIR) UNIT C - PASSENGER SIDE REAR C TRUCK F - REPLACE FRONT BRAKE 14-3- REAR BRAKE DRUMS/BRAKE S ELKHART RAM XD MONITOR ELKHART RAM XD MONITOR STREAM VENTED PLUG	1,844.94 5,864.19 9,870.46 1,352.45 856.11 856.11 3,364.00 610.10 195.25 <hr/> 24,813.61
12/16/2025	201863	DREAMSEATS LLC	DREAMSEATS LLC	REPLACEMENT RECLINER FOR STATI	2,784.85
12/16/2025	201864	DTE ENERGY COMPANY -	DTE ENERGY COMPANY -	INSTALLATION OF STREETLIGHTING	2,819.63
12/16/2025	201865	EAGLE ADMINISTRATIVE SERVICES	EAGLE ADMINISTRATIVE SERVICES	COMPRESSOR RENTAL FOR IRRIGATI	609.50
12/16/2025	201866	EMERGENT HEALTH PARTNERS	EMERGENT HEALTH PARTNERS	FIRE DISPATCHING SERVICES	11,306.40
12/16/2025	201867	FONSON COMPANY, INC	FONSON COMPANY, INC	Parking Lot and Water Main Rep	34,924.84
12/16/2025	201868	GRAINGER	GRAINGER GRAINGER GRAINGER GRAINGER GRAINGER	DISPOSASBLE BATTERIES FOR SAFE SAFETY LABELS HOLMES ROAD - O-RING, SPUD BR HOLMES ROAD - CUSTODIAL ORDER SUPPLIES	24.72 23.22 102.37 137.90 44.18 <hr/> 332.39
12/16/2025	201869	GREENER GOODS	GREENER GOODS	8 X 10 BANNER FOR TENT/PUB EDS	294.00
12/16/2025	201870	GRIFFIN PEST SOLUTIONS	GRIFFIN PEST SOLUTIONS	LEC PEST SOLUTIONS FOR 2025	72.00
12/16/2025	201871	HART INTERCIVIC	HART INTERCIVIC	V DRIVES FOR HART INTERACTIV E	148.03
12/16/2025	201872	HERITAGE-CRYSTAL CLEAN, LLC	HERITAGE-CRYSTAL CLEAN, LLC	USED OIL PICK UP	237.50
12/16/2025	201873	HOME DEPOT	HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT HOME DEPOT	CLERK'S OFFICE - SCREW, PLYWOO CIVIC BLDG. - MAINT. SUPPLIES CIVIC BLDG. - SAFETY BOLLARD I CIVIC CENTER - REBAR POST CLERK'S OFFICE - ELECTION TRAI CLERK'S OFFICE - ELECTION TRAI CLERK'S OFFICE - ELECTION TRAI CLERK'S OFFICE - ELECTION TRAI REPALCEMENT OF BLOWN 30AMP FUS	196.16 114.93 100.91 45.27 22.50 62.94 30.00 27.97 <hr/> 600.68
12/16/2025	201874	ICC CDS, LLC	ICC CDS, LLC	LIT CUSTOM DEVELOPMENT	3,900.00
12/16/2025	201875	INSTALL PARTNERS LLC	INSTALL PARTNERS LLC	BD Payment Refund	45.00
12/16/2025	201876	INTEGRITY BUSINESS SOLUTIONS	INTEGRITY BUSINESS SOLUTIONS INTEGRITY BUSINESS SOLUTIONS	COPY PAPER - GENERAL COPY PAPER - GENERAL	999.75 999.75 <hr/> 1,999.50
12/16/2025	201877	JENNIFER BURKE	JENNIFER BURKE JENNIFER BURKE	YOUTH DANCE INSTRUCTOR YOUTH DANCE INSTRUCTOR	51.00 119.00 <hr/> 170.00

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12/16/2025	201878	JIBRIL NAEEM	JIBRIL NAEEM	MODERDAY MARTIAL ARTS PAYOUT	458.50
12/16/2025	201879	JTL COLLISION, INC.	JTL COLLISION, INC.	#61 - INSURANCE REPAIR FOR DAM	4,256.91
12/16/2025	201880	KBK LANDSCAPING, INC	KBK LANDSCAPING, INC	LEC SALTING - NOVEMBER 2025	720.00
12/16/2025	201881	KCI	KCI	WINTER 2025 TAX BILLS - PRINTI	4,568.30
12/16/2025	201882	KRONOS SAASHR, INC	KRONOS SAASHR, INC	UKG READY USAGE	425.60
12/16/2025	201883	LAKEISHA SANDERS	LAKEISHA SANDERS	REFUND OF ZKAYAH ALEXANDER FOR	79.00
12/16/2025	201884	LINDE GAS & EQUIPMENT INC	LINDE GAS & EQUIPMENT INC	OXYGEN RENTAL	486.97
12/16/2025	201885	LOWE'S	LOWE'S	REC - LED BULBS - ROOMS 202-20	104.48
			LOWE'S	LADDER 10FT	307.14
					411.62
12/16/2025	201886	MACEO	MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
			MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
			MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
			MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
			MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
			MACEO	MEMBERSHIP RENEWAL FOR ORDINAN	75.00
					450.00
12/16/2025	201887	MATTA BLAIR, PLC	MATTA BLAIR, PLC	LEGAL SERVICES	679.00
			MATTA BLAIR, PLC	LEGAL SERVICES	582.00
					1,261.00
12/16/2025	201888	MCLAIN AND WINTERS	MCLAIN AND WINTERS	LEGAL SERVICES - NOVEMBER 2025	183,334.71
12/16/2025	201889	MCMASTER-CARR	MCMASTER-CARR	SUPPLIES	58.26
12/16/2025	201890	MICHAEL A. CROMER	MICHAEL A. CROMER	CLOTHING REIMBURSEMENT FOR 202	109.46
12/16/2025	201891	MICHIGAN ASSOCIATION OF FIRE	MICHIGAN ASSOCIATION OF FIRE	MEMBERSHIP XMAS LUNCHEON	50.00
12/16/2025	201892	MICHIGAN CHAPTER - I.A.A.I.	MICHIGAN CHAPTER - I.A.A.I.	MEMBERSHIP FEES FOR FM WALLGRE	25.00
12/16/2025	201893	MICHIGAN LINEN SERVICE, INC.	MICHIGAN LINEN SERVICE, INC.	MAINT. GARAGE LAUNDRY SERVICE	24.00
			MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE F	101.10
			MICHIGAN LINEN SERVICE, INC.	LEC LAUNDRY SERVICE FOR 2025	67.25
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI	49.50
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES FOR 2025 SEA	24.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	190.40
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4	85.03
			MICHIGAN LINEN SERVICE, INC.	HOLMES RD LAUNDRY SERVICE FOR	18.50
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI	49.50
			MICHIGAN LINEN SERVICE, INC.	MAINT. GARAGE LAUNDRY SERVICE	24.00
			MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE F	101.10
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES FOR 2025 SEA	24.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4	85.03
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	190.40
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES FOR 2025 SEA	24.00
					1,230.33
12/16/2025	201894	MICHIGAN TOWNSHIPS ASSOC.**	MICHIGAN TOWNSHIPS ASSOC.**	MTA EDUCATIONAL PUBLICATIONS	581.40
			MICHIGAN TOWNSHIPS ASSOC.**	CLASSIFIED AD FOR DIRECTOR OF	450.00
					1,031.40
12/16/2025	201895	MULLIGAN HEATING	MULLIGAN HEATING	BD PAYMENT REFUND	118.00
12/16/2025	201896	NICHOLAS BENNETT	NICHOLAS BENNETT	UNIFORM REIMBURSEMENT	132.71
12/16/2025	201897	NOAH VAMVOUDAKIS	NOAH VAMVOUDAKIS	YOUTH BASKETBALL OFFICIATED 11	45.00

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12/16/2025	201898	OFFICE EXPRESS	OFFICE EXPRESS	BUSINESS CARDS - PLANNING DIRE	30.00
12/16/2025	201899	ORCHARD, HILTZ & MCCLIMENT IN	ORCHARD, HILTZ & MCCLIMENT IN	MS4 PERMIT ASSISTANCE	439.50
			ORCHARD, HILTZ & MCCLIMENT IN	CONSTRUCTION ADMINISTRATION FO	5,465.25
			ORCHARD, HILTZ & MCCLIMENT IN	CIVIC CENTER POND CONSTRUCTION	445.75
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	BD Bond Refund	835.00
			ORCHARD, HILTZ & MCCLIMENT IN	BD BOND REFUND	405.00
					7,940.50
12/16/2025	201900	OSCAR W. LARSON CO.	OSCAR W. LARSON CO.	CHANGE ORDERSS FOR PUMP REPLAC	15,550.27
			OSCAR W. LARSON CO.	CHANGE ORDERSS FOR PUMP REPLAC	3,001.25
					18,551.52
12/16/2025	201901	PICKNEY CONTRACTING, INC.	PICKNEY CONTRACTING, INC.	CONCRETE MATERIAL PADS	5,508.00
12/16/2025	201902	PM TECHNOLOGIES, LLC	PM TECHNOLOGIES, LLC	REPAIR GENERATOR #4	909.44
12/16/2025	201903	PPM LANDSCAPE CONTRACTORS INC	PPM LANDSCAPE CONTRACTORS INC	FALL TREE PROJECT 2025	10,800.00
12/16/2025	201904	PRIORITY ONE EMERGENCY	PRIORITY ONE EMERGENCY	PANTS	191.98
12/16/2025	201905	QUADIENT LEASING USA, INC	QUADIENT LEASING USA, INC	POSTAGE MACHINE LEASE - 2025	1,405.80
12/16/2025	201906	RANDALL MASCHARKA	RANDALL MASCHARKA	PHOTOGRAPHY SERVICES	1,400.00
12/16/2025	201907	RANDY PETSCH	RANDY PETSCH	UNIFORM ALLOWANCE 2025	77.40
12/16/2025	201908	RENEE SMITH	RENEE SMITH	UNIFORM REIMBURSEMENT FOR 2025	327.30
12/16/2025	201909	RHETT REYES	RHETT REYES	RECOVERY COURT PAYROLL WEEKEND	1,221.00
			RHETT REYES	RECOVERY COURT WEEK END 11-23-	1,320.00
					2,541.00
12/16/2025	201910	ROBERT ACTON	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPE	1,200.00
12/16/2025	201911	ROWLEYS WHOLESALE	ROWLEYS WHOLESALE	REPLACEMENT OIL FOR HYDRO SLUI	2,117.86
12/16/2025	201912	ROY KRONEMAN	ROY KRONEMAN	UNIFORM ALLOWANCE REIMBURSEMEN	365.54
12/16/2025	201913	SAM'S CLUB DIRECT	SAM'S CLUB DIRECT	RSD - KITCHEN SUPPLIES - WATER	11.94
			SAM'S CLUB DIRECT	SUPPLIES FOR STATIONS	373.24
					385.18
12/16/2025	201914	SHRADER TIRE & OIL	SHRADER TIRE & OIL	REPLACE TIRES FOR VEHICLE #70	921.91
12/16/2025	201915	SOLOMON DIVING INC.	SOLOMON DIVING INC.	DIVING SERVICES- GATE SENOR RE	3,548.33
12/16/2025	201916	STANTEC	STANTEC	BD BOND REFUND	682.50
12/16/2025	201917	STEPHEN BROWN	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP N	1,150.00
12/16/2025	201918	TERMINIX	TERMINIX	PEST CONTROL SERVICES FOR GREE	87.98
12/16/2025	201919	THE SWEATSHOP CUSTOM EMBROIDE	THE SWEATSHOP CUSTOM EMBROIDE	LONG SLEEVE T	32.00
12/16/2025	201920	TRENDSET COMMUNICATIONS GROUP	TRENDSET COMMUNICATIONS GROUP	14B CABLE WORK	1,450.00
			TRENDSET COMMUNICATIONS GROUP	CABLES FOR NEWLY RENOVATED BUI	37,258.77
					38,708.77
12/16/2025	201921	UNIMEASURE	UNIMEASURE	REPAIR GATE SENSORS	243.98
12/16/2025	201922	VERIZON CONNECT FLEET USA	VERIZON CONNECT FLEET USA	GPS SERVICES - NOVEMBER 2025	956.81
12/16/2025	201923	VICTORY LANE	VICTORY LANE	#702 HIGH MILEAGE OIL CHANGE	85.46
			VICTORY LANE	#706 HIGH MILEAGE OIL CHANGE	88.56
			VICTORY LANE	#77 - FULL SERVICE OIL CHANGE	72.99
			VICTORY LANE	#709 - HIGH MILEAGE OIL CHANGE	68.27
					315.28
12/16/2025	201924	WASHTENAW ASSESSORS ASSOC.	WASHTENAW ASSESSORS ASSOC.	MEMBERSHIP DUES FOR WASHTENAW	75.00
12/16/2025	201925	WASHTENAW COUNTY ROAD COMMISS	WASHTENAW COUNTY ROAD COMMISS	2025 2ND AGREEMENT - GREENE FA	534,008.14
12/16/2025	201926	WASHTENAW COUNTY TREASURER#	WASHTENAW COUNTY TREASURER#	TREASURER ASSOCIATION DUES	10.00

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12/16/2025	201927	WASTE MANAGEMENT	WASTE MANAGEMENT	ACCT. #6-96630-02003	248,603.94
12/16/2025	201928	WEX BANK	WEX BANK	WEX CREDIT CARD CHARGES ENDING	1,121.07
12/16/2025	201929	WITMER PUBLIC SAFELY GROUP, I	WITMER PUBLIC SAFELY GROUP, I	CAIRNS BRASS 6" HOLDER	113.76
12/16/2025	201930	YPSILANTI ACE HARDWARE	YPSILANTI ACE HARDWARE	FUSE	7.99
12/16/2025	201931	YPSILANTI TOWNSHIP PETTY CASH	YPSILANTI TOWNSHIP PETTY CASH	REIMBURSE PETTY CASH	55.05

AP TOTALS:

