

# **CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES**

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*Supervisor*

**BRENDA L. STUMBO**

*Clerk*

**DEBBIE SWANSON**

*Treasurer*

**STAN ELDRIDGE**

*Trustees*

**KAREN LOVEJOY ROE**

**JOHN P. NEWMAN II**

**GLORIA PETERSON**

**LARESHA THORNTON**

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**January 20, 2026**

**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: 1/13/26

December 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 December 2025, there were 2,526 calls for service in Ypsilanti Twp. Calls for service have decreased 13 % 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
25-85098	12/3/25	AWIM
25-88481	12/17/25	AWIM
25-90210	12/26/25	AWIM



# WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



## EXECUTIVE SUMMARY

Distribution Date: 1/13/26

December 2025

### COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
12/11/25	Tuttle Hill, Merritt, and Bemis	Speeding	Assigned to patrol

### STAFFING

29 / 35 Deputies (Billable for 28)





# WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



## EXECUTIVE SUMMARY

Distribution Date: 1/13/26

December 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](http://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



# Police Service Data Report

Reporting Period: December

Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	48	759	879	-13.7%
Assaultive Crimes	43	515	641	-19.7%
Burglaries	6	92	100	-8.0%
Larcenies	26	301	319	-5.6%
Medical Assists	48	593	656	-9.6%
OWI	2	45	67	-32.8%
Robberies	1	9	6	50.0%
Traffic Crashes	82	1,041	1,177	-11.6%
Traffic Stops	240	5,260	9,778	-46.2%
Vehicle Theft	8	120	148	-18.9%
Calls For Service Total	2,526	36,498	41,913	-12.9%
Community Engagement		16	7	128.6%
Citations	64	1,136	1,786	-36.39%
In/Out of Area Time		Minutes		
Into Area Time		610		
Out of Area Time		1,855		

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.



## CFS Summary

Reporting Period: December

Classification	Month 2025	2025 YTD	2024 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT	22	240	294	-18.4%
ANIMAL CRUELTY	1	5	7	-28.6%
ARSON		2	7	-71.4%
BRIBERY			1	-100.0%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	1	17	25	-32.0%
BURGLARY -FORCED ENTRY	4	85	86	-1.2%
COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION		1		-
DAMAGE TO PROPERTY	12	247	290	-14.8%
EMBEZZLEMENT		3	5	-40.0%
EXTORTION		8	16	-50.0%
FORGERY/COUNTERFEITING		10	20	-50.0%
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	4	48	33	45.5%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	6	82	79	3.8%
FRAUD - HACKING/COMPUTER INVASION			1	-100.0%
FRAUD - IDENTITY THEFT	2	33	37	-10.8%
FRAUD -WIRE FRAUD	1	16	17	-5.9%
INTIMIDATION/STALKING	7	98	103	-4.9%
JUSTIFIABLE HOMICIDE		1		-
KIDNAPPING/ABDUCTION	1	8	12	-33.3%
LARCENY -OTHER	3	96	94	2.1%
LARCENY -POCKETPICKING	1	3	1	200.0%
LARCENY -PURSESNAATCHING	1	2	2	0%
LARCENY -THEFT FROM BUILDING	4	72	84	-14.3%
LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE			1	-100.0%
LARCENY -THEFT FROM MOTOR VEHICLE	19	138	157	-12.1%
LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES		18	22	-18.2%
MOTOR VEHICLE, AS STOLEN PROPERTY	2	25	20	25.0%
MOTOR VEHICLE FRAUD		1		-
MOTOR VEHICLE THEFT	9	130	167	-22.2%
MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)			6	-100.0%
NARCOTIC EQUIPMENT VIOLATIONS	1	15	18	-16.7%
NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)		2	4	-50.0%



## CFS Summary

Reporting Period: December

NONAGGRAVATED ASSAULT	26	311	392	-20.7%
NON-FATAL SHOOTING			1	-100.0%
OBSCENITY		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	5	58	55	5.5%
ROBBERY	1	24	22	9.1%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE		10	11	-9.1%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	8	14	-42.9%
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	3	5	-40.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE		11	10	10.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE		16	32	-50.0%
STOLEN PROPERTY	3	32	24	33.3%
VIOLATION OF CONTROLLED SUBSTANCE ACT	2	60	61	-1.6%
WEAPONS OFFENSE- CONCEALED	3	58	81	-28.4%
WEAPONS OFFENSE -OTHER	1	18	28	-35.7%
<b>Sum:</b>	<b>144</b>	<b>2,024</b>	<b>2,360</b>	<b>-14.02%</b>

Classification	Month 2025	2025 YTD	2024 YTD	% Change
BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	7	4	75.0%
DISORDERLY CONDUCT		12	13	-7.7%
ESCAPE/FLIGHT		1		-
FAMILY -ABUSE/NEGLECT NONVIOLENT	2	41	63	-34.9%
FAMILY -NONSUPPORT			1	-100.0%
FAMILY -OTHER			2	-100.0%
FRAUD -BAD CHECKS		6	14	-57.1%
HEALTH AND SAFETY	3	22	29	-24.1%
HIT and RUN MOTOR VEHICLE ACCIDENT			4	-100.0%
JUVENILE RUNAWAY	4	53	89	-40.4%
LIQUOR VIOLATIONS -OTHER	2	9	14	-35.7%
MISCELLANEOUS CRIMINAL OFFENSE		28	46	-39.1%



## CFS Summary

Reporting Period: December

NEGLIGENT HOMICIDE -VEHICLE/BOAT			1	-100.0%
OBSTRUCTING JUSTICE	14	179	181	-1.1%
OBSTRUCTING POLICE	8	142	171	-17.0%
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	2	78	133	-41.4%
POSSESSION OF BURGLARY TOOLS			1	-100.0%
PUBLIC PEACE -OTHER	1	12	13	-7.7%
SEX OFFENSE -OTHER		4	11	-63.6%
SMUGGLING		1	2	-50.0%
SOLICITATION		1	1	0%
TRESPASS		17	21	-19.0%
VAGRANCY		1	4	-75.0%
<b>Sum:</b>	<b>37</b>	<b>614</b>	<b>818</b>	<b>-25.27%</b>

Classification	Month 2025	2025 YTD	2024 YTD	% Change
ALARMS	125	1,244	1,345	-7.5%
ANIMAL COMPLAINTS	52	875	988	-11.4%
JUVENILE OFFENSES AND COMPLAINTS	15	316	404	-21.8%
MISCELLANEOUS COMPLAINTS	510	8,749	9,273	-5.7%
MISCELLANEOUS TRAFFIC COMPLAINTS	320	6,232	10,928	-43.0%
NON - CRIMINAL COMPLAINTS	882	10,390	10,811	-3.9%
SICK / INJURY COMPLAINT	156	2,013	2,515	-20.0%
TRAFFIC CRASHES	82	1,073	1,211	-11.4%
TRAFFIC OFFENSES	5	167	174	-4.0%
WARRANTS	11	274	361	-24.1%
WATERCRAFT COMPLAINTS / ACCIDENTS		4	3	33.3%
<b>Sum:</b>	<b>2,158</b>	<b>31,337</b>	<b>38,013</b>	<b>-17.11%</b>

Classification	Month 2025	2025 YTD	2024 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	6	14	-57.1%
LICENSE / TITLE / REGISTRATION CITATIONS		3	4	-25.0%
MISCELLANEOUS A THROUGH UUUU	20	272	397	-31.5%
NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS		3	3	0%
PARKING CITATIONS		5	5	0%
<b>Sum:</b>	<b>21</b>	<b>289</b>	<b>423</b>	<b>-31.59%</b>



## CFS Summary

Reporting Period: December

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

Classification	Month 2025	2025 YTD	2024 YTD	% Change
CANINE ACTIVITIES	3	90	21	328.6%
COURT / WARRANT ACTIVITIES	3	57	9	533.3%
CRIME PREVENTION ACTIVITIES	5	81	53	52.8%
INVESTIGATIVE ACTIVITIES	107	1,266	568	122.9%
MISCELLANEOUS ACTIVITIES (6000)	61	872	588	48.3%
MISCELLANEOUS ACTIVITIES (6100)	57	1,066	1,081	-1.4%
<b>Sum:</b>	<b>236</b>	<b>3,432</b>	<b>2,320</b>	<b>47.89%</b>



## CCW Report

Reporting Period: December

Incident Number	Report Date	Offense	Case Status Disposition
250088463	12/17/25	Concealed Weapons - Firearm in Auto (CCW)	Warrant Issued
250088463	12/17/25	Weapons-Firearms-Ammunition-Possession by Prohibited Person	Warrant Issued
250089539	12/22/25	Concealed Weapons - Firearm in Auto (CCW)	Warrant Issued
250090885	12/29/25	Concealed Weapons - Firearm in Auto (CCW)	Warrant Issued



# Out of Area Report

Reporting Period: December

SUMMARY	
Reporting Area	Duration in Minutes
ANN ARBOR CITY	189
ANN ARBOR TWP	126
AUGUSTA TWP	95
COUNTY OWNED PROPERTY	90
LODI TOWNSHIP	108
MACARTHUR BLVD CONTRACT	280
PITTSFIELD TOWNSHIP	182
SALINE CITY	23
SCIO TOWNSHIP	43
ST JOSEPH HOSPITAL	35
SUPERIOR TWP	353
YPSILANTI CITY	331
Sum:	1,855

## ANN ARBOR CITY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250085549	YPSILANTI TWP	K9 DETAIL	K-9 Tracking - WD	2400 BLOCK W STADIUM BLVD	12/05/2025 11:27:00	63
250086011	YPSILANTI TWP	K9 DETAIL	K-9 Tracking - WD	1400 BLOCK PEAR ST	12/07/2025 13:34:00	107
250086875	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	EB I94/ STONE SCHOOL RD	12/11/2025 00:24:00	18
	YPSILANTI TWP	CITATIONS		UPON EB I-94 and AT/NEAR STONE SCHOOL RD	12/11/2025 00:34:00	1
					Sum:	189





## Out of Area Report

Reporting Period: December

### ANN ARBOR TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250089128	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Fire Department	300 BLOCK VILLAGE GREEN BLVD	12/20/2025 21:15:00	70
250090096	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Death Investigation - Cause Unknown	4600 BLOCK GEDDES RD	12/25/2025 10:55:00	56
					<b>Sum:</b>	<b>126</b>