Total of 84 Checks:	1,418,261.22
Less 0 Void Checks:	0.00
Total of 84 Disbursements:	1,418,261.22

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Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
11/26/2025	201839	BLUE CROSS BLUE SHIELD OF MI	BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - DECEMBER 20	181,015.37
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - DECEMBER 20	796.42
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - DECEMBER 20	27,774.86
					209,586.65
11/26/2025	201840	BLUE CROSS BLUE SHIELD OF MIC	BLUE CROSS BLUE SHIELD OF MIC	HEALTH INSURANCE - DECEMBER 20	35,750.64
11/26/2025	201841	CONSTELLATION NEW ENERGY	CONSTELLATION NEW ENERGY	ACCOUNT #BG-301569	3,252.22
11/26/2025	201842	DELTA DENTAL PLAN OF MICHIGAN	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - DECEMBER 20	13,473.97
			DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - DECEMBER 20	33.52
					13,507.49
11/26/2025	201843	DTE ENERGY	DTE ENERGY	ACCT. #910000056663	82,878.05
			DTE ENERGY	ACCT. #9100 123 5216 7	20.01
			DTE ENERGY	ACCT. #9100 094 4215 3	35.96
			DTE ENERGY	ACCT. #9100 127 9344 4	30.87
			DTE ENERGY	ACCT. #9200 621 2917 5	26.31
			DTE ENERGY	ACCT. #9100 094 4244 3	18.03
			DTE ENERGY	ACCT. #9100 145 4272 4	23.46
			DTE ENERGY	ACCT. #9100 094 4205 4	227.62
			DTE ENERGY	ACCT. #9100 105 1991 6	24.67
			DTE ENERGY	ACCT. #9100 101 8703 7	47.23
			DTE ENERGY	ACCT. #9100 145 4320 1	142.19
			DTE ENERGY	ACCT. #9100 145 5663 3	32.82
					83,507.22
11/26/2025	201844	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	LIFE & DISABILITY - DECEMBER 2	5,620.67
11/26/2025	201845	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	VSP - DECEMBER 2025	2,994.96
11/26/2025	201846	Y.C.U.A	Y.C.U.A	ACCT. #2-060-771600.01	45.89
12/04/2025	201847	COMCAST	COMCAST	ACCT. #8529 10 234 0884997	178.90
AP TOTALS:					
Total of 9 Checks:					354,444.64
Less 0 Void Checks:					0.00
Total of 9 Disbursements:					354,444.64

Hand Checks

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Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank CARDS COMERICA COMMERCIAL CARD					
12/16/2025	130 (E)	COMERICA BANK	MICHIGAN MUNICIPAL LEAGUE	JOB POSTING FOR HR DIRECTOR	150.00
			NFPA INTERNATIONAL	CODE BOOKS FOR FIRE MARSHAL	129.99
			MICHIGAN CHAMBER SERVICES INC	STATE AND FEDERAL LABOR LAW PO	532.00
			SAM'S CLUB DIRECT	REPLENISH OF CONCESSION ITEMS	312.00
			SAM'S CLUB DIRECT	WATER- HYDRO AND P&G	39.86
			SAM'S CLUB DIRECT	BANQUET TABLES & CHAIRS ELECTI	9,419.20
			NATIONAL RECREATION & PARK	2026 ANNUAL MEMBERSHIP	700.00
			BUDGET TOWING	TOWING OF TRAILER FROM SOUTH H	306.80
			WALMART	SUPPLIES FOR CHRISTMAS ACTIVIT	103.33
			CONCENTRA MEDICAL CENTERS	CHARGES FOR DRUG AND ALCOHOL T	175.00
			DELTA BY MARRIOTT MUSKEGON DO	HOTEL STAY FOR RECOVERY COURT	305.20
			FIRE DEPARTMENT CLOTHING	LINED EISENHOWER JACKET	205.66
			FIRE DEPARTMENT CLOTHING	LINED EISENHOWER JACKET	107.97
			KROGER	JURY SUPPLIES	32.36
			KROGER	SUPPLIES FOR RECOVERY COURT GR	53.62
			MIGCSA	RENEWAL FOR MICHIGAN GREENSKEE	150.00
			MIGCSA	MEMBERSHIP RENEWAL FOR ASSISTA	50.00
			PACK N PARCEL	GROUND SHIPPING FOR ITEMS SENT	39.77
			TRANSUNION RISK & ALTERNATIVE	MONTHLY SUBSCRIPTION FEES FOR	100.00
			TRANSUNION RISK & ALTERNATIVE	MONTHLY SUBSCRIPTION FEES FOR	100.00
					<u>13,012.76</u>
12/16/2025	131 (E)	COMERICA BANK	STATE OF MICHIGAN	COMPOST FACILITY REGISTRATION	765.00
CARDS TOTALS:					
Total of 2 Checks:					13,777.76
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					<u>13,777.76</u>

TREASURER'S REPORT

The Treasurer's Report will be distributed at the meeting



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE TREASURER —

**MONTHLY TREASURER'S REPORT
STAN ELDRIDGE
NOVEMBER 1, 2025 - NOVEMBER 30, 2025**

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	7,227,471.20	1,473,242.49	1,895,804.85	6,804,908.84
101 - Payroll	313,848.67	932,556.98	993,412.08	252,993.57
101 - Willow Run Escrow	147,314.93	36.32	0.00	147,351.25
206 - Fire Department	4,347,568.43	78,573.36	718,512.53	3,707,629.26
208 - Parks Fund	11,862.63	34.60	1,049.57	10,847.66
213 - Roads/Bike Path/Rec/General Fund	2,149,495.20	8,210.10	169,759.99	1,987,945.31
216 - Fire Pension & OPEB Millage Fund	49,792.54	1,527.58	0.00	51,320.12
217 - Fire Special Millage Capital Fund	167,191.10	570.11	0.00	167,761.21
226 - Environmental Services	3,644,354.47	9,691.77	263,864.10	3,390,182.14
230 - Recreation	334,182.94	26,488.92	260,597.61	100,074.25
236 - 14-B District Court	114,184.97	263,328.30	220,539.69	156,973.58
244 - Economic Development	81,543.44	251.75	0.00	81,795.19
249 - Building Department Fund	1,445,758.86	42,557.54	139,805.59	1,348,510.81
250 - LDFA Tax	25,121.96	77.55	0.00	25,199.51
252 - Hydro Station Fund	1,351,247.79	17,247.43	56,053.73	1,312,441.49
266 - Law Enforcement Fund	17,686,076.28	81,030.67	256,424.16	17,510,682.79
284 - Opioid Settlement Fund	52,475.96	162.27	0.00	52,638.23
287 - Nuisance Abatement Fund	40,517.03	405.74	0.00	40,922.77
398 - LDFA 2006 Bonds	3,186.82	9.55	0.00	3,196.37
584 - Green Oaks Golf Course	475,836.18	27,223.34	445,450.50	57,609.02
597 - Compost Site	695,920.18	181,618.38	47,873.68	829,664.88
661 - Motor Pool	328,091.80	204,711.27	88,380.76	444,422.31
702 - General Tax Collection	7,590.76	2,894.45	186.43	10,298.78
703 - Current Tax Collections	1,693,862.45	262,844.26	523,031.94	1,433,674.77
707 - Bonds & Escrow/GreenTop	1,299,431.42	9,817.70	21,855.17	1,287,393.95
708 - Fire Withholding Bonds	171,555.89	16,069.99	0.00	187,625.88
GRAND TOTAL	43,865,483.90	3,641,182.42	6,102,602.38	41,404,063.94

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2025-30 In Reference to Ordinance 2025-513

Zoning Ordinance Text Amendment Regarding Data Center Definitions and Locations

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, data centers are a relatively new land use that house computer servers and other technology in large buildings, served by electrical support facilities such as substations, generators, and batteries, and that can consume large amounts of electricity and water; and

Whereas, in studying data centers as a potential land use in the Township, it has become evident that data centers are similar to an industrial use in relation to their size and potential external effects, such as noise, electrical power consumption, water consumption; and

Whereas, the Township is committed to locating data centers in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing noise from mechanical equipment and generators; and

Whereas, the ordinance amendment is consistent with the intent of the I-CR - Industrial and Commercial Revitalization District, the NB - Neighborhood Corridors Form-Based Code Zoning District, the RC - Regional Corridors Form-Based Code Zoning District, and the TC - Town Center Form-Based Code Zoning District, as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held November 10, 2025, the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2025-513 attached hereto, by reference, in its entirety.

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. 2025-30 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.

Debra A. Swanson, Clerk
Charter Township of Ypsilanti



MEMORANDUM

To: Ypsilanti Charter Township Board of Trustees

From: Mark Yandrick, AICP, Planning Director

cc:
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: November 4, 2025, Updated November 20, 2025

Re: Zoning Ordinance Text Amendment: Data and Computing Centers

Process

A Zoning Ordinance Text Amendment is a change to the written regulations of a township's zoning ordinance. To evaluate a text amendment, the Michigan Zoning Enabling Act requires the Planning Commission to first hold a public hearing and then discuss and possibly refine the language before making a recommendation on the amendment to the Township Board. The Township Board is then required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background

At their August 19, 2025, meeting, the Ypsilanti Township Board unanimously passed a motion that directed the Planning Commission to consider reviewing and revising the Zoning Ordinance to restrict which zoning districts data and computing centers could be located to the Industrial and Commercial Redevelopment (ICR) zoning district.

The current zoning ordinance was adopted on February 15, 2022. Data and Computing Centers were much smaller in size 5-10 years ago as data wasn't processed at the size and scale it is today. There has been an increased demand nationwide for data and computing centers as both data and artificial intelligence (AI) research, development, and storage has increased. These larger facilities require significantly more electricity and water, which also can impact the surrounding environment, as well as the capacity of these utilities. Data and computing centers could also generate noise that could negatively affect nearby residential neighborhoods.

Proposal

Township Staff is proposing the attached Text Amendments to mitigate any impact of Data or Computing Centers to the health, safety and wellbeing of the Township by:

1. Restricting Data Centers, also known as Computing Centers, and Service and Maintenance of Electronic Data to the Industrial and Commercial Revitalization (ICR) zoning district only, and making these uses a Special Land Use in this district. This also means that Data Centers have been



- removed from the L-M, Logistics and Manufacturing zoning district, and the Service and Maintenance of Electronic Data Processing Equipment” removed from the I-T, Innovation and Technology zoning district as well as the L-M district.
2. Removing Data Centers as permitted use in the Township’s three (3) form-based code districts (Town Center, Regional Corridor, Neighborhood Corridor).
 3. Cleaning up some of the headings from Section 420 for better clarification, which will not modify any regulations if approved.

This Ordinance sadly does **not** impact any proposals from the University of Michigan’s and Los Alamos Computation Center, due to MCL Article VIII § 5, which exempts the University of Michigan from local building and zoning laws. This proposed ordinance would apply to all other proposals that are not exempt under this law, or any other state or federal exemptions.

The purpose behind these changes is that data (computing) centers are a more intense land use and would be incompatible for the Innovation and Technology (IT) district, which is intended for lighter industrial uses as well (Section 414 (1) and Logistics and Manufacturing (LM) zoning district, which are intended for manufacturing, assembling, and production (Section 415 (1)). These two (2) zoning districts are less intense than the ICR zoning district. Additionally, the form-based codes (Town Center, Regional Corridor & Neighborhood Corridor) were established to revitalize the corridors with activated building design and land uses. Data and computing centers would be inappropriate because it provides a high level of industrial design and utilities that may discourage residential and commercial development around it in the form based districts.

Locating data (computing) centers in the ICR zone is most appropriate in the township as it would locate an industrial use in an existing brownfield site(s) and minimize impact to the Township as this zoning district is more isolated than any other zoning district in the Township. The parcels in the ICR zoning district also have greater access to existing utilities and infrastructure. The location is also nearby to the Ypsilanti Community Utility Authority (YCUA) water treatment plant, which could potentially use reclaimed refuse water, which is recycled water and less of an impact on the existing water utility systems. For these reasons, it was determined that the ICR zoning district is the most appropriate district for Data and Computing Centers as the characteristics of this land use have evolved over time.

Conclusion/Recommendation

This Ordinance proposes to limit data centers only to the ICR district in the Township, with the Special Land Use Approval by the Township Board, to protect the health, safety, and welfare of the community by:

1. Restricting data centers to the existing brownfield areas.
2. Restricting data centers to as far away from other land uses in the township as possible.
3. Restricting data centers to a zoning district where existing utilities are available.

Planning Commission held a public hearing at its Monday, November 10 special meeting. Planning Commission recommended APPROVAL, 6-0 to the Township Board of the proposed Zoning Ordinance Text Amendments without any conditions of approval.

YPSILANTI CHARTER TOWNSHIP

PROPOSED ORDINANCE NO. 2025-13

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Add Definitions for Data Center or Computing Center and Technology Centers/Office Research, and Modify the Districts that List Data Centers as a Permitted or Special Land Use in the Township.

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text (**additions are underlined, deletions are ~~struck-thru~~**).

[Add to Article II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS]

Section 201. – Definitions:

Data Center or Computing Center: A facility primarily used to house computer systems and associated components, including servers, telecommunications, storage systems, backup power supplies, redundant data communications connections, and environmental controls.

Technology centers/office research, Business(es) that provide an environment where high-tech uses and functions such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers, medical research, food and materials testing, telecommunications, and limited assembly operations associated with principal permitted uses can be located. Data or Computing Centers do not qualify under this definition.

[Modify Article IV. – DISTRICT REGULATIONS]

Section 420, ~~Residential Use Table~~ Table of Uses

- 3. Residential districts table of uses identifies the uses allowed in the following residential districts:**
- 4. Business districts table of uses identifies the uses allowed in the following commercial districts:**
- Industrial districts ~~schedule table~~ of uses identifies the uses allowed in the following ~~residential~~ industrial districts:**

Industrial Districts Use Table	1-T	L-M	ICR	Notes
Product Assembly				
Data centers for the storage and warehousing of computer servers or computing centers.	-	Permitted Use	Permitted Use <u>Special Land Use – Township Board (SL-TB)</u>	
Office and Financial				
Data processing and computer centers, including service and maintenance of electronic data processing equipment	Permitted Use	Permitted Use	P <u>Special Land Use – Township Board (SL-TB)</u>	

[Modify Article V. – FORM BASED DISTRICTS]

Section 504 – Neighborhood Corridors:

2. Use groups by category-neighborhood corridors:

Neighborhood Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.

Use Group 3
Office/Institutional:
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Any single use building over ten thousand (10,000) sq/ft.
Veterinary clinics or hospitals, subject to regulations in Section 1116, or Section 1117.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Technology centers/office research/ data-center .
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129.
Financial Institution with drive-through, subject to regulations in Section 1118.
Vehicle fueling/multi-use station, subject to conditions in Section 1126.

Sec. 505. - Regional corridors:

2. Use groups by category-regional corridors:

Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/ data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Outdoor commercial recreational facilities, subject to regulations in Section 1130
Use Group 6
Automotive Uses:
Vehicle wash, subject to regulations in Section 1129.
Vehicle fueling/multi-use station, subject to regulations in Section 1126.
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121.

Sec. 506. - Town Center:

2. Use Groups by Category-Town Center:

Town Center Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.

Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 and , 3 <u>and</u> 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/ data-center .
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.

Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

The Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above ordinance is a true and exact copy of Ordinance 2025-513 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 16, 2025 after first being introduced at a Regular Meeting held on December 2, 2025. The motion to approve was made by member _____ and seconded by _____
YES: ABSENT: NO: ABSTAIN:

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Monday, November 10, 2025
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Larry Doe
Amy Kehrer
Daryl Kirby
Gloria Peterson
Bill Sinkule

STAFF AND CONSULTANTS

Mark Yandrick - AICP, Planning Director
Dennis McLain – Township Attorney

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:30 pm.

- **APPROVAL OF AGENDA**

MOTION: Mr. Kirby **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

- **APPROVAL OF SEPTEMBER 9, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Sinkule **MOVED** to approve September 9, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES REGARDING DATA CENTERS:

1. Article 2, Section 201. – Definitions.
2. Article 4, Section 420. – Residential use tables.
3. Article 5, Section 504. – Neighborhood Corridors
4. Article 5, Section 505. – Regional Corridors
5. Article 5, Section 506. – Town Center

Mark Yandrick, AICP, Planning Director, informed the Commission that the Ypsilanti Township Board unanimously passed a motion directing the Planning Commission to review zoning changes to data centers in August. The Planning Department has been evaluating the existing ordinance and regulations. The Township Board is then required to hold at least two (2) readings (December 2 and December 16, 2025) of the Text Amendment before they can adopt the Ordinance. Mark Yandrick, shared with the Commission that the following discussion would be based on how data centers for storage and warehouse of computer servers were allowed in the logistics/ manufacturing and the ICR (industrial and commercial revitalization area). Removing Data Centers as permitted for use in the Township's three (3) form-based code districts (Town Center, Regional Corridor, Neighborhood Corridor). Data Centers have been removed from the L-M, Logistics and Manufacturing zoning district, and the Service and Maintenance of Electronic Data Processing Equipment" removed from the I-T, Innovation and Technology zoning districts as well as the L-M district.

Mark Yandrick talked about Data and Computing Centers being much smaller in size 5-10 years ago as data wasn't processed at the size and scale it is today.

Mark Yandrick presented the zoning map that identifies the different zoning districts across the township and the proposal for the Commissions to consider are the following:

- Data centers, with the current size and demand, are to be restricted in the two industrial districts (logistics/ manufacturing and innovation and technology.

- Remove allowance for data centers from the three form-based code districts.
- Change the ICR from permitted use to a special land use to be approved by the township board.
- This ordinance would clean up some of the headings that were missing from the previous ordinance.
- This Ordinance does not impact any proposals from the University of Michigan's and Los Alamos Computation Center, due to MCL Article VIII § 5, which exempts the University of Michigan from local building and zoning laws. This proposed ordinance would apply to all other proposals that are not exempt under this law, or any other state or federal exemptions.
- Locating data (computing) centers in the ICR zone is most appropriate in the township as it would locate an industrial use in an existing brownfield site(s) and eliminate impact to surrounding residential and environmentally sensitive areas found in the other zoning districts.
- The parcels in the ICR zoning district also have greater access to existing utilities and infrastructure. The location is also near to the Ypsilanti Community Utility Authority (YCUA) water treatment plant, which could potentially use reclaimed refuse water, which is recycled water and less of an impact on the existing water utility systems.

The Planning staff recommends the Planning Commission to review and consider a recommendation for approval of the zoning ordinance text amendments to the township board.

Commissioner Kirby inquired about the reasons for data centers to be moving in: Mark Yandrick talked about the increased demand nationwide for data and computing centers as both data and artificial intelligence (AI) research, development, and storage increase. These larger facilities require significantly more electricity and water, which also can impact the surrounding environments, as well as the capacity for utilities.

PUBLIC HEARING OPENED AT 6:43 PM

Nicole Porter (5764 Princeton Place) shared as a longtime Ypsilanti Township resident concerns that AI Data Centers could bring to the community's beauty and safety.

PUBLIC HEARING CLOSED AT 6:45 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

a. ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGESTO THE FOLLOWING ZONING ORDINANCES DATA CENTERS:

1. Article 2, Section 201. – Definitions.
2. Article 4, Section 420. – Residential use tables.
3. Article 5, Section 504. – Neighborhood Corridors
4. Article 5, Section 505. – Regional Corridors
5. Article 5, Section 506. – Town Center

MOTION: Mr. Sinkule **MOVED** to recommend **APPROVAL** to the Township Board for the Township Initiated Ordinance Zoning Text Amendment relating to the location and regulations applicable to data centers within Article 2, Section 201. – Definitions, Article 4, Section 420. Residential use table, Article 5, Section 504. – Neighborhood Corridors, Article 5, Section 505. Regional Corridors, Article 5, Section 506. – Town Center to improve the health, safety, and welfare of the Township without conditions.

The **MOTION** was **SECONDED** by Ms. Kehrer.

Roll Call Vote: Mr. Sinkule (Yes); Ms. Kehrer (Yes); Mr. Kirby (Yes); Ms. Peterson (Yes); Mr. Doe (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

b. RESOLUTION 2025-001, ADOPTION OF REGULAR PLANNING COMMISSIONMEETING DATES FOR THE 2026 CALENDER YEAR.

MOTION: Mr. Kirby **MOVED** to adopt the regular Planning Commission meeting dates for the 2026 calendar year.

WHEREAS section 2A of the adopted Planning Commission by-laws states the Commission shall hold regular meetings on the fourth Tuesday of each month and other meetings as necessary, and **WHEREAS** the Michigan Zoning Enabling Act requires the Planning Commission adopt by resolution it's meeting schedule, and **WHEREAS** the adopted bylaws require the Commission to adopt by resolution the time and place of such meetings and minimum required application deadlines.

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti Planning Commission for the 2026 Calendar Year.

The **MOTION** was **SECONDED** by Mr. Sinkule.

Roll Call Vote: Mr. Sinkule (Yes); Ms. Kehrer (Yes); Mr. Kirby (Yes); Ms. Peterson (Yes); Mr. Doe (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**
- **CORRESPONDENCE RECEIVED**
None to Report.
- **PLANNING COMMISSION MEMBERS**
None to Report.
- **MEMBERS OF THE AUDIENCE**
None to Report.
- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

Commissioner Peterson informed the Commission of the upcoming dedication of the courts scheduled for November 14, 2025.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Mark Yandrick informed the Commission about the plans to have the township conduct a joint planning commission and ZBA training which would move later into tailored training for both groups. The date for the training is yet to be scheduled.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 6:54 pm. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

=====

Respectively Submitted by Minutes Services

Zoning Ordinance Text Amendment

Data Centers

December 16, 2025 Township Board Meeting

Article 2, Section 201. – Definitions.

Article 4, Section 420. – Residential use table.

Article 5, Section 504. – Neighborhood Corridors

Article 5, Section 505. – Regional Corridors

Article 5, Section 506. – Town Center



YPSILANTI
TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Process: Zoning Ordinance Text Amendment

- August 19 Township Board passed a motion directing Planning Commission to review zoning changes to data centers
- October 26 Notice in Paper (Ann Arbor News/MLive)
- November 10 Planning Commission Public Hearing
- December 2 Township Board Meeting, 1st Reading
- **December 16 Township Board Meeting, 2nd Reading**

Current Zoning Ordinance

Data centers for the storage and warehousing of computer servers.

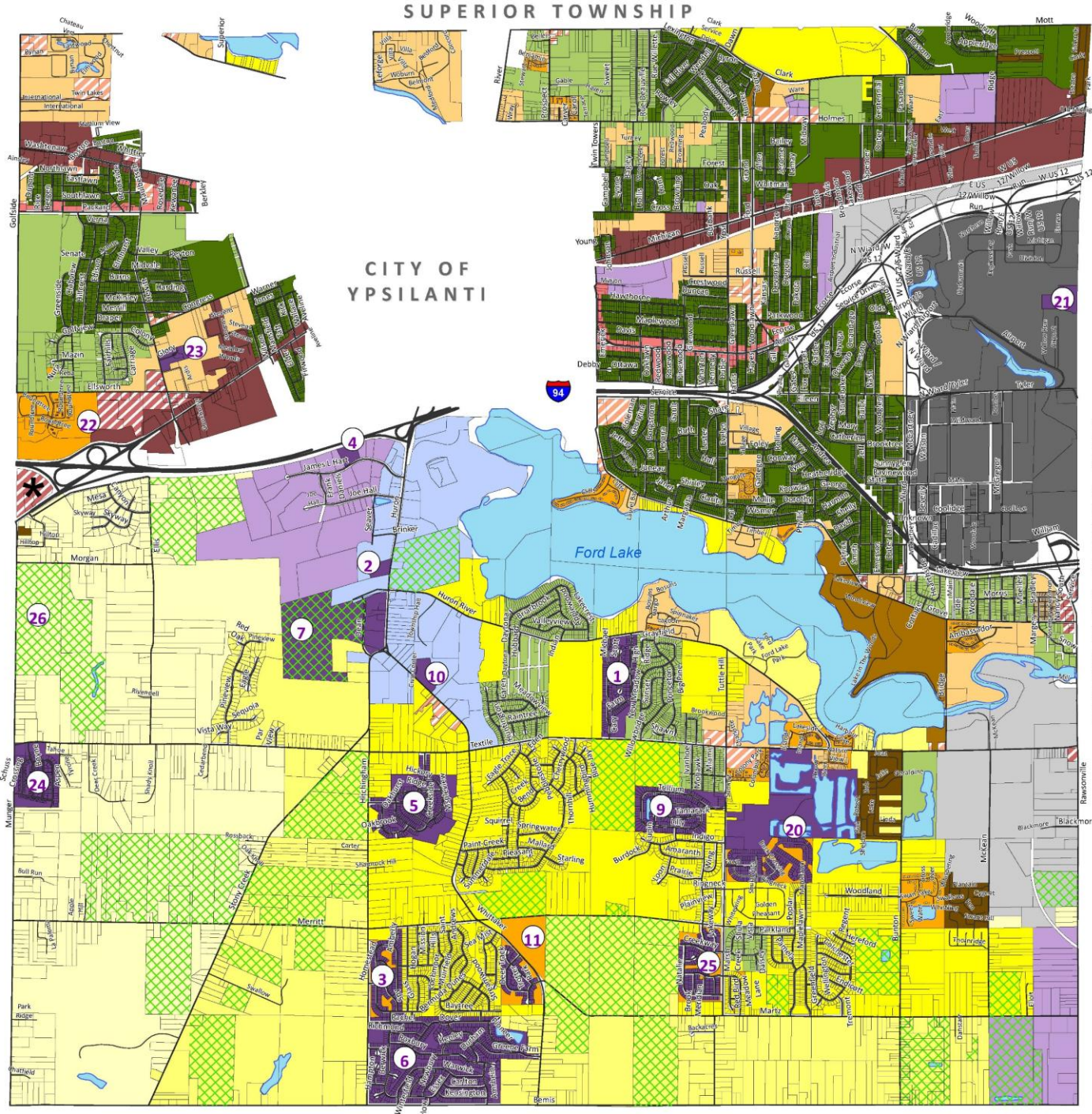
Permitted in L-M and ICR zoning districts

Data processing and computer centers, including service and maintenance of electronic data processing equipment

Permitted in all 3 Industrial Districts (I-T, L-M, ICR)

Form Based Code Zones: Data Centers are *Permitted in those Land Use Types allowing Use Group 5* along with Technology centers & office research centers

Lack of clear definitions for data centers (Article 2)



Zoning Map

Charter Township of Ypsilanti

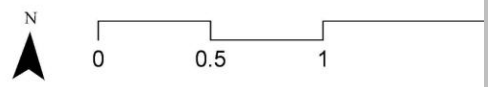
7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