### AUGUSTA TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250087995	YPSILANTI TWP	BACKUP DISPATCHED CALLS	MSP Calls - WD	8300 BLOCK N BROOKSTON DR	12/16/2025 05:00:00	40
250091379	YPSILANTI TWP	BACKUP DISPATCHED CALLS	MSP Calls - WD	8300 BLOCK N BROOKSTON DR	12/30/2025 23:25:00	55
					<b>Sum:</b>	<b>95</b>

### COUNTY OWNED PROPERTY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250086130	YPSILANTI TWP	DISPATCHED CALLS	CSC 4th Degree - Forcible Contact	2200 BLOCK HOGBACK RD	12/08/2025 00:00:00	90
					<b>Sum:</b>	<b>90</b>

### LODI TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250090845	YPSILANTI TWP	DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	9600 BLOCK WOODLAND CT	12/29/2025 05:33:00	108
					<b>Sum:</b>	<b>108</b>



## Out of Area Report

Reporting Period: December

### MACARTHUR BLVD CONTRACT

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250088136	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	8800 BLOCK MACARTHUR BLVD	12/16/2025 17:42:00	53
250088692	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Felony Arrest Warrant - Other Jurisdiction	8900 BLOCK MACARTHUR BLVD	12/18/2025 21:10:00	160
250088786	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Mental Health Call	9000 BLOCK MACARTHUR BLVD	12/19/2025 10:54:00	13
250088831	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	8900 BLOCK MACARTHUR BLVD	12/19/2025 14:45:00	15
250089943	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	8800 BLOCK MACARTHUR BLVD	12/24/2025 15:02:00	9
250090208	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	1200 BLOCK STAMFORD CT	12/26/2025 00:00:00	30
					<b>Sum:</b>	<b>280</b>

### PITTSFIELD TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250084800	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	PACKARD RD/ CARPENTER RD	12/02/2025 05:43:00	33
250085616	YPSILANTI TWP	DISPATCHED CALLS	CRU Response - WD	3800 BLOCK CENTURY CT	12/05/2025 16:22:00	66
250085795	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	3800 BLOCK CENTURY CT	12/06/2025 12:17:00	62
250091021	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	2100 BLOCK GLENCOE HILLS DR	12/29/2025 14:58:00	21
					<b>Sum:</b>	<b>182</b>



## Out of Area Report

Reporting Period: December

### SALINE CITY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250088239	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	W MICHIGAN AVE/N LEWIS ST	12/17/2025 02:02:00	23
					<b>Sum:</b>	<b>23</b>

### SCIO TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250089036	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Mental Health Call	DEXTER-ANN ARBOR RD/ PRATT RD	12/20/2025 13:54:00	43
					<b>Sum:</b>	<b>43</b>

### ST JOSEPH HOSPITAL

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250091186	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	5300 BLOCK MCAULEY DR	12/30/2025 11:28:00	35
					<b>Sum:</b>	<b>35</b>



## Out of Area Report

Reporting Period: December

### SUPERIOR TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
250084951	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1900 BLOCK BRIAN CT	12/02/2025 18:35:00	50
250084951	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1900 BLOCK BRIAN CT	12/02/2025 19:05:00	8
250084951	YPSILANTI TWP	DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1900 BLOCK BRIAN CT	12/02/2025 18:35:00	28
250084951	YPSILANTI TWP	DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1900 BLOCK BRIAN CT	12/02/2025 18:35:00	65
250084958	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Govt Agency	1300 BLOCK CRESTWOOD AVE	12/02/2025 19:04:00	18
250087505	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Civil / Friend of Court Arrest Warrant	LEFORGE RD/GREEN RD	12/13/2025 18:10:00	10
250087734	YPSILANTI TWP	DISPATCHED CALLS	Follow Up - WD	1800 BLOCK EVERGREEN LN	12/14/2025 21:15:00	20
250087891	YPSILANTI TWP	DISPATCHED CALLS	CRU Response - WD	9600 BLOCK GEDDES RD	12/15/2025 16:18:00	70
250088831	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	8900 BLOCK MACARTHUR BLVD	12/19/2025 14:45:00	13
250090054	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Intelligence - WD	1200 BLOCK STAMFORD RD	12/25/2025 03:35:00	15
250091403	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Trespass Notice - Served - WD	5300 BLOCK MCAULEY DR	12/31/2025 03:00:00	25
	YPSILANTI TWP	VEHICLE TASK		STATION	12/30/2025 11:30:00	31
					<b>Sum:</b>	<b>353</b>

### YPSILANTI CITY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
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## Out of Area Report



Reporting Period: December

250085522	YPSILANTI TWP	DISPATCHED CALLS	Property Damage Traffic Crash PDA	N HURON ST/ W MICHIGAN AVE	12/05/2025 08:54:00	34
250086591	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	S WASHINGTON ST/FERRIS ST	12/09/2025 19:00:00	20
250086591	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	S WASHINGTON ST/FERRIS ST	12/09/2025 19:05:00	10
250086591	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	S WASHINGTON ST/FERRIS ST	12/09/2025 19:10:00	20
250086631	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	LEFORGE RD/HURON RIVER DR	12/10/2025 00:30:00	10
250086649	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	N HURON ST/ LOWELL ST	12/10/2025 02:55:00	10
250087016	YPSILANTI TWP	DISPATCHED CALLS	CRU Response - WD	700 BLOCK PEARL ST	12/11/2025 16:14:00	27
250088762	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	E MICHIGAN AVE/N PROSPECT ST	12/19/2025 09:00:00	10
250088811	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N PROSPECT ST/E MICHIGAN AVE	12/19/2025 13:00:00	15
250090873	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	500 BLOCK WASHTENAW AVE	12/29/2025 00:00:00	15
250090878	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	900 BLOCK W CLARK RD	12/29/2025 00:35:00	10
250091199	YPSILANTI TWP	BACKUP DISPATCHED CALLS		1000 BLOCK JEFFERSON ST	12/30/2025 13:30:00	125
250091324	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	WASHTENAW AVE/ OAKWOOD ST	12/30/2025 19:20:00	10
250091349	YPSILANTI TWP	CITATIONS	Traffic Complaint / Traffic Miscellaneous A Complaint	UPON WASHTENAW and AT/NEAR MANSFIELD	12/30/2025 21:15:00	5



## Out of Area Report

Reporting Period: December

250091349	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	400 BLOCK N MANSFIELD ST	12/30/2025 21:10:00	5
250091381	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S PROSPECT ST/DAVIS ST	12/30/2025 23:35:00	5
					<b>Sum:</b>	<b>331</b>



## Into Area Report

Reporting Period: December

SUMMARY	
Patrol Area Desc	Duration in Minutes
ANN ARBOR-SUPERIOR TWP COLLABORATION	590
MANCHESTER-LODI COLLABORATION	20
Sum:	610

### ANN ARBOR-SUPERIOR TWP COLLABORATION

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
250084585	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	1300 BLOCK CONCORD DR	12/01/2025 09:45:00	15
250085268	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Medical	1400 BLOCK CHESTNUT DR	12/04/2025 06:35:00	115
250085676	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N FORD BLVD/ HOLMES RD	12/05/2025 21:30:00	50
250086377	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Concealed Weapons - Firearm in Auto (CCW)	1200 BLOCK LEFORGE RD	12/08/2025 22:05:00	15
250086377	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Concealed Weapons - Firearm in Auto (CCW)	1200 BLOCK LEFORGE RD	12/08/2025 22:07:00	8
250087131	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	HUNTER AVE/ DELAWARE AVE	12/12/2025 01:47:00	0
250087142	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	1200 BLOCK MEDFORD DR	12/12/2025 04:00:00	62
250087246	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Resisting Officer	1500 BLOCK VILLAGE LN	12/12/2025 15:25:00	1
250087494	YPSILANTI TWP	DISPATCHED CALLS	Family Trouble	1200 BLOCK CONCORD DR	12/13/2025 17:40:00	25
250087577	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Gun - Domestic	400 BLOCK BEDFORD DR	12/14/2025 01:10:00	55
250088408	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Follow Up - WD	200 BLOCK OREGON ST	12/17/2025 16:40:00	80



## Into Area Report

Reporting Period: December

250089945	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	600 BLOCK BAGLEY AVE	12/24/2025 15:23:00	23
250089945	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	600 BLOCK BAGLEY AVE	12/24/2025 15:30:00	15
250090210	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	2700 BLOCK WOODRUFF LN	12/26/2025 00:50:00	70
250090895	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	200 BLOCK N WASHINGTON ST	12/29/2025 02:45:00	20
250091112	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	600 BLOCK VILLA DR	12/29/2025 22:51:00	10
250091418	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Conditional Release Violation	1400 BLOCK PARKWOOD AVE	12/31/2025 07:10:00	6
	YPSILANTI TWP	BACKUP DISPATCHED CALLS		1300 BLOCK S CONGRESS	12/25/2025 02:50:00	20
					<b>Sum:</b>	<b>590</b>

## MANCHESTER-LODI COLLABORATION

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
250090191	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	800 BLOCK GEORGE PL	12/25/2025 22:10:00	20
					<b>Sum:</b>	<b>20</b>





## Violations

Reporting Period: December

Violation Description	Violation Count
CMV - IMPROPER PLATE	1
DISOBEYED STOP SIGN	4
DISOBEYED TRAFFIC CONTROL DEVICE/REGULATOR	3
DISOBEYED TRAFFIC SIGNAL	3
DISPLAY SUSPENDED/REVOKED/ALTERED LICENSE	1
DOG LICENSE	2
DOGS AT LARGE/ NOT UNDER CONTROL	2
DWLS - DROVE WHILE LICENSE SUSP/REV/DENIED	4
EXPIRED PLATE	8
FAILED TO STOP LEAVING ALLEY OR PRIVATE DRIVE	1
FAILED TO YIELD	2
HANDICAP PARKING	1
IMPEDED TRAFFIC	1
LIMITED ACCESS SPEEDING 06-10 OVER	1
NO PROOF OF INSURANCE	3
NO VEHICLE PLATE	1
OPERATE WITHOUT SECURITY (NO INSURANCE)	1
OPERATING WHILE HOLDING OR USING A MOBILE ELECTRONIC DEVICE	2
PARKING IN A FIRE LANE	9
PURCHASE/POSSESSION/TRANSFER OF SPRAY PAINT BY MINOR	1
RECKLESS DRIVING	2
SPEEDING 01-05 OVER	4
SPEEDING 06-10 OVER	2
UNATTENDED VEHICLE LEFT RUNNING	2
UNSTERILIZED PIT BULL	1
<b>Sum:</b>	<b>62</b>



## Traffic Stops

Reporting Period: December

TS Reason For Contact	Activities Count
Assist	1
Crime BOL	1
Equipment Vio	28
Other	27
Speed	114
Traffic Vio.	84
	<b>255</b>



## Explanation of Data

### CCW REPORT:

This report lists all incidents verified as carrying a concealed weapon violation that occurred within the area during the reporting period.

### OUT OF AREA REPORT:

This report details the amount of time (in minutes) that deputies assigned to the contract area (patrol area) spend outside of that area, along with the reasons for being out of area. If the contract area is part of a collaboration, it is not possible to separate the data for each individual area within the collaboration in this report.

### INTO AREA REPORT:

This report details the amount of time (in minutes) that deputies not assigned to the contract area spend in that area, along with the reasons for their presence. If the contract area is part of a collaboration, this report separates the data by each area within the collaboration.

### VIOLATIONS:

This report lists all violations that occurred during the reporting period. A single citation may include multiple violations. The "sum" value represents the number of citations, not the total number of violations.

### TRAFFIC STOPS:

This report is generated from deputies' activity logs, which document each traffic stop and the associated reason. The numbers in this report may differ from those on the "Police Service Data Report" page, as that report reflects only verified offenses.



## Ypsilanti TWP Out of Area

For: 12/01/2025 thru 12/31/2025



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDCLARKJ	PACKARD RD/CARPENTER RD	DISPATCHED CALLS	250084800	ASSIST OTHER AGENCY CRASH INVOLVING TWP VEHICLE / SGT URBAN	05:43:00	33	12/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDDICICCOI	BRIAN CT	DISPATCHED CALLS	250084951	APP SGT HOUK, SUICICAL/ HOMICIDAL PERSON	18:35:00	65	12/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDLEWISN	BRIAN CT	DISPATCHED CALLS	250084951	PER SGT HOUK, SUICIDAL/ HOMICIDAL SUBJECT W/ CHILD	18:35:00	28	12/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDNEDDOK	BRIAN CT	BACKUP DISPATCHED CALLS	250084951	BU SUP TWP UNITS ON SUICIDAL PERSON THAT MENTIONED KILLING HER DAUGHTER, DOG , AND HERSELF. APPROVAL TO ASSIST PER SGT. HOUK	18:35:00	50	12/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDBELLA	CRESTWOOD AVE	BACKUP DISPATCHED CALLS	250084958	BACKUP SUPERIOR PER SGT HOUK	19:04:00	18	12/2/2025
YPSILANTI TWP	SUPERIOR TWP	WDTRASKOSR	BRIAN CT	BACKUP DISPATCHED CALLS	250084951	ASSISTED SUPERIOR UNITS WITH HOMICIDAL SUBJECT / APPROVED SGT HOUK	19:05:00	8	12/2/2025
YPSILANTI TWP	YPSILANTI CITY	WDNEDDOK	N HURON ST/W MICHIGAN AVE	DISPATCHED CALLS	250085522	YPD CRASH INVOLVING THEIR PATROL VEHICLE APPROVAL HANDLE CITY PER SGT. HOUK	08:54:00	34	12/5/2025
YPSILANTI TWP	ANN ARBOR CITY	WDROBERTSG	W STADIUM BLVD	K9 DETAIL	250085549	AST WITH PSD TRACK OF ROBBERY SUSPECT APV SGT HOUK	11:27:00	63	12/5/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDTRASKOSR	CENTURY CT	DISPATCHED CALLS	250085616	ASSISTED PITTSFIELD TWP WITH SUICIDAL SUBJECT / APPROVED SGT. HOUK	16:22:00	66	12/5/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDTRASKOSR	CENTURY CT	BACKUP DISPATCHED CALLS	250085795	ASSISTED PITTSFIELD WITH SUICIDE ATTEMPT / APPROVED SGT. HOUK	12:17:00	62	12/6/2025
YPSILANTI TWP	ANN ARBOR CITY	WDROBERTSG	PEAR ST	K9 DETAIL	250086011	K9 TRACK FOR SHOOTING SUSPECT APV SGT HOUK	13:34:00	107	12/7/2025
YPSILANTI TWP	COUNTY OWNED PROPERTY	WDBURTOND	HOGBACK RD	DISPATCHED CALLS	250086130	ASSIST CITIZEN	00:00:00	90	12/8/2025
YPSILANTI TWP	YPSILANTI CITY	WDCLARKA	S WASHINGTON ST/FERRIS ST	BACKUP DISPATCHED CALLS	250086591	AOD ONE RUNNING WITH A POSSIBLE GUN YPD SGT PENNINGTON APPROVAL	19:00:00	20	12/9/2025
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	S WASHINGTON ST/FERRIS ST	BACKUP DISPATCHED CALLS	250086591	ASSIST YPD FIGHTING WITH ONE PER SGT PENNINGTON	19:05:00	10	12/9/2025
YPSILANTI TWP	YPSILANTI CITY	WDTRIPPB	S WASHINGTON ST/FERRIS ST	BACKUP DISPATCHED CALLS	250086591	ASSIST YPSI CITY WITH A SUBJECT RUNNING WITH GUN IN HAND; SEARCHED FOR GUN BUT DID NOT LOCATE IT; PER SGT PENNINGTON	19:10:00	20	12/9/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	LEFORGE RD/HURON RIVER DR	DISPATCHED CALLS	250086631	CFS / OBSERVED CRASH / TOT YPD / SGT PENNINGTON	00:30:00	10	12/10/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	N HURON ST/LOWELL ST	DISPATCHED CALLS	250086649	CFS / OBSERVED CRASHED VEHICLE / SGT PENNINGTON	02:55:00	10	12/10/2025
YPSILANTI TWP	ANN ARBOR CITY	WDHALLR	EB 194/STONE SCHOOL RD	TRAFFIC STOP	250086875	DRIVER GOING OVER 100MPH ON THE ROAD AND DRIVING RECKLESS - APPROVED BY SERGEANT URBAN - CITATION ISSUED	00:24:00	18	12/11/2025
YPSILANTI TWP	ANN ARBOR CITY	WDHALLR	UPON EB 1-94 and AT/NEAR STONE S	CITATIONS		SPEEDING/RECKLESS DRIVING	00:34:00	1	12/11/2025
YPSILANTI TWP	YPSILANTI CITY	WDTRASKOSR	PEARL ST	DISPATCHED CALLS	250087016	SAFETY PLANNED SUBJECT / APPROVED SGT HOUK	16:14:00	27	12/11/2025
YPSILANTI TWP	SUPERIOR TWP	WDBELLASE	LEFORGE RD/GREEN RD	BACKUP DISPATCHED CALLS	250087505	BACK UP SUPERIOR UNIT ON TRAFFIC STOP PER SGT PENNINGTON	18:10:00	10	12/13/2025
YPSILANTI TWP	SUPERIOR TWP	WDTRASKOSR	GEDDES RD	DISPATCHED CALLS	250087891	ASSESSED AND SAFETY PLANNED SUBJECT / APPROVED SGT HOUK.	16:18:00	70	12/15/2025
YPSILANTI TWP	AUGUSTA TWP	WDSHANKLANDC	N BROOKSTON DR	BACKUP DISPATCHED CALLS	250087995	ASSIST MSP WITH A HOMICIDAL INDIVIDUAL WITH A KNIFE PER 622 SGT URBAN	05:00:00	40	12/16/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTRASKOSR	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250088136	ASSISTED DEPUTY TROWBRIDGE WITH SUBJECT ACTIVELY ATTEMPTING SUICIDE / TRANSPORTED TO UOFM AND PETITION COMPLETED	17:42:00	53	12/16/2025
YPSILANTI TWP	SALINE CITY	WDLECLAIRS	W MICHIGAN AVE/N LEWIS ST	BACKUP DISPATCHED CALLS	250088239	APPROVED BY SGT URBAN, ASSIST SALINE WITH FEMALE SEARCH	02:02:00	23	12/17/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDSIMMST	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250088692	RECKLESS DRIVING OBSERVED / UNAVOIDABLE / SGT WILLIAMS / ARREST TRANSPORT TO IONIA TOT FERRIS STATE POLICE	21:10:00	160	12/18/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	E MICHIGAN AVE/N PROSPECT ST	DISPATCHED CALLS	250088762	PEDESTRIAN VS VEHICLE / SGT HOUK	09:00:00	10	12/19/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTRASKOSR	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250088786	ASSISTED SUPERIOR UNITS WITH ARMED EDP / UNFOUNDED / TREATMENT TEAM ADVISED / APPROVED SGT. HOUK	10:54:00	13	12/19/2025
YPSILANTI TWP	YPSILANTI CITY	WDSAMAHAD	N PROSPECT ST/E MICHIGAN AVE	TRAFFIC STOP	250088811	RAN THE RED LIGHT ALMOST CAUSING A CRASH / SGT HOUK	13:00:00	15	12/19/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDSAMAHAD	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250088831	LARGE GROUP FIGHTING ASSISTED UNTIL UNITS WERE SECURE / SGT HOUK	14:45:00	15	12/19/2025
YPSILANTI TWP	SUPERIOR TWP	WDNEDDOK	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250088831	BU SUP TWP UNITS ON REPORTED "BLOODY FIGHT" IN PROGRESS. APPROVAL TO ASSIST PER SGT. HOUK	14:45:00	13	12/19/2025