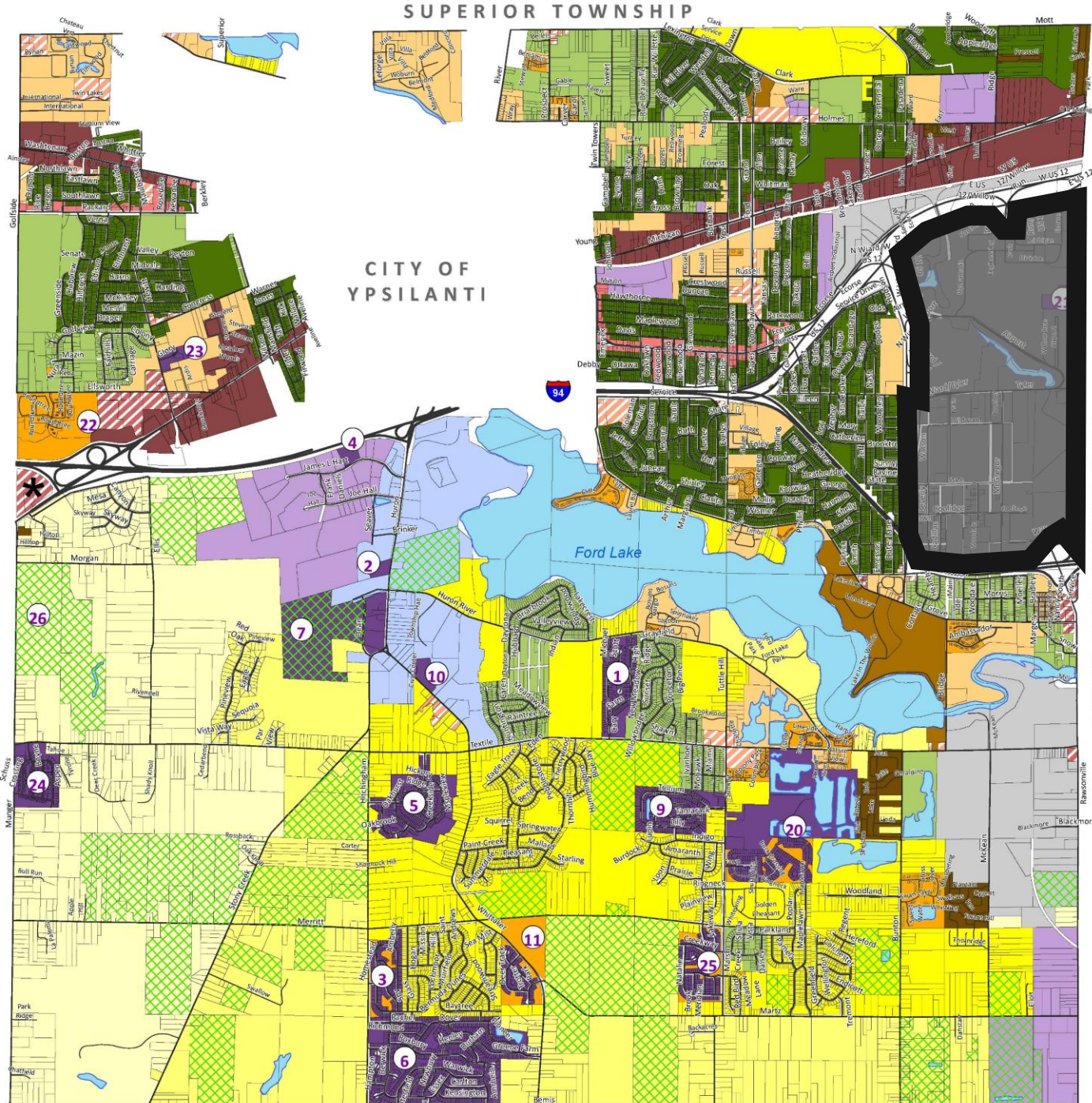
- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- * Conditional Zoning

Planned Developments

- | | |
|-----------------------------|----------------------------------|
| 1 Ford Lake Village | 11 Whittaker Village Condominium |
| 2 Post Office | 12-19 N/A |
| 3 Amberly Grove Condominium | 20 Majestic Lakes |
| 4 Burning Bush | 21 Yankee Air Museum (YAM) |
| 5 Paint Creek Farms | 22 Villas at McCalla Woods |
| 6 Greene Farms | 23 Latter Rain Ministries |
| 7 Paint Creek Crossing | 24 Aspen Ridge |
| 8 N/A | 25 Creekside South/Manors |
| 9 Whispering Meadows | 26 Forestview Estates |
| 10 Library | |



Zoning Map



Zoning Map

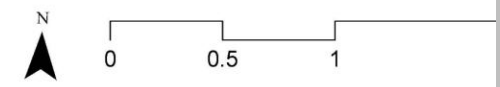
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- * Conditional Zoning

Planned Developments			
1	Ford Lake Village	11	Whittaker Village Condominium
2	Post Office	12-19	N/A
3	Amberly Grove Condominium	20	Majestic Lakes
4	Burning Bush	21	Yankee Air Museum (YAM)
5	Paint Creek Farms	22	Villas at McCalla Woods
6	Greene Farms	23	Latter Rain Ministries
7	Paint Creek Crossing	24	Aspen Ridge
8	N/A	25	Creekside South/Manors
9	Whispering Meadows	26	Forestview Estates
10	Library		



Zoning Map

Industrial & Commercial Revitalization

Proposal

- Removes permission for Data Centers to be permitted in two (2) Industrial Districts (L-M and I-T)
- Removes allowance for Data Centers from three (3) form-based code districts
- Changes Data Center allowance in ICR (Industrial and Commercial Revitalization) from Permitted to Special Land Use with approval required by the Township Board
- Cleans up some headings in Article 4 (Section 420) that do not modify applications or regulations.
- Add Definitions for Data Centers and Technology Centers/Office Research

Analysis

- Data Centers and Computing Centers are much larger in size, scope, and utility consumption than they were 10+ years ago under when the previous ordinance was drafted.
- The ICR zoning district is a brownfield district of the former GM plants and surrounding areas with existing utility capacity and proximity to YCUA may allow for use reclaimed water.
- This proposal attempts to minimize impact to the Township as this zoning district is more isolated than any other zoning district in the Township.
- The proposal also changes data centers from Permitted to Special Land Use so the Township Board can assess the proposal as it would not be guaranteed by right.

Special Note: U of M. Proposal

This Ordinance does **NOT** impact any proposals from the University of Michigan's and Los Alamos Computation Center, due to MCL Article VIII § 5, which exempts the University of Michigan from local building and zoning laws.

This proposed ordinance would apply to all other proposals that are not exempt under this law, or any other state or federal exemptions.

Definitions

Data Center or Computing Center: A facility primarily used to house computer systems and associated components, including servers, telecommunications, storage systems, backup power supplies, redundant data communications connections, and environmental controls.

Technology centers/office research: Business(es) that provide an environment where high-tech uses and functions such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers, medical research, food and materials testing, telecommunications, and limited assembly operations associated with principal permitted uses can be located. Data or Computing Centers do not qualify under this definition.

Planning Commission Recommendation

Planning Commission recommended **APPROVAL, 6-0** of the Zoning Ordinance Text Amendments to the Township Board.

Note: 1 Person spoke at the Public Hearing (Approved Minutes are in the Packet)

NEW BUSINESS

RESOLUTION 2025-43

Authorizing the Charter Township of Ypsilanti to Sell to Purchaser UPH Ypsilanti Property LLC a Vacant Parcel Comprising 0.26 Acres Located in the Seaver Farm Property Which will be Combined with the 1.74 Acres Located at 1400 S. Huron Street

WHEREAS, the Charter Township of Ypsilanti holds title to a vacant parcel comprising 0.26 acres located in the Seaver Farm property, the legal description of which is as follows:

Land in the Township of Ypsilanti, Washtenaw County, MI,

described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West 22.98 feet and South 72 degrees 24 minutes 21 seconds West, 411.62 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West 120.14 feet; thence North 84 degrees 59 minutes 50 seconds West, 120.00 feet; thence North 05 degrees 00 minutes 10 seconds West, 70.19 feet; thence north 72 degrees 24 minutes 21 seconds East, 129.98 feet to the point of beginning. Containing .26 acres;

and

WHEREAS, in October of 2025 UPH Ypsilanti Property LLC hereinafter referred to as "UPH" requested of the Ypsilanti Township Assessing Department to purchase the vacant lot as described above which they intend to combine with their property located at 1400 S. Huron

Street which consists of 1.74 acres (a copy of said aerial depicting both parcels being attached hereto), and;

WHEREAS, at a regular Board meeting held on **December 16, 2025** the Ypsilanti Township Board of Trustees authorized the sale of the 0.26 acre vacant lot to Purchaser UPH which according to the “**Market Valuation Report**” prepared by Deputy Assessor Brian McCleery after receiving the certified survey from the Purchaser on **November 5, 2025** was valued at **\$50,000**, and;

WHEREAS, on the ____ of **December 2025** Purchaser UPH by and through its member Charles Paisley signed the proposed “**Purchase Agreement**” (a copy of which is attached hereto and incorporated by reference) in which they will remit to the Township the sum of **\$50,000** in accordance with the Market Valuation Report.

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

1. That the Township Board accepts the Purchase Offer submitted hereto and authorizes the execution of the “**Purchase Agreement**” by Supervisor Brenda L. Stumbo and Clerk Debra A. Swanson.
2. That the Township authorizes Supervisor Stumbo and Clerk Swanson to execute all documents required by Cislo Title to effectuate the

transfer of the 0.26 acre parcel to Purchaser UPH once a closing date has been scheduled.

3. That a certified copy of this Resolution be forwarded to Cislo Title as set forth in Paragraph 23 of the 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. 2025-43 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 16, 2025.

Debra A. Swanson, Clerk
Charter Township of Ypsilanti



003

38-363-003

72 Ac.

2

-001

K-11-17-363-001

1.92 Ac.

166.86 8.31 38.64

362.64

310.91

153.42

155.07

673.55

86

JOE HALL PARK
PUBLIC

-800

3.41 Ac.

K-11-17-363-800

K-11-17-363-026

-026

1.43 Ac.

010

227.12

19.03

820.92

321.92 .26 Ac.

411.62

1.74 Ac.

-018

3.74 Ac.

K-11-38-280-018

2.00 Ac.

222.38

64.92

241.82

349.64

507.79

-019

4.56 Ac.

K-11-38-280-019

33

380.02

347.01

237.04

-017

2.52 Ac.

K-11-38-280-017

169.41

218.90

218.90

100.64

29.72

46.60

79.16

14.95 33.07

180.71

98.03

01.231

98

72.21

662.99

227.11

267.51

21.16

213.69

69.25 41.31

BRINKER WAY

PURCHASE AGREEMENT

This Purchase Agreement (Agreement) made this ____ day of December, 2025, between ***UPH Ypsilanti Property LLC***, a Michigan limited liability company, whose address is 49169 Alpha Drive, Wixom, MI 48392 (hereinafter referred to as “***Purchaser***”) and the ***Charter Township of Ypsilanti***, a Michigan Charter Township, whose administrative offices are located at 7200 S. Huron River Drive, Ypsilanti, MI 48197 (hereinafter “***Seller***”).

WITNESSETH:

Whereas, *Seller* owns a vacant parcel of land located in the Charter Township of Ypsilanti, Washtenaw County, State of Michigan, which parcel is identified as follows:

Land in the Township of Ypsilanti, Washtenaw County, MI,

described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West 22.98 feet and South 72 degrees 24 minutes 21 seconds West, 411.62 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West 120.14 feet; thence North 84 degrees 59 minutes 50 seconds West, 120.00 feet; thence North 05 degrees 00 minutes 10 seconds West, 70.19 feet; thence north 72 degrees 24 minutes 21 seconds East, 129.98 feet to the point of beginning. Containing .26 acres;

Whereas, *Purchaser* previously provided the aforementioned legal description pursuant to a certified survey that was performed by Nowak and Fraus Civil Engineers and provided to the Seller on ***November 5, 2025*** a copy of the certified survey being attached hereto and incorporated by reference and labeled Exhibit A; and

WHEREAS UPH is interested in acquiring the aforementioned parcel owned by ***Seller*** as set forth in the legal description of the Purchase Agreement that was obtained from the ***November 5, 2025*** certified land survey by Nowak and Fraus Engineers.

It is hereby agreed as follows:

1. ***Description of the Property.***

Both the ***Seller*** and the ***Purchaser*** agree that the legal description of the ***Property*** was previously verified by Nowak and Fraus Engineers and Deputy Assessor Brian McCleery on ***November 5, 2024*** wherein a “***Market Valuation***” for the parcel was prepared by Deputy Assessor McCleery. This Market Valuation Report prepared by Deputy Assessor McCleery provides both ***Seller*** and ***Purchaser*** with a definitive legal description and acreage content.

2. ***Purchase Price.***

The Purchase Price for the ***Property*** shall be ***Fifty Thousand Dollars*** payable by certified or cashier’s check at the closing, subject to the provisions of paragraph 7.

3. **Conveyance.**

At the closing, the ***Seller*** agrees to convey its legal interest in the ***Property*** to the ***Purchaser*** by a warranty deed, subject to easements and restrictions of record and rights of way of record.

4. **Title Commitment and Title Insurance.**

The ***Seller*** shall deliver to the ***Purchaser*** a title insurance commitment issued by ***Cislo Title Company***, 1894 Whittaker Rd, Ypsilanti, MI 48197, certified to the ***Purchaser***, within ***ten (10)*** days after the signing of the ***Purchase Agreement*** to be followed with a final title insurance policy to be issued after closing. The cost of the title insurance commitment and the title insurance policy shall be paid by the ***Seller***.

5. **Title Objections.**

Once ***Purchaser*** has received the title insurance commitment from ***Cislo Title Company*** the ***Purchaser*** shall have ***seven (7)*** days to review the title shown by the commitment. If the title is not satisfactory, the ***Purchaser*** must give the ***Seller*** written notice of the deficiencies in title that must be corrected. The ***Seller*** shall then have ***seven (7)*** days to cure the defects and have the commitment reissued in a form that meets the requirements of the ***Purchaser's*** written notice. If the defects cannot be corrected by that date, the ***Purchaser*** may either waive the defects or terminate this ***Agreement***, and have its Deposit refunded upon five (5) days

written notice of this election. The **Purchaser** shall pay the entire costs of the title insurance premium at the time of closing.

6. **Due Diligence/Contingencies.**

Closing shall be contingent upon the occurrence of the following:

A. **Purchaser's** satisfaction with the title insurance commitment.

B. Once **Purchaser** timely notifies **Seller** that it elects to close as herein required, the earnest money deposit shall be nonrefundable and shall be applied as a credit on the **Purchase Price** at closing. See Paragraph 7.

C. Once **Purchaser** notifies **Seller** that it elects to close as herein required, by so doing **Purchaser** thereby affirms that it has thoroughly inspected the physical condition of the **Property**. Furthermore, by so doing **Purchaser** acknowledges that they are satisfied with and that the **Seller** has made no representations or warranties with respect to the **Property**, and that the **Purchaser** take the **Property** at closing in "**as is**" condition.