## Ypsilanti TWP Out of Area

For: 12/01/2025 thru 12/31/2025



YPSILANTI TWP	SCIO TOWNSHIP	WDRASKOSR	DEXTER-ANN ARBOR RD/PRATT RD	BACKUP DISPATCHED CALLS	250089036	REQUESTED BY SGT. HOGAN TO ASSIST WITH EDP / TOT HVA / PETITIONED / FOLLOWED RIG TO PES / MEDICAL STAFF ADVISED	13:54:00	43	12/20/2025
YPSILANTI TWP	ANN ARBOR TWP	WDSHANKLANDC	VILLAGE GREEN BLVD	BACKUP DISPATCHED CALLS	250089128	PER 622 SGT URBAN APT COMPLEX ROOF ON FIRE...NEEDED FOR EVACUATION PURPOSES.	21:15:00	70	12/20/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTOTHC	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	250089943	5-6 people in a fight approved by sgt hogan - canceled	15:02:00	9	12/24/2025
YPSILANTI TWP	SUPERIOR TWP	WDRUSSELLT	STAMFORD RD	BACKUP DISPATCHED CALLS	250090054	PER SGT BYNUM / ASSIST DEP ANDREWS / CALL AT RESIDENCE WHERE RA HAD OCCURRED THE PREVIOUS SHIFT	03:35:00	15	12/25/2025
YPSILANTI TWP	ANN ARBOR TWP	WDNEDDOK	GEDDES RD	BACKUP DISPATCHED CALLS	250090096	BU SUP TWP UNIT ON MISSING PERSON APPROVAL TO ASSIST PER SGT. GEBAUER	10:55:00	56	12/25/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTRIPPB	STAMFORD CT	BACKUP DISPATCHED CALLS	250090208	SUPERIOR BELOW STAFFING; ASSIST WITH BACKUP FOR DISORDERLY SUBJECT DOING INTERVIEWS; PER SGT MONTGOMERY	00:00:00	30	12/26/2025
YPSILANTI TWP	YPSILANTI CITY	WDHEATHV	WASHTENAW AVE	BACKUP DISPATCHED CALLS	250090873	ASSIST YPD W/ FIRE/ EVACUATION-- APPROVED BY SGT HILOBUK	00:00:00	15	12/29/2025
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	W CLARK RD	DISPATCHED CALLS	250090878	ASSIST YPD WHO FORCED ENTRY INTO AN ACTIVE FIGHT; OK PER SGT. HILOBUK.	00:35:00	10	12/29/2025
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDRASKOSR	GLENCOE HILLS DR	BACKUP DISPATCHED CALLS	250091021	ASSISTED PITTSFIELD WITH CALL DIRECT TO CRU / TOT PITTSFIELD	14:58:00	21	12/29/2025
YPSILANTI TWP	ST JOSEPH HOSPITAL	WDRASKOSR	MCAULEY DR	DISPATCHED CALLS	250091186	IN AREA DUE TO PREVIOUS CALL / LOCATED UDAA AT TRINITY / TOT REPORTING AGENCY / APPROVED SGT. HOUK	11:28:00	35	12/30/2025
YPSILANTI TWP	YPSILANTI CITY	WDCUSOJ	JEFFERSON ST	BACKUP DISPATCHED CALLS	250091199	ASSIST WITH FUNERAL PROCESSION; OK PER COMMANDER RUSH.	13:30:00	125	12/30/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	WASHTENAW AVE/OAKWOOD ST	TRAFFIC STOP	250091324	RFS WRONG WAY DRIVER / SGT HOUK	19:20:00	10	12/30/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	N MANSFIELD ST	TRAFFIC STOP	250091349	RFS DISOBEY RED LIGHT / SGT HOUK	21:10:00	5	12/30/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	UPON WASHTENAW and AT/NEAR M/	CITATIONS	250091349	CITATION ISSUED	21:15:00	5	12/30/2025
YPSILANTI TWP	AUGUSTA TWP	WDSHANKLANDC	N BROOKSTON DR	BACKUP DISPATCHED CALLS	250091379	PER 639 SGT HILOBUK FA FOR MSP WHERE FEMALE POINTED A GUN AT A MALE	23:25:00	55	12/30/2025
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	S PROSPECT ST/DAVIS ST	TRAFFIC STOP	250091381	RFS CARELESS / SGT HOUK	23:35:00	5	12/30/2025
YPSILANTI TWP	SUPERIOR TWP	WDESSAYANS	MCAULEY DR	BACKUP DISPATCHED CALLS	250091403	DISORDERLY	03:00:00	25	12/31/2025
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDLOWHORN	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	260000002	BACK UP SINGLE UNIT IN SUPERIOR FOR SHOTS HEARD, S1 LOC, GUN RECOVERED, OK SGT PENNINGTON	00:10:00	30	1/1/2026
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDCUSOJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	260000002	SHOTS FIRED THAT JUST OCCURED; FIREARM RECOVERED; OK PER SGT. PENNINGTON.	00:15:00	25	1/1/2026
							<b>Sum:</b>	<b>1,751</b>	



## Ypsilanti TWP Into Area Time

For: 12/01/2025 thru 12/31/2025



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLOWHORNB	CONCORD DR	BACKUP DISPATCHED CALLS	250084585	IN AREA OF CLARK AND CONCORD - S1 DET AND TOT YPT DEPS - APPROVED BY SGT HOUK	09:45:00	15	12/1/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	CHESTNUT DR	BACKUP DISPATCHED CALLS	250085268	CAR VS PED, SCENE SECURITY, SGT PENNINGTON, AVAIL FOR PRIORITY SUPERIOR CALLS	06:35:00	115	12/4/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBECKE	N FORD BLVD/HOLMES RD	TRAFFIC STOP	250085676	RFS: NO EIV / HEADLIGHT	21:30:00	50	12/5/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	LEFORGE RD	BACKUP DISPATCHED CALLS	250086377	ASSIST YPT WITH ARMED ROBBERY / APPROVED BY SGT. PENNINGTON. INVESTIGATION LATER TOT YPSI CITY.	22:05:00	15	12/8/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHALLR	LEFORGE RD	BACKUP DISPATCHED CALLS	250086377	BACK UP YPSI TWP UNITS WITH AN ARMED ROBBERY - APPROVED BT SGT, PENNINGTON	22:07:00	8	12/8/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSHIRESL	HUNTER AVE/DELAWARE AVE	TRAFFIC STOP	250087131	TRAFFIC UNAVOIDABLE-ERRATIC DRIVING	01:47:00	0	12/12/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSHIRESL	MEDFORD DR	BACKUP DISPATCHED CALLS	250087142	BU SINGLE YPSI UNIT REGARDING AN ACTIVE FIGHT- APPROVED PER SGT URBAN.	04:00:00	62	12/12/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	VILLAGE LN	BACKUP DISPATCHED CALLS	250087246	FAMILY TROUBLE sgt ARTS APPROVED	15:25:00	1	12/12/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSARCEVICHV	CONCORD DR	DISPATCHED CALLS	250087494	NO ASSAULTS VERBAL ONLY, NO YPT UNITS AVAILABLE, SGT BYNUM APPROVED	17:40:00	25	12/13/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKOCHANSKIN	BEDFORD DR	BACKUP DISPATCHED CALLS	250087577	ASSISTED YPT UNITS ON A DOMESTIC. OK PER SGT ERBES	01:10:00	55	12/14/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDPACHECOGARCIAR	OREGON ST	BACKUP DISPATCHED CALLS	250088408	BU YPSI DEPS WITH SPANISH TRANSLATION	16:40:00	80	12/17/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFLETCHERA	BAGLEY AVE	BACKUP DISPATCHED CALLS	250089945	OK PER SGT HOGAN TO BOL FOR FA SUSPECT	15:23:00	23	12/24/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDTROWBRIDGEM	BAGLEY AVE	BACKUP DISPATCHED CALLS	250089945	BACKUP OTHER UNITS ON FA SGT HOGAN APPROVAL	15:30:00	15	12/24/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANHUYSENG	S CONGRESS	BACKUP DISPATCHED CALLS		FA FELONY ASSAULT / AVAIL FOR CALLS / SGT BYNUM	02:50:00	20	12/25/2025
MANCHESTER-LODI COLLABORATION	YPSILANTI TWP	WDSAMAHAD	GEORGE PL	BACKUP DISPATCHED CALLS	250090191	ASSISTED WITH SPANISH TRANSLATION VIA TX / SGT WALLACE	22:10:00	20	12/25/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBEAUVAISK	WOODRUFF LN	BACKUP DISPATCHED CALLS	250090210	shooting, sgt montgomery	00:50:00	70	12/26/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKOCHANSKIN	N WASHINGTON ST	DISPATCHED CALLS	250090895	ASSISTED COUNTY UNITS THAT HAD ONE RUN FROM THEM REFERENCE AN AGG ASSAULT. OK PER SGT HILOBUK.	02:45:00	20	12/29/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	VILLA DR	BACKUP DISPATCHED CALLS	250091112	BU TWP UNITS W/ FIGHT IN PROGRESS / SGT HOUK	22:51:00	10	12/29/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	PARKWOOD AVE	BACKUP DISPATCHED CALLS	250091418	ASSIST W/ USE OF K9 / SGT BYNUM	07:10:00	6	12/31/2025
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	AUBURNDALE AVE	BACKUP DISPATCHED CALLS	260000033	ASSIST YPT UNITS WITH SHOTS FIRED/RECKLESS DISCHARGE / APPROVED BY SGT. PENNINGTON	03:05:00	20	1/1/2026
						<b>Sum:</b>		<b>630</b>	



**Date:** January 8, 2026  
**To:** Clerk's Office  
**CC:** Brenda Stumbo, Supervisor  
**From:** Michael Saranen, Operation Manager

**Subject:** Department Report (activities in December 2025)

## Activities:

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### 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 1 after hour call-in for the month.

Average precipitation for the month of is around 2.25", this month NOAA recorded it to be 2.12".

**Regulatory Status:**

***For 2025-***

- DSSMR- **Complete, filed with FERC**
- Owners Dam Safety Program Review/Update – **Complete, filed with FERC**
- EAP annual update and test – **Complete, filed with FERC**
- 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 with 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 with 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 with FERC**
- Emergency generator testing/maintenance – **Complete**

- EAP Rewrite – **Complete**
- Owners Dam Safety Audit- **Complete, filed with FERC**
- 2025 Part 12D Comprehensive Analysis – **Started, Preparing for inspection process (final report 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. Making a plan of action.