7. **Earnest Money Deposit and Termination.**

Purchaser has deposited with **Seller** the sum of **\$2,500** as a good faith deposit. Said deposit shall be deposited with the offices of the Ypsilanti Township Treasurer and deposited into an FDIC institution and shall be applied to the **Purchase Price** at closing. In the event **Purchaser**, after its

election to close, fails to consummate the transaction contemplated hereby through no fault of ***Seller***, the deposit shall be forfeited to ***Seller*** as liquidated damages. Any and all sums deposited hereunder shall be applied or refunded as provided herein. If the ***Seller*** refuses or fails to close, ***Purchaser***, at their option, may elect to have as its sole and exclusive remedy either specific performance of this ***Purchase Agreement*** or have the deposit refunded to it in termination of this ***Purchase Agreement***.

8. **Taxes and Assessments.**

The ***Seller*** shall pay all special assessments on the ***Property*** that are assessed on or before the effective date of this ***Agreement***. The ***Purchaser*** shall pay all assessments that arise after the effective date of this ***Agreement***. Michigan real estate taxes on the ***Property*** shall be prorated to the date of closing, according to due dates, under the assumptions that taxes are paid in advance. ***Seller*** shall pay for all state and local transfer taxes.

9. **Closing.**

The closing shall take place within ***thirty*** (30) days from the date ***Purchaser*** notifies ***Seller*** of its election to close as provided in Paragraph 6C or as otherwise agreed to by the parties, but in any event, said closing shall be held prior to ***January 31, 2026*** unless agreed to by the parties. The closing shall be held at ***Cislo Title Company***. The ***Seller*** shall be responsible for preparing the documents for the closing. The documents shall be delivered to the ***Purchaser*** for review at least ***three (3)*** days before the

closing. At the closing, the ***Seller*** shall sign and deliver the Warranty Deed for the ***Property*** to the ***Purchaser*** as herein described. The ***Seller*** shall pay the real estate transfer taxes. The ***Purchaser*** shall pay for the recording fees and prepare and file all recording and transfer affidavits. Both the ***Seller*** and ***Purchaser*** shall sign a closing statement memorializing the transaction.

10. ***Real Estate Brokers, Third Party Claims and Attorneys Fees.***

Purchaser represents and warrants that there are no claims or amounts due for any brokerage or salesman commissions or fees or for any finders' fees in connection with the transaction set forth in this ***Purchase Agreement***. ***Seller*** likewise represents and warrants that there are no third party claims or amounts due for any brokerage or salesman commissions or fees or for any finders fees in connection with the transaction set forth, in this Purchase Agreement unless otherwise agreed to specifically between ***Seller*** and any broker. Each party further agrees to indemnify and hold and save the other party harmless from any claims or demands for commissions by persons claiming by or through such other party in connection with the transactions set forth in this ***Purchase Agreement***. These representations and warranties shall survive the closing.

11. ***Notices.***

Any notice required or permitted to be given or served upon any party hereto in connection with this ***Purchase Agreement*** shall be deemed to be completed and legally sufficient:

- A. When personally delivered with written acknowledgement of receipt; or
- B. One business day following the date it is deposited with an expedited mail service company for delivery on the next business day; or
- C. By facsimile transmission; or
- D. Two business days after the date when deposited in the United States Mail, certified, return receipt requested, postage prepaid; addressed as follows:

If to Seller: Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197
Attention: Clerk Debra A. Swanson

If to Purchaser: UPH Ypsilanti Property LLC
c/o Charles Paisley, Member
49169 Alpha Drive
Wixom, MI 48392

With a copy to Counsel for Seller: Wm. Douglas Winters
McLain & Winters
61 North Huron St.
Ypsilanti, MI 48197
fax – 734-481-8909
mcwinlaw@gmail.com

12. **Possession.**

The ***Seller*** shall deliver possession of the ***Property*** to ***Purchaser*** at the time of closing.

13. **Combination of Vacant Parcel.**

Purchaser agrees to combine the vacant parcel as set forth in the legal description contained in the Purchase Agreement with the parcel owned by Purchaser located at 1400 S. Huron Street, K-11-38-280-020 and shall file all necessary documents with the Ypsilanti Township Assessing Department.

14. **Entire Agreement.**

This **Purchase Agreement** constitutes the entire agreement of the parties and all prior or contemporaneous oral or written agreements, understandings, representations and statements are merged into this **Purchase Agreement**. Neither this **Purchase Agreement** nor any provision hereon may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement is sought and then only to the extent set forth in such instrument.

15. **Governing Law.**

This **Purchase Agreement** shall be governed by, construed, and enforced in accordance with the laws of the State of Michigan.

16. **Further Assurances.**

Each party shall do, execute, acknowledge and deliver all such further acts, instruments and assurances and take all such further action before or

after the closing as shall be necessary or desirable to fully carry out this ***Purchase Agreement*** and to fully consummate and effect the transactions contemplated hereby.

17. **No Third Party Benefits.**

This ***Purchase Agreement*** is for the sole and exclusive benefit of the parties hereto and their respective successors and assigns and no third party is intended to or shall have any rights hereunder.

18. **Time is the Essence.**

Time is of the essence in the performance of this ***Purchase Agreement***.

19. **Interpretation.**

This ***Purchase Agreement*** shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both ***Seller*** and ***Purchaser*** have contributed substantially and materially to the preparation of this ***Purchase Agreement***.

20. **Counterparts.**

This ***Purchase Agreement*** and any document or instrument executed pursuant hereto may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same document.

21. **Successor and Assigns.**

This ***Purchase Agreement*** and the covenants, conditions and obligations set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, administrators, representatives and assigns.

22. **Captions and Pronouns.**

The section headings of the paragraphs contained herein are for convenience only and do not limit, define or construe the contents of such paragraphs. Whenever a personal pronoun is used in the neuter or gender, it shall be deemed to include masculine and feminine unless the context indicates to the contrary.

23. **Corporate Resolution.**

Simultaneous with the signing of this ***Purchase Agreement***, ***Seller*** shall provide ***Purchaser*** and Cislo Title Agency with a certified resolution made pursuant to a duly held meeting of the Township Board of Trustees authorizing this transaction and designating the officers empowered to sign all necessary documents.

24. **Effective Date.**

The date shown on page 1 shall be the effective date of this ***Agreement***.

WITNESSED:

SELLER:

Charter Township of Ypsilanti
Brenda L. Stumbo, Supervisor

Dated: _____

Charter Township of Ypsilanti
Debra A. Swanson, Clerk

Dated: _____

PURCHASER:

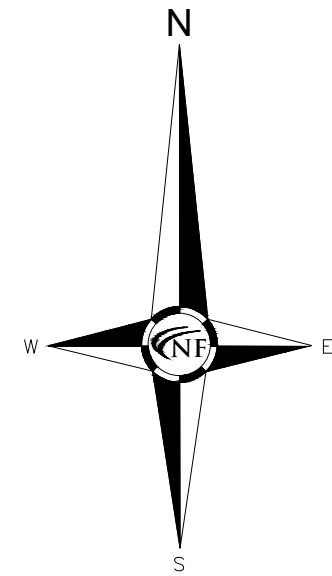
Signed by:


2330380CAFB443...

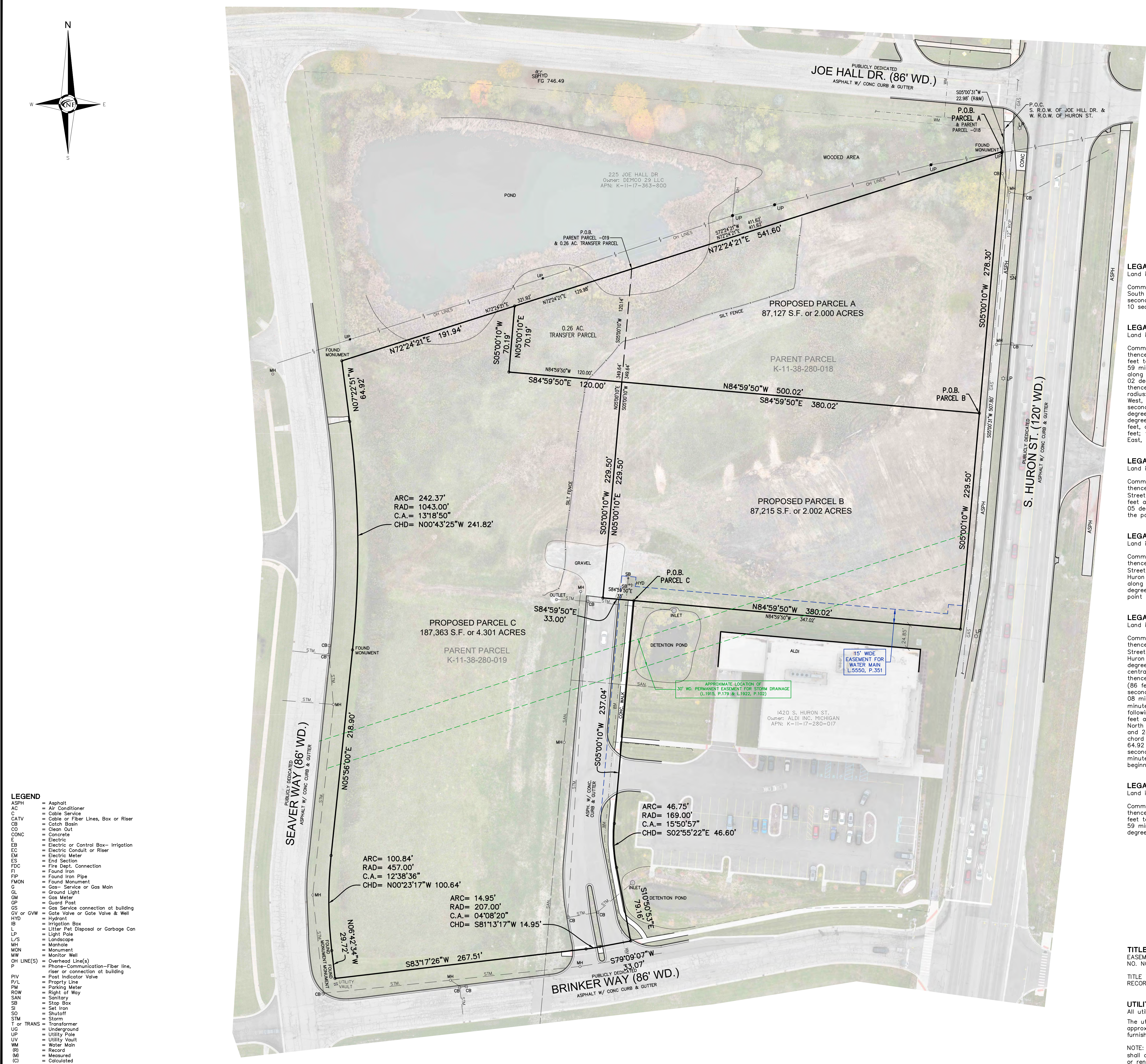
UPH Ypsilanti Property LLC
Charles Paisley, Member

Dated: 12/9/2025

EXHIBIT A



LEGEND	
ASPH	= Asphalt
AC	= Air Conditioner
C	= Cable Service
CATV	= Cable or Fiber Lines, Box or Riser
CB	= Catch Basin
CO	= Clean Out
CONC	= Concrete
EB	= Electric or Control Box- Irrigation
EC	= Electric Conduit or Riser
EM	= Electric Meter
ES	= End Section
FDC	= Fire Dept. Connection
FI	= Found Iron
FIP	= Found Iron Pipe
FMON	= Found Monument
G	= Gas- Service or Gas Main
GL	= Ground Light
GM	= Gas Meter
GP	= Guard Post
GS	= Gas Service connection at building
GV or GW	= Gate Valve or Gate Valve & Well
HD	= Hydrant
IB	= Irrigation Box
LP	= Litter Pat Disposal or Garbage Can
L	= Light Pole
L/S	= Landscape
MH	= Manhole
MON	= Monument
MW	= Monitor Well
OH LINE(S)	= Overhead Line(s)
P	= Phone-Communication-Fiber line, riser or connection at building
PIV	= Post Indicator Valve
P/L	= Property Line
PM	= Parking Meter
ROW	= Right of Way
SAN	= Sanitor
SB	= Stop Box
SI	= Set Iron
SO	= Shutoff
STM	= Storm
or TRANS	= Transformer
UC	= Underground
UP	= Utility Pole
UV	= Utility Vault
WM	= Water Main
RI	= Record
MI	= Measured
(C)	= Calculated



LEGAL DESCRIPTION- (PARENT PARCEL K-11-38-280-018)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West, 349.64 feet; thence South 84 degrees 59 minutes 50 seconds East, 33 feet; thence South 05 degrees 00 minutes 10 seconds West, 237.04 feet; thence 46.75 feet along an arc of a curve to the left, radius: 169.00 feet, central angle: 15 degrees 50 minutes 57 seconds, chord bears South 02 degrees 55 minutes 22 seconds East, 46.60 feet; thence South 10 degrees 50 minutes 53 seconds East, 79.16 feet; thence South 79 degrees 09 minutes 07 seconds West, 33.07 feet; thence 14.95 feet along an arc of a curve to the right, radius: 207.00 feet, central angle: 04 degrees 08 minutes 20 seconds, chord bears: South 81 degrees 13 minutes 17 seconds West, 14.95 feet; thence South 83 degrees 17 minutes 26 seconds West, 267.51 feet; thence North 06 degrees 42 minutes 34 seconds West, 29.72 feet; thence 100.84 feet along an arc of a curve to the right, radius: 457.00 feet, central angle: 12 degrees 38 minutes 36 seconds, chord bears: North 00 degrees 23 minutes 17 seconds West, 100.64 feet; thence North 05 degrees 56 minutes 00 seconds East, 218.90 feet; thence 242.37 feet along an arc of a curve to the left, radius: 1043.00 feet, central angle: 13 degrees 18 minutes 50 seconds, chord bears: North 00 degrees 43 minutes 25 seconds West, 241.82 feet; thence North 07 degrees 22 minutes 51 seconds West, 64.92 feet; thence North 72 degrees 24 minutes 21 seconds East, 541.60 feet to the point of beginning.