#### **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	December	YTD	5 Year Ave.
Precipitation total (inches) <sup>1</sup>	2.12	27.34	35.8
Days Online	31	363.2	362
Net Generation MWH (estimated)	595.288	7,816.138	9,991.619
Generation MWH <b>lost</b> (estimated)*	3.313	339.209	423.510

### After Hour Call In

Water levels	0	11	36
Mechanical/Electrical	0	4	4
Other	1	4	2
Totals	1	19	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 <b>lost</b> (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

<sup>1</sup> 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

- 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 1<sup>st</sup> and will end on September 30<sup>th</sup>; 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 <b>2025</b>	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	1.0	0	0	0
Totals	64.2	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:** January 14, 2026

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

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The Office of Community Standards (OCS) encompasses the Building, Ordinance and Planning Departments. When fully staffed, Ordinance consists of a Director, Executive Coordinator, Ordinance Administrator and five (5) full-time Ordinance Officers. We are currently staffed with four (4) Ordinance Officers. Additionally, to support both Building and Ordinance there are 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.

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

**Ordinance Investigations** – There were a total of **72** inspections conducted, including **4** 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 **706** rental inspections were conducted by Ordinance Officers. This includes **368** single-family rental homes, **338** 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 **261** 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 **19** 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.

**Fire Damaged Property** – There were **17** 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/demolition progress until the property is restored.

**Administrative Search Warrants** – There was **2** ASW issued by 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 **13** formal and informal hearings attended at 14B District Court for citations issued for failure to correct violations identified.

**Circuit Court Litigation** – We have **33** current active litigation cases in Washtenaw County Circuit Court.



## MEMORANDUM

**To:** Township Board of Trustees

**From:** Belinda Kingsley, Community Compliance Director

**Date:** January 14, 2026

**Subject:** **OCS - Ordinance Year End Summary Report – 2025**

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The Office of Community Standards (OCS) encompasses the Building, Ordinance and Planning Departments. When fully staffed, Ordinance consists of a Director, Executive Coordinator, Ordinance Administrator and five (5) full-time Ordinance Officers. We are currently staffed with four (4) Ordinance Officers. Additionally, to support both Building and Ordinance there are 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.

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

**Ordinance Investigations** – There were a total of **1,463** inspections conducted, including **290** vegetation complaints (tall grass/weeds) and **167** 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 **4,668** rental inspections were conducted by Ordinance Officers. This includes **1,298** single-family rental homes, **3,370** 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 **140** 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. In 2025, a total of **137** inspections were performed.

**Liquor Inspections** – There were **60** 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.

**Fire Damaged Property** – There were **205** 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/demolition progress until the property is restored.

**Administrative Search Warrants** – There was **9** ASW issued by 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.

# **APPROVAL OF AGENDA**

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# 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, JANUARY 20, 2026**

**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 16, 2025, REGULAR MEETING
  - B. STATEMENTS AND CHECKS
    1. STATEMENTS AND CHECKS FOR JANUARY 6, 2026, IN THE AMOUNT OF \$985,841.23
    2. STATEMENTS AND CHECKS FOR JANUARY 20, 2026, IN THE AMOUNT OF \$1,092,974.34
    3. CLARITY HEALTH CARE DEDUCTIBLE ACH FOR DECEMBER 2025, IN THE AMOUNT OF \$33,974.28
    4. CLARITY HEALTH CARE ADMIN FEE FOR DECEMBER 2025, IN THE AMOUNT OF \$1,818.35
  - C. TREASURER'S REPORT
5. ATTORNEY REPORT
  - A. GENERAL LEGAL UPDATE

### **NEW BUSINESS**

1. ADOPTION OF 2026 BOARD OF REVIEW SCHEDULE, LOCATION, AND COMPENSATION



2. APPROVE SPECIAL LAND USE FOR CREEKSIDE NORTH DEVELOPMENT, 6601 TUTTLE HILL ROAD
3. APPROVE PRELIMINARY SITE PLAN FOR CREEKSIDE NORTH DEVELOPMENT, 6601 TUTTLE HILL ROAD
4. ACCEPT PROPOSAL FROM HOME OF NEW VISION FOR AN OPIOID PREVENTION PROGRAM IN THE AMOUNT OF \$24,000, BUDGETED IN LINE #284-631-962.000
5. APPROVE THE 1<sup>ST</sup> CONTRACT AMENDMENT WITH WASHTENAW COUNTY TO RECEIVE GRANT FUNDS IN THE AMOUNT OF \$200,000 FOR 2026 SENIOR CENTER OPERATIONS OR SERVICES, FUNDS ALLOCATED FROM COUNTY OLDER ADULTS MILLAGE
6. APPROVE SPICER GROUP FOR GRANT ASSISTANCE SERVICES TO RESUBMIT THE LAND AND WATER CONSERVATIONS FUND GRANT APPLICATION TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES FOR THE 2026 APPLICATION WINDOW FOR \$12,600.00, BUDGETED IN LINE #213-753-801.000
7. APPROVE SPICER GROUP FOR GENERAL PARKS AND RECREATION GRANT ASSISTANCE SERVICES FOR 2026
8. BUDGET AMENDMENT #1

#### **AUTHORIZATIONS AND BIDS**

1. WAIVE THE PORTION OF THE FINANCIAL POLICY THAT REQUIRES POSTING ON MITN, AND AUTHORIZE THE RESIDENTIAL SERVICES DEPARTMENT TO SEEK PROPOSALS FOR PROFESSIONAL SERVICES FOR THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES TRUST FUND GRANT PROJECT TO REPLACE THE PAVILION AND RESTROOMS AT NORTH BAY PARK

## **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**

## **OTHER BUSINESS**

1. ENTER INTO CLOSED SESSION FOR DISCUSSION REGARDING THE TENTATIVE AGREEMENT REACHED WITH THE TPOAM #2 2025-2029 UNION CONTRACT
2. APPROVE THE TPOAM #2 UNION CONTRACT

## **BOARD MEMBER COMMENTS**

## **ADJOURNMENT**

# **CONSENT AGENDA**

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**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE DECEMBER 16, 2025, REGULAR BOARD MEETING**

**Board Meetings are audio recorded and posted on the website**

**DETERMINATION OF QUORUM**

Supervisor Stumbo determined a quorum was present.

Township Supervisor Brenda Stumbo called the meeting to order at 6:03 pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

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

**Members Not Present:** None

**Legal Counsel:** Wm. Douglas Winters

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

**APPROVAL OF AGENDA**

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

The motion carried unanimously.

**CONSENT AGENDA**

**A. MINUTES OF DECEMBER 2, 2025, REGULAR BOARD MEETING**

**B. STATEMENTS AND CHECKS**

**1. STATEMENTS AND CHECKS FOR DECEMBER 16, 2025, IN  
THE AMOUNT OF \$1,786,483.62**

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

The motion carried unanimously.

## **ATTORNEY REPORT**

### **A. GENERAL LEGAL UPDATE**

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

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

## **OLD BUSINESS**

- 1. 2<sup>ND</sup> READING OF RESOLUTION 2025-30, PROPOSED ORDINANCE 2025-513 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 (1<sup>ST</sup> READING HELD AT THE DECEMBER 2, 2025, REGULAR MEETING AND WAS PUBLISHED ON DECEMBER 11, 2025)**

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve the 2<sup>nd</sup> Reading of Resolution 2025-30, Proposed Ordinance 2025-513 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)

**Lovejoy Roe...yes**  
**Swanson...yes**  
**Eldridge...yes**

**Newman...yes**  
**Swanson...yes**  
**Thornton...yes**

**Peterson...yes**  
**Stumbo...yes**

There was 1 public comment. (refer to audio)

There was 1 board member comment. (refer to audio)

The motion carried unanimously.

**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**

Treasurer Eldridge read the resolution into the record.

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve Resolution 2025-43, Authorizing the Charter Township of Ypsilanti to sell to purchaser UPH (Culver's) Ypsilanti Property LLC a Vacant Parcel. (see attached)

The motion carried unanimously.

**2. APPROVE RESOLUTION 2025-44, 2025 BOARDS AND COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS**

Clerk Swanson read the resolution into the record.

A motion was made by Clerk Swanson and supported by Trustee Lovejoy Roe to approve Resolution 2025-44, 2025 Boards and Commissions Appointments and Reappointments. (see attached)

The motion carried unanimously.

**3. APPROVE LITIGATION TO ABATE PUBLIC NUISANCE 6109 S IVANHOE AVE, IF NECESSARY**

A motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve litigation to abate Public Nuisance 6109 S Ivanhoe Ave, if necessary.

The motion carried unanimously.

**4. APPROVE LITIGATION TO ABATE PUBLIC NUISANCE 2150 WOODALE AVE, IF NECESSARY**

A motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve litigation to abate Public Nuisance 2150 Woodale Ave, if necessary.

The motion carried unanimously.

**5. APPROVE REVISED CREDIT CARD POLICY**

A motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve revised Credit Card Policy.

The motion carried unanimously.

**6. APPROVE ADDITIONAL ITEMS TO ADD TO THE SALE AND/OR REMOVAL OF EXCESS TOWNSHIP EQUIPMENT**

A motion was made by Trustee Peterson and supported by Trustee Newman to approve additional items to add to sale and/or removal of excess Township equipment.

The motion carried unanimously.

**7. APPROVE BUDGET AMENDMENT #16**

Clerk Swanson read the amendment into the record.

A motion was made by Clerk Swanson and supported by Trustee Peterson to approve Budget Amendment #16. (see attached)

The motion carried unanimously.

## **AUTHORIZATION AND BIDS**

### **1. SEEK SEALED BIDS FOR 14B DISTRICT COURT FURNITURE**

A motion was made by Trustee Peterson and supported by Treasurer Eldridge to seek sealed bids for 14B District Court Furniture.

The motion carried unanimously.

## **OTHER BUSINESS**

There was no Other Business.

## **PUBLIC COMMENTS**

There was 1 public comment. (refer to audio)

## **BOARD MEMBER COMMENTS**

There was 1 board member comment.

## **ADJOURNMENT**

A motion to adjourn was made by Treasurer Eldridge and supported by Trustee Peterson.