LEGAL DESCRIPTION- (PARENT PARCEL K-11-38-280-019) (Per Tax Records)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet and South 72 degrees 24 minutes 21 seconds West, 411.62 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West, 349.64 feet; thence South 84 degrees 59 minutes 50 seconds East, 33 feet; thence South 05 degrees 00 minutes 10 seconds West, 237.04 feet; thence 46.75 feet along an arc of a curve to the left, radius: 169.00 feet, central angle: 15 degrees 50 minutes 57 seconds, chord bears South 02 degrees 55 minutes 22 seconds East, 46.60 feet; thence South 10 degrees 50 minutes 53 seconds East, 79.16 feet; thence South 79 degrees 09 minutes 07 seconds West, 33.07 feet; thence 14.95 feet along an arc of a curve to the right, radius: 207.00 feet, central angle: 04 degrees 08 minutes 20 seconds, chord bears: South 81 degrees 13 minutes 17 seconds West, 14.95 feet; thence South 83 degrees 17 minutes 26 seconds West, 267.51 feet; thence North 06 degrees 42 minutes 34 seconds West, 29.72 feet; thence 100.84 feet along an arc of a curve to the right, radius: 457.00 feet, central angle: 12 degrees 38 minutes 36 seconds, chord bears: North 00 degrees 23 minutes 17 seconds West, 100.64 feet; thence North 05 degrees 56 minutes 00 seconds East, 218.90 feet; thence 242.37 feet along an arc of a curve to the left, radius: 1043.00 feet, central angle: 13 degrees 18 minutes 50 seconds, chord bears: North 00 degrees 43 minutes 25 seconds West, 241.82 feet; thence North 07 degrees 22 minutes 51 seconds West, 64.92 feet; thence North 72 degrees 24 minutes 21 seconds East, 541.60 feet to the point of beginning.

LEGAL DESCRIPTION- (PROPOSED PARCEL A)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet to a point of the Westerly right of way line of South Huron Street (120 feet wide) and the point of beginning; thence continuing South 05 degrees 00 minutes 10 seconds West, 278.30 feet along said line of South Huron Street; thence North 84 degrees 59 minutes 50 seconds West, 500.02 feet; thence North 05 degrees 00 minutes 10 seconds East, 70.19 feet; thence North 72 degrees 24 minutes 21 seconds East, 541.60 feet to the point of beginning.

LEGAL DESCRIPTION- (PROPOSED PARCEL B)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet to a point of the Westerly right of way line of South Huron Street (120 feet wide); thence continuing South 05 degrees 00 minutes 10 seconds West, 278.30 feet along said line of South Huron Street to the point of beginning; thence continuing South 05 degrees 00 minutes 10 seconds West, 229.50 feet along said line of South Huron Street; thence North 84 degrees 59 minutes 50 seconds West, 380.02 feet; thence North 05 degrees 00 minutes 10 seconds East, 229.50 feet; thence South 84 degrees 59 minutes 50 seconds East, 380.02 feet to the point of beginning.

LEGAL DESCRIPTION- (PROPOSED PARCEL C)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet to a point of the Westerly right of way line of South Huron Street (120 feet wide); thence continuing South 05 degrees 00 minutes 10 seconds West, 507.80 feet along said line of South Huron Street; thence North 84 degrees 59 minutes 50 seconds West, 347.02 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West, 237.04 feet; thence 46.75 feet along an arc of a curve to the left, radius: 169.00 feet, central angle: 15 degrees 50 minutes 57 seconds, chord bears South 02 degrees 55 minutes 22 seconds East, 46.60 feet; thence South 10 degrees 50 minutes 53 seconds East, 79.16 feet to a point on the Northerly right of way line of Brinker Way (86 feet wide); thence continuing the following three courses along said line of Brinker Way: South 79 degrees 09 minutes 07 seconds West, 33.07 feet and 14.95 feet along an arc of a curve to the right, radius: 207.00 feet, central angle: 04 degrees 08 minutes 20 seconds, chord bears: South 81 degrees 13 minutes 17 seconds West, 14.95 feet and South 83 degrees 17 minutes 26 seconds West, 267.51 feet to a point on the Easterly right of way line of Seaver Way (86 feet wide); thence the following five courses along said line of Seaver Way: North 06 degrees 42 minutes 34 seconds West, 29.72 feet and 100.84 feet along an arc of a curve to the right, radius: 457.00 feet, central angle: 12 degrees 38 minutes 36 seconds, chord bears: North 00 degrees 23 minutes 17 seconds West, 100.64 feet and North 05 degrees 56 minutes 00 seconds East, 218.90 feet and 242.37 feet along an arc of a curve to the left, radius: 1043.00 feet, central angle: 13 degrees 18 minutes 50 seconds, chord bears: North 00 degrees 43 minutes 25 seconds West, 241.82 feet and North 07 degrees 22 minutes 51 seconds West, 64.92 feet; thence North 72 degrees 24 minutes 21 seconds East, 191.94 feet; thence South 05 degrees 00 minutes 10 seconds East, 70.19 feet; thence South 84 degrees 59 minutes 50 seconds East, 120.00 feet; thence South 05 degrees 00 minutes 10 seconds West, 229.50 feet; thence South 84 degrees 59 minutes 50 seconds East, 33.00 feet to the point of beginning.

LEGAL DESCRIPTION- (0.26 ACRE TRANSFER PARCEL)

Land in the Township of Ypsilanti, Washtenaw County, MI, described as follows:

Commencing at the intersection of the Southerly right of way of Joe Hall Drive and the Westerly right of way of Huron Street, thence South 05 degrees 00 minutes 31 seconds West, 22.98 feet and South 72 degrees 24 minutes 21 seconds West, 411.62 feet to the point of beginning; thence South 05 degrees 00 minutes 10 seconds West, 120.14 feet; thence North 84 degrees 59 minutes 50 seconds West, 120.00 feet; thence North 05 degrees 00 minutes 10 seconds West, 120.14 feet; thence North 84 degrees 59 minutes 50 seconds East, 120.00 feet; thence North 05 degrees 00 minutes 10 seconds West, 120.14 feet; thence North 72 degrees 24 minutes 21 seconds East, 129.98 feet to the point of beginning.

TITLE NOTES

EASEMENTS SHOWN OR NOTED ON THIS SURVEY FOR PARCEL K-11-38-280-018 WERE OBTAINED FROM TITLE COMMITMENT NO. NCS-1219363, WITH A COMMITMENT DATE OF APRIL 23, 2024, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE WORK WAS NOT PROVIDED FOR PARCEL K-11-38-280-018 AND THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE SEARCH, COMMITMENT OR POLICY IS FURNISHED TO NOWAK & FRAUS ENGINEERS.

UTILITY NOTE

All utilities shown are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation along with records by others. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747

PROJECT LOCATION

No. 1410 S. Huron &
1415 Seaver Drive
Part of the SW. 1/4 of
Section 16, T.3S., R.7E.,
Ypsilanti Township,
Washtenaw County, MI

SHEET

**PARCEL SPLIT/
COMBINATION**

REVISIONS

08-09-2024	ORIGINAL SURVEY
11-05-2025	PARCEL SPLIT/COMBINATION
11-18-2025	Add 0.26 Transfer Parcel

DRAWN BY:

JN/RF

APPROVED BY:

K.N./R.FRAUS

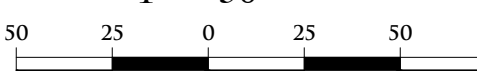
EMAIL:

rfraus@nfe-engr.com

DATE ISSUED:

November 05, 2025

SCALE: 1" = 50'



NFE JOB NO.

0257

SHEET NO.

1 of 1

**CHARTER TOWNSHIP OF YPSILANTI
2025 Boards and Commissions
Appointments and Reappointments**

Resolution No. 2025-44

REAPPOINTMENTS

Planning Commission

El-Assadi, “Becky” Elizabeth

Exp. Date

12/31/2028

Zoning Board of Appeals

Eldridge, Stan

Marshall, David

Exp. Date

11/20/2028

12/31/2028

APPOINTMENTS

Joint Airport Zoning Board

Stumbo, Brenda

Yandrick, Mark

Exp. Date

11/20/2028

12/31/2028

Ypsilanti Community Utilities Authority

Stumbo, Brenda

Exp. Date

11/20/2028

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE SUPERVISOR —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: December 9, 2025

RE: 2025 Boards and Commissions – Res. 2025-44

Please place the following recommendations on the December 16, 2025 agenda for consideration of the 2025 Boards and Commissions appointments and reappointments.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— WHERE YOUR FUTURE GROWS —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

To: Charter Township of Ypsilanti Board of Trustees

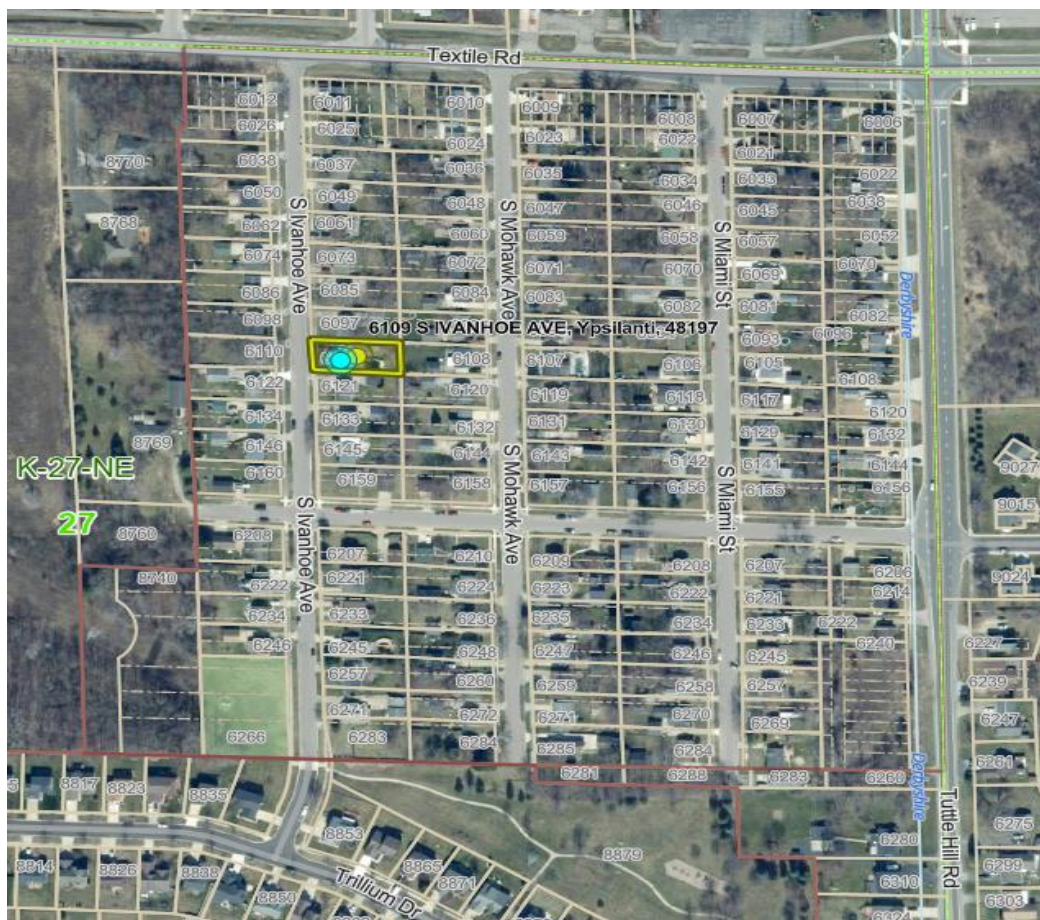
From: Belinda Kingsley, Community Compliance Director

Re: **Request authorization to initiate Circuit Court litigation to abate a public nuisance violation at a property identified as 6109 S Ivanhoe Ave; funded in account 101-729-801.023.**

Date: December 10, 2025

The Ypsilanti Township Ordinance Department has investigated a public nuisance at 6109 S Ivanhoe Ave. Authorization by the Board of Trustees is requested to abate said nuisance by initiating Circuit Court litigation.

6109 S Ivanhoe Ave.



The property identified as 6109 S Ivanhoe Ave is located south of Textile, west of Tuttle Hill, in a R-4 One-Family Residential zone. The property was owned by Kenneth Dillon, who died on September 22, 2025. Although neighbors have stated that Mr. Dillon has family in the area, it does not appear that anyone has taken possession of the house or made attempts to secure and maintain it.

The Ordinance Department became aware of this property after receiving a call from the Fire Marshall on December 2, 2025. Fire and Washtenaw County Sheriff deputies were on scene for a reported natural gas smell from the house. Two Ordinance Officers responded and confirmed that there were likely property maintenance and/or code violations inside the house. In order to enter the house, and properly document the violations, an Administrative Search Warrant (ASW) was requested from the Township Prosecutor and 14-B District Court. The ASW was signed on December 8, 2025, and the inspection of the property occurred on December 9, 2025 by two Ordinance Officers.

Upon entering the property, officers noted that there was approximately 8" of water in the lower level of this tri-level house. All of the windows in the house were open, and it is likely that pipes froze and burst, causing the flooding. The house is in an unsanitary condition, with trash, personal possessions, food and animal feces throughout. There is also evidence of infestation, with live rodents witnessed by the officers during the inspection. The property has overgrown vegetation and an unsafe abandoned above ground pool in the yard that needs to be secured.

Following the ASW inspection the house was secured by Belfor, including boarding up damaged windows in the front. The water had been shut off by YCUA on December 8, 2025, for excessive use. DTE disconnected gas and electricity while the ASW inspection was occurring on December 9, 2025.

The house was condemned, and at this point it is a hazard and a danger to the community. Approval is sought from the Board of Trustees to allow Township's legal counsel to initiate the opening of estate in Probate Court and/or litigation in Circuit Court.