The motion carried unanimously.

The meeting was adjourned at approximately 7:16PM

Respectfully Submitted,

**Brenda L. Stumbo, Supervisor**  
*Charter Township of Ypsilanti*

**Debra A. Swanson, Clerk**  
*Charter Township of Ypsilanti*



**YPSILANTI CHARTER TOWNSHIP**

**ORDINANCE NO. 2025-0513**

**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.

***[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:
5. Industrial districts table of uses identifies the uses allowed in the following industrial districts:

<b>Industrial Districts Use Table</b>	<b>1-T</b>	<b>L-M</b>	<b>ICR</b>	<b>Notes</b>
<b>Product Assembly</b>				
Data centers or computing centers.	-		Special Land Use – Township Board (SL-TB)	
<b>Office and Financial</b>				
Service and maintenance of electronic data processing equipment			Special Land Use – Township Board (SL-TB)	

***[Modify Article V. – FORM BASED DISTRICTS]***

***Section 504 – Neighborhood Corridors:***

2. Use groups by category-neighborhood corridors:

<b>Neighborhood Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
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.
Childcare centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.

<b>Use Group 3</b>
<b>Office/Institutional:</b>
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
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
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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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:

<b>Regional Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
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.
Childcare centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.

<b>Use Group 5</b>
<b>Misc. Uses:</b>
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
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
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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:

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

<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2, 3 and 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Childcare centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research
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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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 Resolution No. 2025-30 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 Swanson and supported by member Eldridge. YES: Lovejoy Roe, Newman, Peterson, Swanson, Stumbo, and Eldridge ABSENT: None NO: None ABSTAIN: None



Debra A. Swanson, Clerk  
Charter Township of Ypsilanti

Published: Thursday, December 18, 2025

## **CHARTER TOWNSHIP OF YPSILANTI**

### **ORDINANCE NO. 2025-513**

At the Regular Meeting held on December 16, 2025, the Charter Township of Ypsilanti Board of Trustees approved the 2<sup>nd</sup> Reading of Proposed Ordinance No. 2025-513, an ordinance to amend Appendix A – Zoning, Township Zoning Ordinance of Ypsilanti Charter Township and modify the zoning districts that list Data Centers as a Permitted or Special Use in the Township. The ordinance is available in the Clerk's Office and can be viewed online at [www.ypsitownship.org](http://www.ypsitownship.org). If you have any questions, please call (734) 544-4000, ext 2.

Debra A. Swanson, Clerk  
Charter Township of Ypsilanti

Published: Thursday, December 18, 2025, with Detroit Legal  
aka Washtenaw Legal



## **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: \_\_\_\_\_

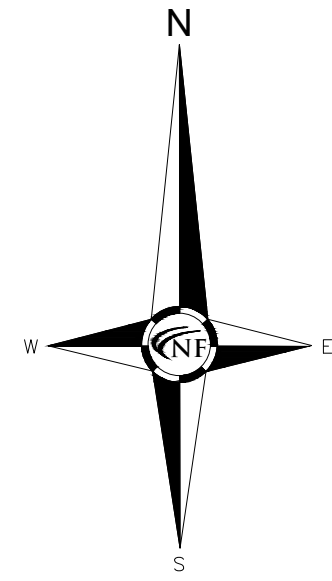
**PURCHASER:**

\_\_\_\_\_  
UPH Ypsilanti Property LLC  
Charles Paisley, Member

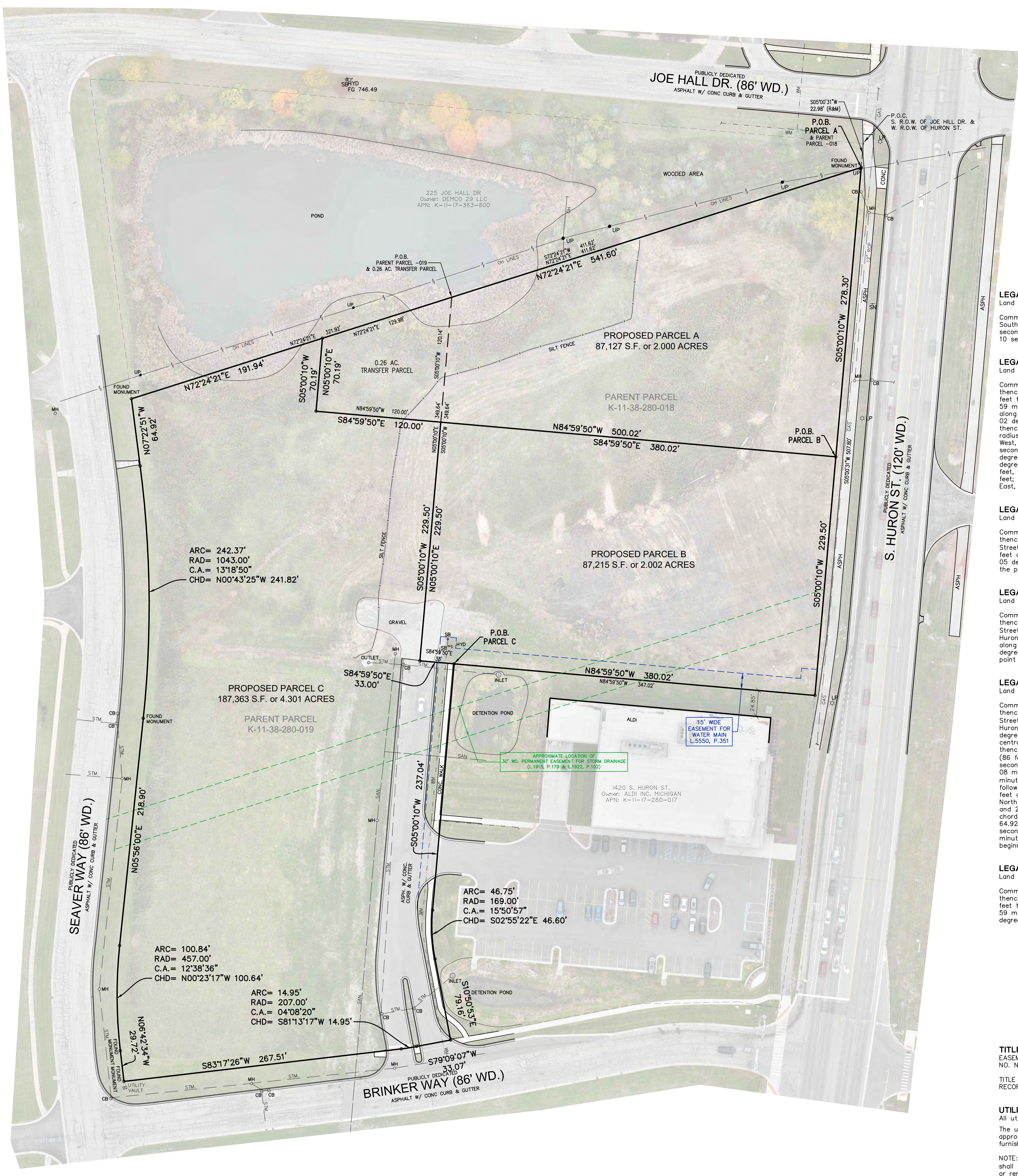
Dated: \_\_\_\_\_

# EXHIBIT A





<b>LEGEND</b>	
ASPH	= Asphalt
AC	= Air Conditioner
C	= Cable Service
CATV	= Cable or Fiber Lines, Box or Riser
CB	= Catch Basin
CO	= Clean Out
CONC	= Concrete
E	= Electric
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
R	= 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

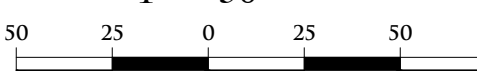
**EMAIL:**

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

I, Debra A. Swanson, Clerk of Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, hereby certify the above resolution is a true and exact copy of Resolution 2025-44 approved by the Charter Township of Ypsilanti, Board of Trustees, assembled at a Regular Meeting held on December 16, 2025.

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Debra A. Swanson  
Charter Township of Ypsilanti



# **Charter Township of Ypsilanti**

## **Procurement Card Program Credit Card Policy**

**Revised 12-16-2025**

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### **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

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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  
2025 BUDGET AMENDMENT # 16**

**December 16, 2025**

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

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

**YPSILANTI CHARTER TOWNSHIP**

**ORDINANCE NO. 2025-0513**

**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.

***[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:
5. Industrial districts table of uses identifies the uses allowed in the following industrial districts:

<b>Industrial Districts Use Table</b>	<b>1-T</b>	<b>L-M</b>	<b>ICR</b>	<b>Notes</b>
<b>Product Assembly</b>				
Data centers or computing centers.	-		Special Land Use – Township Board (SL-TB)	
<b>Office and Financial</b>				
Service and maintenance of electronic data processing equipment			Special Land Use – Township Board (SL-TB)	

***[Modify Article V. – FORM BASED DISTRICTS]***

***Section 504 – Neighborhood Corridors:***

2. Use groups by category-neighborhood corridors:

<b>Neighborhood Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
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.
Childcare centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.

<b>Use Group 3</b>
<b>Office/Institutional:</b>
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
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
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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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:

<b>Regional Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
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.
Childcare centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.

<b>Use Group 5</b>
<b>Misc. Uses:</b>
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
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
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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:

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



<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2, 3 and 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Childcare centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research
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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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 Resolution No. 2025-30 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 Swanson and supported by member Eldridge. YES: Lovejoy Roe, Newman, Peterson, Swanson, Stumbo, and Eldridge ABSENT: None NO: None ABSTAIN: None



Debra A. Swanson, Clerk  
Charter Township of Ypsilanti

Published: Thursday, December 18, 2025

## **CHARTER TOWNSHIP OF YPSILANTI**

### **ORDINANCE NO. 2025-513**

At the Regular Meeting held on December 16, 2025, the Charter Township of Ypsilanti Board of Trustees approved the 2<sup>nd</sup> Reading of Proposed Ordinance No. 2025-513, an ordinance to amend Appendix A – Zoning, Township Zoning Ordinance of Ypsilanti Charter Township and modify the zoning districts that list Data Centers as a Permitted or Special Use in the Township. The ordinance is available in the Clerk's Office and can be viewed online at [www.ypsitownship.org](http://www.ypsitownship.org). If you have any questions, please call (734) 544-4000, ext 2.