Thank you for your consideration and your continued support for our public nuisance abatement efforts.



Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— WHERE YOUR FUTURE GROWS —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

To: Charter Township of Ypsilanti Board of Trustees

From: Belinda Kingsley, Community Compliance Director

Re: **Request authorization to initiate Circuit Court litigation to abate a public nuisance violation at a property identified as 2150 Woodale Ave; funded in account 101-729-801.023.**

Date: December 10, 2025

The Ypsilanti Township Ordinance Department has investigated a public nuisance at 2150 Woodale Ave. Authorization by the Board of Trustees is requested to abate said nuisance by initiating Circuit Court litigation.

2150 Woodale Ave.



The property identified as 2150 Woodale Ave is located north of Grove, south of Lakeview, between Bomber and Ide, in a R-4 One-Family Residential zone. Based on Township records and verbal information provided during the vacant property inspection, the property is owned by Pamela and Timothy Robb. Mr. Robb is in a nursing care facility and Mrs. Robb resides in different house that they own in the Township.

The Ordinance Department became aware of this property being vacant in August 2023, after receiving a complaint. It was inspected in 2023 and 2024, and although the house contained a large amount of personal property items, it was deemed to be vacant. The house was structurally sound, with the gas/electric and water shut off. There were no signs of rodent infestation. The owner was provided with information regarding services available for seniors, to assist her with cleaning out the house since she had moved.

In August 2025, an inspection was scheduled, but due to Mrs. Robb's health issues it was not inspected until November 21, 2025. At that time, the inspection showed that not only had the previously existing amount of personal contents substantially increased, but also that the house had deteriorated and was no longer structurally sound. There are holes in the house caused by animals. Makeshift patches have been placed on the exterior in an unsuccessful attempt to keep animals out of the house. Several mousetraps have been placed inside the house, indicating an active infestation since the last inspection. The fascia boards on the exterior are infested with bugs/carpenter ants, and the roof and all exterior wood has been damaged by moisture.

While the house has not been occupied for many years, it is apparently being used for an increasing amount of storage by the owner, as evidenced by the annual inspections. The property owner has been able to visit the house over the years, but she appears to be unable to undertake the project of abating the violations.

Unfortunately, we have many vacant houses in the Township, and each year that they remain vacant they continue to deteriorate from lack of maintenance, as this one certainly has. The house was condemned, and at this point the house is a source of blight, an attractive nuisance, a health hazard and a danger to the community. Approval is sought from the Board of Trustees to allow Township's legal counsel to initiate litigation in Circuit Court.

Thank you for your consideration and your continued support for our public nuisance abatement efforts.







Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



YPSILANTI
TOWNSHIP
— ACCOUNTING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

MEMORANDUM

TO: The Charter Township of Ypsilanti Board of Trustees

FROM: Javonna Neel, Accounting Director and Stan Eldridge, Treasurer

DATE: December 11, 2025

SUBJECT: Request to approve the revised Credit Card Policy.

Attached for the Board's review and convenience are both a redlined version and a clean revised copy of the Township's Credit Card Policy. The revisions include additions to Section IV.E regarding temporary credit card limits, along with clarification of monthly statements, violations, and program administration.

Several grammatical and procedural clarifications have also been incorporated to ensure a more comprehensive and consistent policy.

I respectfully request the Board's approval of the revised Credit Card Policy as presented.



Charter Township of Ypsilanti

Procurement Card Program Credit Card Policy

Revised 12-16-2025

I. Purpose:

To authorize and control the use of credit card and procurement card transactions by elected officials and employees in compliance with Public Act 266 of 1995.

II. Definitions:

- A. “Credit Card” and “procurement card” means a card or device issued under a credit card arrangement by a depository financial institution.
- B. “Credit Card agreement” means an unsecured extension of credit for purchasing goods or services from the credit card issuer that is accessed with a credit card.
- C. “Credit Card policy” means a policy adopted by resolution of The Charter Township of Ypsilanti.
- D. “Cardholder” means approved elected officials and employees who are issued a procurement credit card.
- E. Immediately means on the day of occurrence. For purchases, that means on the same day purchased Mondays through Friday and on Monday if purchased on Saturday or Sunday.

III. Authorized Person to Execute Agreement:

- A. The Charter Township of Ypsilanti Board certifies that the currently elected Treasurer and Clerk are authorized to execute/sign a Card Agreement with the Bank.

IV. Issuance of Procurement Credit Cards:

- A. The Charter Township of Ypsilanti Board deems that it is in the best interest of the township to make certain township financial transactions by using a credit card as described in the Public Act 266 of 1995.
- B. This issuance should be limited to those individuals that demonstrate that this issuance will assist their ability to perform their assigned responsibilities and used specifically for the purchase of goods or services for the official business of the township and in accordance with the current Township Financial Policy.

- C. The issuance of credit cards to elected officials, department heads and employees will be authorized by a panel to include the Supervisor, the Clerk, the Treasurer, the Deputy Treasurer and the Accounting Director. The Deputy Treasurer and the Accounting Director shall be the Program Administrators who will be responsible for accounting, monitoring, and retrieval and for overseeing compliance with this policy.
- D. Credit card limits will be set by a panel to include the Supervisor, the Clerk, the Treasurer, the Deputy Treasurer and the Accounting Director. Limits will be based upon departmental necessities, not to exceed the Acts stated limits.
- E. Temporary credit card limit increases may be requested of a Program Administrator, upon approval of the related purchase order. The Program Administrator **shall** obtain approval from at least two of the full-time elected officials on the panel.
- F. The Accounting Director will provide the Board with an annual list of those employees who have been issued a credit card at the first meeting in December.
- G. All officials or employees issued a credit card will be required to sign an *Acknowledgement of Responsibilities Agreement*. See Appendix A

V. Procurement Credit Card Use:

- A. The credit card may be used for the purchase of goods or services related to the official business of the Charter Township of Ypsilanti. It **shall not** be used for any personal business.
- B. The official or employee of the issued credit card is responsible for its protection and custody and **shall** immediately notify the cardholder bank and the township Accounting Director or Deputy Treasurer if the card is lost or stolen.
- C. The official or employee issued a credit card **shall** return the credit card to the Accounting Director immediately upon the termination of his or her employment or service in office.
- D. A purchase order is required for all credit card purchases.
- E. All purchasing procedures, rules, restrictions and other general policies can be found under the Township's Financial Policy. Strict adherence to the rules will be enforced by the Accounting Director.
- F. The official or employee who uses a credit card **shall** immediately submit a copy of the vendor's credit card invoice or receipt and a copy of the purchase order to the Accounting Department.
- G. If no credit card invoice or receipt was obtained that describes the transaction, the department head **shall** submit to the Accounting Director a signed memo documenting why there is no invoice or receipt, the name of the vendor or entity from which goods or services were purchased, the date and the amount of the transaction, the official business that required the transaction, any printouts validating purchase and a copy of the purchase order.

VI. Monthly Statements:

- A. Officials and employees who are issued cards **shall** review their monthly

statements online and **shall immediately** report any discrepancies to the Accounting Director. The Charter Township of Ypsilanti has 14 days from statement date to notify the Financial Institute of any disputed items.

VII. Violations/Separation from Service

- A. Any cardholder found in violation of this policy **may** be forced to surrender the card **immediately** and **may** be subject to disciplinary actions, via the Human Resources Department, including, but not limited to:
 - a. Verbal counseling
 - b. Written reprimand
 - c. Suspension
 - d. Termination
 - e. Reimbursement to the Township for unauthorized expenditures and/or civil or criminal penalties
- B. Should an official or employee notify the Charter Township of Ypsilanti of their intent to separate from service, they are required to surrender the card **immediately** to the Human Resources Department, upon receipt of their notice to leave the Township's employment.

VIII. Program Administrators - Monitoring & Reporting

- A. The Deputy Treasurer and the Accounting Director will be the Program Administrators.
- B. The Program Administrators **shall** maintain a list of credit cards owned by the township in the Accounting Department, along with the name of the officials and employees who have been issued the credit cards, the credit limit established, the date issued, and the date returned. Each Cardholder **shall** sign the *Acknowledgement of Responsibilities Agreement*.
- C. The Program Administrators **shall** review each credit card statement as soon as possible to ensure that transactions comply with this policy. Any transactions that appear on the statements that are not documented with a credit card invoice, receipt or a signed memo **shall** be immediately investigated. Transactions that do not appear to comply with this policy **shall** be reported to the Township Board.
- D. The Township Board **shall** be notified of credit card purchases, with descriptions. This information **shall** be presented for approval within the Statement and Checks at the second Board meeting of each month.

Appendix A: Credit Card Policy

Acknowledgement of Responsibilities Agreement

Participating Official / Employee Acknowledgment of Responsibilities:

By participating in the Charter Township of Ypsilanti Procurement Credit Card Program as a Cardholder, you assume all responsibilities pertaining to the operation of the Procurement Credit Card Program.

Please see the Credit Card Policy Guidelines for a complete list of responsibilities, which include but are not limited to the following:

- The Charter Township of Ypsilanti Procurement Card is to be used for authorized Township business expenditures only. The Procurement Card may only be used within the policies and procedures outlined for the Procurement Card program.
- The Procurement Card will be issued in the name of the employee. By accepting the Card, the employee assumes full responsibility for the card and shall be accountable for all charges made with the Card. The Card is not transferable and may not be used by anyone other than the Cardholder.
- The Procurement Card must be maintained with the highest level of security. If the Card is lost or stolen, or if the Cardholder suspects the card or account number has been compromised, the Cardholder agrees to immediately notify the Bank and the Program Administrator. Oral notification is to be followed up by written and/or email confirmation within twenty-four hours.
- On a monthly basis, the Accounting Director, or the Program Administrator will receive a statement listing all activity associated with the Card and have 14 days from the statement date to notify the Bank of any disputed items. This activity will include purchases and credits made during the reporting period. While the Cardholder will not be responsible for making payments, the Cardholder **shall** be responsible for verifying credit card activity. This **shall** be turned into the Program Administrator in the accounting department as stated in the Credit Card Policy.
- Cardholder's Account **shall** be subject to periodic internal control reviews and audits. By accepting the Card, the Cardholder agrees to fully comply with these reviews and audits. The Cardholder shall be asked to produce the Card to validate its existence and produce all requested statements and receipts to verify appropriate use.
- No subsequent invoice should be received from the vendor related to any Procurement Card purchases.
- Misuse, including, but not limited to, personal use or unauthorized use and/or fraudulent use of the Card shall result in disciplinary action, up to and including termination and/or civil or criminal penalties.

By signing below, I acknowledge that I have read and agreed to all the terms and conditions of the document. I certify that as a participating cardholder of the Charter Township of Ypsilanti's Procurement Card Program that I understand and assume all the responsibilities listed above.

Employee Signature _____ Title _____

Name (Print) _____ Date _____

Authorized by: _____ Title _____

Name (Print) _____ Date _____

Charter Township of Ypsilanti

Procurement Card Program

Credit Card Policy

Revised ~~6-9-12-16~~ 2025

I. Purpose:

To authorize and control the use of credit card and procurement card transactions by elected officials and employees in compliance with Public Act 266 of 1995.

II. Definitions:

- A. "Credit Card" and "procurement card" means a card or device issued under a credit card arrangement by a depository financial institution.
- B. "Credit Card agreement" means an unsecured extension of credit for purchasing goods or services from the credit card issuer that is accessed with a credit card.
- C. "Credit Card policy" means a policy adopted by resolution of The Charter Township of Ypsilanti.
- D. "Cardholder" means approved elected officials and employees who are issued a procurement credit card.
- E. Immediately means on the day of occurrence. For purchases, that means on the same day purchased Mondays through Friday and on Monday if purchased on Saturday or Sunday.

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IV. Issuance of Procurement Credit Cards:

- A. The Charter Township of Ypsilanti Board deems that it is in the best interest of the township to make certain township financial transactions by using a credit card as described in the Public Act 266 of 1995.
- B. This issuance should be limited to those individuals that demonstrate that this issuance will assist their ability to perform their assigned responsibilities and used specifically for the purchase of goods or services for the official business of the township and in accordance with the current Township Financial Policy.
- C. The issuance of credit cards to elected ~~officers~~ officials, department heads and employees will be authorized by a panel to include the Supervisor, the Clerk, the Treasurer, the Deputy Treasurer and the Accounting Director. The ~~Supervisor will appoint the~~ Deputy Treasurer and the Accounting Director as

- shall be** the Program Administrators who will be responsible for accounting, monitoring, and retrieval and for overseeing compliance with this policy.
- D. Credit card limits will be set by a panel to include the Supervisor, the Clerk, the Treasurer, the Deputy Treasurer and the Accounting Director. Limits will be based upon departmental necessities, not to exceed the Acts stated limits.
- E. **Temporary credit card limit increases may be requested of a Program Administrator, upon approval of the related purchase order. The Program Administrator shall obtain approval from at least two of the full-time elected officials on the panel.**
- F. The Accounting Director will provide the Board with an annual list of those employees who have been issued a credit card at the first meeting in December.
- G. All ~~officers~~ **officials** or employees issued a credit card will be required to sign an ***Acknowledgement of Responsibilities Agreement***. See Appendix A

V. Procurement Credit Card Use:

- A. The credit card may be used for the purchase of goods or services related to the official business of the Charter Township of Ypsilanti. It ~~is~~ **shall not** to be used for any personal business.
- B. The ~~officer~~ **official** or employee of the issued credit card is responsible for its protection and custody and **shall** immediately notify the cardholder bank and the township Accounting Director or Deputy Treasurer if the card is lost or stolen.
- C. The ~~officer~~ **official** or employee issued a credit card **shall** return the credit card **to the Accounting Director** immediately upon the termination of his or her employment or service in office.
- D. A purchase order is required for all credit card purchases.
- E. All purchasing procedures, rules, restrictions and other general policies can be found under the Township's Financial Policy. Strict adherence to the rules will be enforced by the Accounting Director.
- F. The ~~officer~~ **official** or employee who uses a credit card **shall** immediately submit a copy of the vendor's credit card invoice or receipt and a copy of the purchase order to the Accounting Department.
- G. If no credit card invoice or receipt was obtained that describes the transaction, the department head **shall** submit to the Accounting Director a signed memo documenting why there is no invoice or receipt, the name of the vendor or entity from which goods or services were purchased, the date and the amount of the transaction, the official business that required the transaction, any printouts validating purchase and a copy of the purchase order.