Debra A. Swanson, Clerk  
Charter Township of Ypsilanti

Published: Thursday, December 18, 2025, with Detroit Legal  
aka Washtenaw Legal

## **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: \_\_\_\_\_

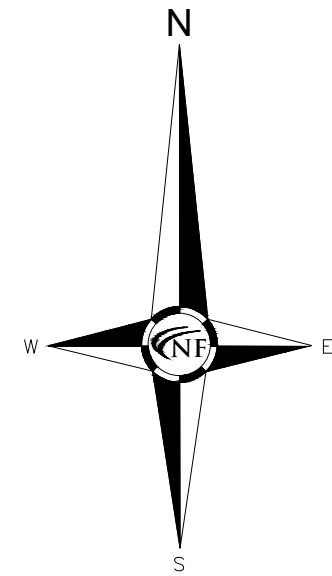
**PURCHASER:**

\_\_\_\_\_  
UPH Ypsilanti Property LLC  
Charles Paisley, Member

Dated: \_\_\_\_\_

# 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
  - E = Electric
  - 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
  - HYD = Hydrant
  - IB = Irrigation Box
  - LP = Litter Pit 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
  - R = Right of Way
  - SAN = Sanitary
  - SB = Stop Box
  - SO = Set Iron
  - STM = Storm
  - ST or TRANS = Transformer
  - UC = Underground
  - UP = Utility Pole
  - UV = Utility Vault
  - WM = Water Main
  - RI = Record
  - MI = Measured
  - CI = 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, 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

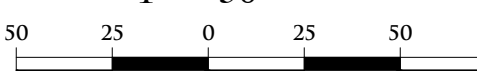
**EMAIL:**

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

I, Debra A. Swanson, Clerk of Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, hereby certify the above resolution is a true and exact copy of Resolution 2025-44 approved by the Charter Township of Ypsilanti, Board of Trustees, assembled at a Regular Meeting held on December 16, 2025.

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Debra A. Swanson  
Charter Township of Ypsilanti



# **Charter Township of Ypsilanti**

## **Procurement Card Program Credit Card Policy**

**Revised 12-16-2025**

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### **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

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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  
2025 BUDGET AMENDMENT # 16**

**December 16, 2025**

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

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

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>

*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

*JANUARY 6, 2026 BOARD MEETING*

ACCOUNTS PAYABLE CHECKS -	\$	966,499.33
HAND CHECKS -	\$	19,341.90
CREDIT CARDS PURCHASES -	\$	0.00
GRAND TOTAL -	\$	<b>985,841.23</b>

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
01/06/2026	201971	A DESIGN LINE	A DESIGN LINE	ORDINACE STAFF UNIFORM ORDER I	1,030.23
			A DESIGN LINE	COMMUNITY PROMOTION ITEMS	2,321.00
			A DESIGN LINE	ELECTION CLOTHING FOR CLERKS O	519.12
			A DESIGN LINE	COMMUNITY PROMOTION ITEMS	576.68
			A DESIGN LINE	COMMUNITY PROMOTION ITEMS	481.37
			A DESIGN LINE	COMMUNITY PROMOTION ITEMS	1,521.20
					6,449.60
01/06/2026	201972	ABBAY DOOR	ABBAY DOOR	REPLACEMENT OF GARAGE DOORS AT	31,400.00
			ABBAY DOOR	REPLACEMENT OF GARAGE DOORS AT	42,600.00
					74,000.00
01/06/2026	201973	ALLEGRA PRINTING OF JACKSON	ALLEGRA PRINTING OF JACKSON	BUDGET BOOKS 2026	1,267.00
01/06/2026	201974	ALLGRAPHICS CORPORATION	ALLGRAPHICS CORPORATION	FALL 2025 YOUTH BASKETBALL SHI	776.59
01/06/2026	201975	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	EQUIPMENT	121.30
			AMAZON CAPITAL SERVICES	EQUIPMENT	547.88
			AMAZON CAPITAL SERVICES	CALENDARS 2026 - COMMUNITY RES	18.30
			AMAZON CAPITAL SERVICES	2026 PLANNERS FOR KAREN & ERIC	30.94
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	26.89
			AMAZON CAPITAL SERVICES	OFFICE SUPPLY ORDER - OCS	518.32
			AMAZON CAPITAL SERVICES	PORTABLE HEATER FOR OCS	58.99
			AMAZON CAPITAL SERVICES	OFFICE SUPPLY ORDER - OCS	401.60
			AMAZON CAPITAL SERVICES	MONITORS, HAND SCANNERS AND CL	509.54
			AMAZON CAPITAL SERVICES	CAR ICE SCRAPER - #711	13.94
			AMAZON CAPITAL SERVICES	LAMINATING SHEETS FOR ELECTION	46.13
			AMAZON CAPITAL SERVICES	TCL 75 INCH CLASS QM7K	1,297.99
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	5.76
			AMAZON CAPITAL SERVICES	TOASTER/MATTRESS PROTECTOR	232.70
			AMAZON CAPITAL SERVICES	FLUORESCENT LIGHT BULBS	91.49
			AMAZON CAPITAL SERVICES	FLOOR JACK/HOSES/POWER STRIPS/	307.08
			AMAZON CAPITAL SERVICES	floor jack/hoses/power strips/	226.30
			AMAZON CAPITAL SERVICES	REPLENISH OFFICE SUPPLIES	206.58
			AMAZON CAPITAL SERVICES	REPLENISH BATTERIES	237.59
			AMAZON CAPITAL SERVICES	REPLENISH BATTERIES	19.82
			AMAZON CAPITAL SERVICES	KITCHEN ITEMS/MAIL BOX/OFFICER	70.83
			AMAZON CAPITAL SERVICES	2026 CALENDARS & FOLDERS	51.25
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	206.60
			AMAZON CAPITAL SERVICES	REPLENISH OFFICE SUPPLIES	42.11
			AMAZON CAPITAL SERVICES	REPLENISH OFFICE SUPPLIES	91.72
			AMAZON CAPITAL SERVICES	POWER STIPS FOR DORMS	179.88
			AMAZON CAPITAL SERVICES	SUPPLIES FOR MOTHER SON DANCE/	258.02
			AMAZON CAPITAL SERVICES	STAINLESS STEEL CLEANING WIPES	39.56
			AMAZON CAPITAL SERVICES	BILLIARD TABLE COVERS	75.18
			AMAZON CAPITAL SERVICES	WHITE BOARDS FOR SENIOR ROOMS	81.13
			AMAZON CAPITAL SERVICES	ITEMS FOR THE PARKS AND SPECIA	918.27
			AMAZON CAPITAL SERVICES	12 INCH OFFICE WALL CLOCK	14.99
			AMAZON CAPITAL SERVICES	CREDIT MEMO - FRAMELESS MIRROR	(18.99)
			AMAZON CAPITAL SERVICES	RETURN FILE FOLDERS AND SHARPI	(42.11)
			AMAZON CAPITAL SERVICES	RETURN CALENDAR	(20.97)
					6,866.61
01/06/2026	201976	AMBIA ENERGY LLC	AMBIA ENERGY LLC	BD PAYMENT REFUND	75.00
01/06/2026	201977	AMBIA ENERGY LLC	AMBIA ENERGY LLC	REFUND PERMIT #PB25-0783	105.00
01/06/2026	201978	AMBIA ENERGY LLC	AMBIA ENERGY LLC	REFUND PERMIT #PE25-0336	37.50

A/P checks



CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI  
 CHECK NUMBERS 201971 - 202086