VI. Monthly Statements:

- A. Officials and employees who are issued cards **shall** review their monthly statements **online** and **shall immediately** report any discrepancies to the

Accounting Director. The Charter Township of Ypsilanti has 14 days from statement date to notify the Financial Institute of any disputed items.

- ~~B. Cardholders must submit individual receipts detailing all materials or services purchased with the card.~~
- ~~C. All credit card invoices must be approved before payment.~~
- ~~D. The balance including interest due on the extension of credit under this arrangement shall be paid for within not more than 60 days of the initial statement date.~~

VII. Violations/Separation from service

- A. Any cardholder found in violation of this policy ~~will~~ **may** be forced to surrender the card **immediately** and ~~will~~ **may** be subject to disciplinary actions, ~~as deemed appropriate by the Township Board.~~ **via the Human Resources Department**, including, but not limited to:
 - a. Verbal counseling
 - b. Written reprimand
 - c. Suspension
 - d. Termination
 - e. Reimbursement to the Township for unauthorized expenditures and/or civil or criminal penalties
- B. Should an **official or** employee notify the Charter Township of Ypsilanti of their intent to separate from service, they are required to surrender the card **immediately to the Human Resources Department**, upon receipt of their notice to leave the Township's employment.

VIII. Program Administrators - Monitoring & Reporting

- A. The Deputy Treasurer and the Accounting Director will be the Program Administrators.
- B. The Program Administrators **shall** maintain a list of all credit cards owned by the township in the Accounting Department along with the name of the ~~officer~~ **officials** and employees who have been issued the credit cards, the credit limit established, the date issued, and the date returned. Each Cardholder **shall** sign the *Acknowledgement of Responsibilities Agreement*.
- C. The Program Administrators **shall** review each credit card statement as soon as possible to ensure that transactions comply with this policy. Any transactions that appear on the statements that are not documented with a credit card invoice, receipt or a signed memo **shall** be immediately investigated. Transactions that do not appear to comply with this policy **shall** be reported to the Township Board.
- ~~D. The Township Board shall not approve payment to the entity issuing the credit cards until all transactions have been verified, including the approval of all transaction invoices if issued.~~ **The Township Board shall be notified of credit card purchases, with descriptions. This information shall be**

presented for approval within the Statements and Checks at the second Board meeting each month.

Appendix A: Credit Card Policy

Acknowledgement of Responsibilities Agreement

Participating **Official** / Employee Acknowledgment of Responsibilities:

By participating in the Charter Township of Ypsilanti Procurement Credit Card Program as a Cardholder, you assume **all** responsibilities pertaining to the operation of the Procurement Credit Card Program. Please see the Credit Card Policy Guidelines for a complete list of responsibilities, which include but are not limited to the following:

- The Charter Township of Ypsilanti Procurement Card is to be used for authorized Township business expenditures only. The Procurement Card may only be used within the policies and procedures outlined for the Procurement Card program.
- The Procurement Card will be issued in the name of the employee. By accepting the Card, the employee assumes **full** responsibility for the card and ~~will~~ **shall** be accountable for all charges made with the Card. The Card is not transferable and may not be used by anyone other than the Cardholder.
- The Procurement Card must be maintained with the highest level of security. If the Card is lost or stolen, or if the Cardholder suspects the card or account number has been compromised, the Cardholder agrees to immediately notify the Bank and the Program Administrator. Oral notification is to be followed up by written confirmation **and/or email within twenty-four hours.**
- On a monthly basis, the **Accounting Director, or** Program Administrator, ~~or the Accounting Director will~~ receive a statement listing all activity associated with the Card and have 14 days from statement date to notify the Bank of any disputed items. This activity will include purchases and credits made during the reporting period. While the Cardholder will not be responsible for making payments, the Cardholder ~~will~~ **shall** be responsible for ~~the verification and reconciliation of all Account activity~~ **verifying credit card activity.** This ~~will~~ **shall** be turned into the Program Administrator in the accounting department as stated in the Credit Card Policy.
- Cardholder's Account will be subject to periodic internal control reviews and audits. By accepting the Card, the Cardholder agrees to **fully** comply with these reviews and audits. The Cardholder ~~will~~ **shall** be asked to produce the Card to validate its existence and produce **all requested** statements and receipts to verify appropriate use.
- No subsequent invoice should be received from the vendor related to any Procurement Card purchases.
- Misuse, including, but not limited to, personal use or unauthorized use and/or fraudulent use of the Card ~~will~~ **shall** result in disciplinary action, up to and including termination and/or civil or criminal penalties.

By signing below, I acknowledge that I have read and agreed to **all** the terms and conditions of the document. I certify that as a participating cardholder of the Charter Township of Ypsilanti's Procurement Card Program, I understand and assume **all** the responsibilities listed above.

Employee Signature _____ Title _____

Name (Print) _____ Date _____

Authorized by: _____ Title _____

Name (Print) _____ Date _____



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

CC: Myla Harris, Purchasing Clerk

Date: December 11, 2025

RE: **Request Authorization to approve additional items to add to the sale and/or removal of excess Township Equipment**

The Residential Services Department (RSD) is requesting authorization to approve additional items to add to the upcoming auction of excess Township equipment.

Please find attached a listing from a number of pieces of equipment from Township Departments. We will ensure we follow appropriate procedures and policies set in place to appropriately discard equipment.

RSD staff plan to offer and administer a Township auction in January 2026.

John Hines
Municipal Services Director
jhines@ypsitownship.org

#707 Fuel Tank with Pump

Fuel tank leaks and has outlived its usefulness to Parks & Grounds.







2009 Spartan Crimson Gladiator Fire Pumper

Mileage: 120,000+ Pumping Hrs. Would equal several
hundred hours

This engine was assigned to our Station one with a high-volume call. Currently this date the Unit does need new batteries an oil change and some light electrical work. These two engines were bought together and are Sister Trucks.











2009 Spartan Crimson Gladiator Fire Pumper

Mileage: 122,527 Pumping Hrs. Would equal several
hundred hours.

This engine was assigned to our Station Four with a high volume calls Currently the Unit does need new batteries and an oil change These two engines were bought together and are Sister Trucks.





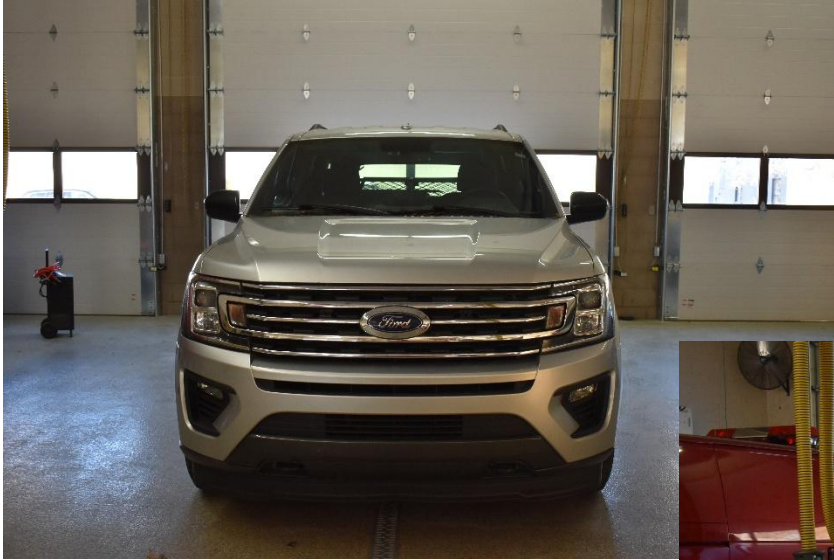




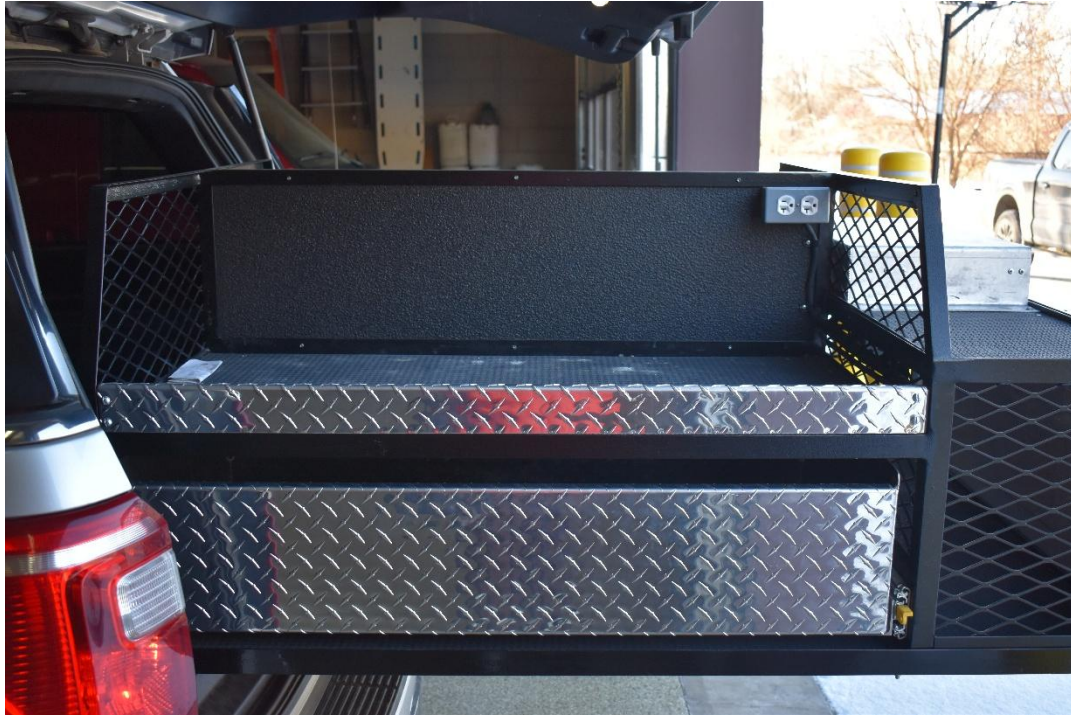


2018 Ford Expedition Max

Mileage: 135,740











Misc IT Items – 6 Lots

Old Or No longer Usable Equipment

Six lots of old or no longer usable equipment. None of it will be guaranteed to work. All storage media will be removed or destroyed where applicable

Lot 1 - Servers, Obsolete and/or defunct servers. No hard drives, CDs, manuals will be included.

Lot 2 - Networking. Obsolete and/or defunct network switches and firewalls.

Lot 3 - Desktops, Obsolete and/or defunct desktop computers. No hard drives, CDs, manuals will be included.

Lot 4 - Notebooks, Obsolete and/or defunct notebooks computers. No hard drives, CDs, manuals will be included.

Lot 5 - Monitors and monitor parts. Obsolete and/or defunct Monitors and monitor stands

Lot 6 - Miscellaneous Computer Items, Obsolete and/or defunct printers, scanners, desktop phones and other miscellaneous items.

Motion to Amend the 2025 Budget (#16)

Move to increase the General Fund budget by \$12,648 to \$21,353,109 and approve the department line-item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI
2025 BUDGET AMENDMENT # 16**

December 16, 2025

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL FUND	Total Increase	<u>\$12,648.00</u>
---------------------------	-----------------------	---------------------------

Request to increase the budget for PTO payout at 75%. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$3,158.00
		Net Revenues	<u>\$3,158.00</u>
Expenditures:	Salary PTO Payout	101-191-708.004	\$2,933.00
	FICA	101-191-715.000	\$225.00
		Net Expenditures	<u>\$3,158.00</u>

Request to increase the budget for PTO payout at 75%. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$6,033.00
		Net Revenues	<u>\$6,033.00</u>
Expenditures:	Salary PTO Payout	101-228-708.004	\$5,604.00
	FICA	101-228-715.000	\$429.00
		Net Expenditures	<u>\$6,033.00</u>

Request to increase budget for the repair of Parks & Grounds Ford Super Duty F-250. This will be funded by insurance reimbursement.

Revenues:	Insurance Reimbursement	101-000-676.012	\$3,457.00
		Net Revenues	<u>\$3,457.00</u>
Expenditures:	Motor Pool Misc Repair	101-770-935.000	\$3,457.00
		Net Expenditures	<u>\$3,457.00</u>

AUTHORIZATIONS AND BIDS



14-B DISTRICT COURT

7200 SOUTH HURON RIVER DRIVE
YPSILANTI, MICHIGAN 48197-7099

CRIMINAL/TRAFFIC (734) 483-1333
CIVIL (734) 483-5300
FAX (734) 483-3630



HON. ERANE C. WASHINGTON
DISTRICT COURT JUDGE

HILARY B. BRALEY
MAGISTRATE

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees
From: April Salley, 14-B District Court Judicial Assistant
CC: Chief Judge Erane Washington, Court Administrator Hilary Braley
Date: December 8, 2025
RE: Request authorization to seek bid proposals for furniture for 14-B District Court budgeted in line #101-971-901.236, in the amount of \$130,000 from the additional grant money that was approved by the board

The 14-B District Court requesting authorization to seek bids for furniture. This RFQ will be open to any and all bidders. We will use funds from the renovation project line #101-971-901.236, in the amount of \$130,000 in additional grant money was accepted by the board at a board meeting on 11-18-25 and those are the funds we intend to use for this furniture. A potential awarded bidder will be brought forward to the board for approval after the posting process is complete.

Thank you,

April Salley
14-B District Court

OTHER BUSINESS

PUBLIC COMMENTS

- **Three Minutes Per Person**
- **All Comments must be addressed to the Chair**
- **Public Comments are also welcomed as the board addresses each item**

BOARD MEMBER COMMENTS

ADJOURNMENT