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
01/06/2026	201979	AMERIGAS - YPSILANTI	AMERIGAS - YPSILANTI	PROPANE FOR HEAT AT GATE HOUSE	299.83
01/06/2026	201980	ANN ARBOR CLEANING SUPPLY	ANN ARBOR CLEANING SUPPLY	CLEANING SUPPLIES - COMMUNITY	486.53
01/06/2026	201981	APPLIED INNOVATION	APPLIED INNOVATION	CONTRACT INVOICE	116.64
01/06/2026	201982	AUTO VALUE YPSILANTI	AUTO VALUE YPSILANTI	drum of antifreeze	525.59
			AUTO VALUE YPSILANTI	FLOOR DRY FOR SHOP	48.15
			AUTO VALUE YPSILANTI	HYDRAULIC AND MOTOR OIL FOR EQ	430.79
					1,004.53
01/06/2026	201983	AYRES ASSOCIATES INC	AYRES ASSOCIATES INC	COMPREHENSIVE ASSESSMENT FOR T	7,960.00
01/06/2026	201984	B-BALL SKILLS LLC	B-BALL SKILLS LLC	PAY OUT FOR B-BALL SKILLS 12/3	511.87
01/06/2026	201985	BARR ENGINEERING COMPANY	BARR ENGINEERING COMPANY	PROFESSIONAL SERVICES FROM 11/	5,247.00
01/06/2026	201986	BIANCO TOURS	BIANCO TOURS	50 & BEYOND LITES @ MIS	2,184.00
01/06/2026	201987	BOUND TREE MEDICAL, LLC.	BOUND TREE MEDICAL, LLC.	GLOVES	869.70
			BOUND TREE MEDICAL, LLC.	GLOVES	579.80
					1,449.50
01/06/2026	201988	BRIO LIVING SERVICES	BRIO LIVING SERVICES	BD BOND REFUND	2.50
01/06/2026	201989	BRITTNEY WIMBERLY	BRITTNEY WIMBERLY	Payment for basketball officia	200.00
01/06/2026	201990	CANVA US, INC	CANVA US, INC	CANVA ACCOUNT - 2025-12-06 - 2	3,000.00
01/06/2026	201991	CARLISLE WORTMAN ASSOCIATES I	CARLISLE WORTMAN ASSOCIATES I	CREEKSIDE VILLAGE NORTH PD	577.50
01/06/2026	201992	CARLISLE/WORTMAN ASSOCIATES	CARLISLE/WORTMAN ASSOCIATES	PLANNING DEPARTMENT SUPPORT -	15,700.00
			CARLISLE/WORTMAN ASSOCIATES	NOVEMBER CWA PLANNING CONSULTA	330.00
					16,030.00
01/06/2026	201993	CGS, INC.	CGS, INC.	2 HR ANNUAL OSHA CLASS	2,050.00
01/06/2026	201994	CHARLES HESSON	CHARLES HESSON	REIMBURSEMENT FOR CLOTHING ALL	99.47
01/06/2026	201995	CINTAS FIRST AID & SAFETY	CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	7.53
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	17.40
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	7.53
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	71.78
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	7.53
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 12	14.10
					125.87
01/06/2026	201996	CLASSROOM PRODUCTS, LLC	CLASSROOM PRODUCTS, LLC	VOTING PRIVACY SCREENS FOR 3 E	1,047.90
01/06/2026	201997	CLEAR RATE COMMUNICATIONS, IN	CLEAR RATE COMMUNICATIONS, IN	ACCT. #4850408	262.67
01/06/2026	201998	COFFEE TREE GROUP	COFFEE TREE GROUP	PROXMOX SUBSCRIPTION	9,146.56
01/06/2026	201999	CORRIGAN MOVING SYSTEMS	CORRIGAN MOVING SYSTEMS	storage/equipment rental	13,615.50
01/06/2026	202000	CRYSTAL FLASH, INC.	CRYSTAL FLASH, INC.	COMM. CENTER: REFILL GAS FUEL	844.56
			CRYSTAL FLASH, INC.	FORD LAKE PARK - DIESEL FUEL F	241.25
			CRYSTAL FLASH, INC.	FORD LAKE PARK: REFILL GAS FUE	985.63
			CRYSTAL FLASH, INC.	FUEL FOR HQ - REGULAR	442.20
			CRYSTAL FLASH, INC.	FUEL FOR HQ - DSL FUEL	2,267.39
					4,781.03
01/06/2026	202001	CSI EMERGENCY APPARATUS, LLC	CSI EMERGENCY APPARATUS, LLC	ITEMS FOR THE QUINT TRUCK	3,599.71
01/06/2026	202002	DETECTION SYSTEMS AND ENGINEE	DETECTION SYSTEMS AND ENGINEE	CIVIC CENTER - SERVICE FEE FOR	616.25
01/06/2026	202003	DMC TECHNOLOGY GROUP	DMC TECHNOLOGY GROUP	COMPUTER SOFTWARE SUPPORT	37.50
01/06/2026	202004	DONNA MEDOS	DONNA MEDOS	CHAPERONE REIMBURSEMENT	50.60
01/06/2026	202005	DYNAMIC MARKETING LLC	DYNAMIC MARKETING LLC	"DO NOT OCCUPY" PLACARD - OCS	220.00
01/06/2026	202006	EBCO COMPANY	EBCO COMPANY	2026 FILE FOLDERS	2,824.00
01/06/2026	202007	ELLEN TALIFARRO	ELLEN TALIFARRO	WEEKEND RECORDING	504.05
01/06/2026	202008	FIBER LINK	FIBER LINK	MISSDIG RESPONSE AND LOCATE SE	307.00
01/06/2026	202009	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	REFUND PERMIT #PB25-0634	292.50

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
01/06/2026	202010	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	PERMIT REFUNDS PE25-0281	37.50
01/06/2026	202011	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	BD PAYMENT REFUND	202.50
01/06/2026	202012	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	BD PAYMENT REFUND	39.75
01/06/2026	202013	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	BD PAYMENT REFUND	225.00
01/06/2026	202014	FREEDOM FOREVER MICHIGAN LLC	FREEDOM FOREVER MICHIGAN LLC	BD PAYMENT REFUND	37.50
01/06/2026	202015	FRIENDS FINE FLOOR COVERING	FRIENDS FINE FLOOR COVERING	NEW CARPET SQUARES FOR SAFETY	1,730.00
01/06/2026	202016	FTR LTD	FTR LTD	RENEWAL OF JUSTICE CLOUD	4,934.00
01/06/2026	202017	GOOSE BUSTERS OF MICHIGAN, LL	GOOSE BUSTERS OF MICHIGAN, LL	NOVEMBER - 2025 BORDER COLLIE	455.00
01/06/2026	202018	GRAINGER	GRAINGER	MAINTENANCE SUPPLIES	364.45
			GRAINGER	CIVIC CENTER - FILTERS FOR B	460.68
			GRAINGER	MAINT. TOOL - SPRING RETURN HO	230.60
					1,055.73
01/06/2026	202019	GRIFFIN PEST SOLUTIONS	GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #1	31.00
			GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #4	31.00
			GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #3	31.00
					93.00
01/06/2026	202020	HASTY AWARDS	HASTY AWARDS	BASKETBALL MEDALS FOR FALL 202	265.60
01/06/2026	202021	HOME DEPOT	HOME DEPOT	PARKS & GROUNDS - SUPPLIES	233.08
			HOME DEPOT	CLERK'S OFFICE - ELECTION TRAI	37.20
			HOME DEPOT	CIVIC CENTER - SPRAY PAINT MEN	41.72
			HOME DEPOT	CRC BLDG. - SMOKE DETECTORS, C	100.09
			HOME DEPOT	ELECTRICAL PARTS FOR WATER HEA	14.36
			HOME DEPOT	HANGING SUPPLIES FOR CHALKBOAR	19.87
			HOME DEPOT	MISC REC CENTER REPAIR SUPPLIE	29.21
			HOME DEPOT	CIVIC BLDG. - MAINT. SUPPLIES	116.65
					592.18
01/06/2026	202022	INFRASTRUCTURE ENGINEERING IN	INFRASTRUCTURE ENGINEERING IN	CREEKSIDE VILLAGE TIS REVIEW	1,325.86
			INFRASTRUCTURE ENGINEERING IN	CREEKSIDE VILLAGE TIS REVIEW	2,562.54
					3,888.40
01/06/2026	202023	JENNIFER BURKE	JENNIFER BURKE	YOUTH DANCE INSTRUCTOR	119.00
			JENNIFER BURKE	YOUTH DANCE INSTRUCTOR	187.00
					306.00
01/06/2026	202024	JFR ARCHITECTS, PC	JFR ARCHITECTS, PC	DESIGN FOR COURT SECURITY RENO	37,680.00
			JFR ARCHITECTS, PC	IT SERVER ROOM IMPROVEMENT	1,358.00
					39,038.00
01/06/2026	202025	JTL COLLISION, INC.	JTL COLLISION, INC.	#78 - REPAIR FOR DAMAGES	3,457.33
01/06/2026	202026	JUDY ANN HOLZSCHUH	JUDY ANN HOLZSCHUH	ZENTANGLE CLASS INSTRUCTION	56.00
01/06/2026	202027	KNOWBE4 INC	KNOWBE4 INC	KNOWBE4 TRAINING	4,856.45
01/06/2026	202028	KRONOS SAASHR, INC	KRONOS SAASHR, INC	UKG READY USAGE	395.60
01/06/2026	202029	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES	ON THE SPOT INTERPRETER SERVIC	432.87
01/06/2026	202030	LIFE AFTER INCARCERATION	LIFE AFTER INCARCERATION	LAITR COMMUNITY BEAUTIFICATION	12,600.00
01/06/2026	202031	LINDE GAS & EQUIPMENT INC	LINDE GAS & EQUIPMENT INC	OXYGEN RENTAL	183.77
01/06/2026	202032	LINDSEY BUTZIN	LINDSEY BUTZIN	DRIVER REIMBURSMENT	47.72
			LINDSEY BUTZIN	DRIVER REIMBURSMENT DECEMBER	38.00
					85.72



Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
01/06/2026	202033	LOWE'S	LOWE'S	CLERK'S OFFICE - ELECTION CART	24.66
01/06/2026	202034	MATTRESS FIRM, INC	MATTRESS FIRM, INC	REPLACEMENT MATTRESS FOR ALL S	4,992.00
01/06/2026	202035	MAYNARDS AUTO SERVICE CENTER	MAYNARDS AUTO SERVICE CENTER	OCS #708 REPAIR TIRE (HAD A NA	22.50
01/06/2026	202036	MCCALLA'S FEED SERVICE, INC.	MCCALLA'S FEED SERVICE, INC.	KNOX ICE MELTER (INV. #45646)	546.00
			MCCALLA'S FEED SERVICE, INC.	KNOX ICE MELTER (INV. #45819)	546.00
					1,092.00
01/06/2026	202037	MICHAEL BERNAS	MICHAEL BERNAS	FINAL FIRE WITHHOLDING RELEASE	15,009.00
01/06/2026	202038	MICHIGAN CAT	MICHIGAN CAT	DEF PUMP AND DASH PANEL REPLAC	4,308.53
01/06/2026	202039	MICHIGAN FIRE INSPECTORS SOCI	MICHIGAN FIRE INSPECTORS SOCI	MFIS MEMBERSHIP 2026 - DENSMOR	40.00
01/06/2026	202040	MICHIGAN LINEN SERVICE, INC.	MICHIGAN LINEN SERVICE, INC.	WEEKLY LAUNDRY SERVICE	36.50
			MICHIGAN LINEN SERVICE, INC.	WEEKLY LAUNDRY SERVICE	36.50
			MICHIGAN LINEN SERVICE, INC.	WEEKLY LAUNDRY SERVICE	38.00
			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.	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
			MICHIGAN LINEN SERVICE, INC.	WEEKLY LAUNDRY SERVICE	39.50
			MICHIGAN LINEN SERVICE, INC.	MAINT. GARAGE LAUNDRY SERVICE	24.00
			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.	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 3	190.40
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4	85.03
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	86.26
					1,356.83
01/06/2026	202041	MICHIGAN PUBLICATIONS	MICHIGAN PUBLICATIONS	2026 BUDGET PUBLIC HEARING AD	487.04
01/06/2026	202042	MICHIGAN RECREATION & PARK AS	MICHIGAN RECREATION & PARK AS	YPSILANTI TOWNSHIP ANNUAL MEMB	1,192.50
01/06/2026	202043	MINUTES SERVICES LLC	MINUTES SERVICES LLC	11-25-2025 PC MEETING MINUTES	100.00
			MINUTES SERVICES LLC	NOVEMBER 10TH, 2025 PLANNING C	100.00
					200.00
01/06/2026	202044	MLIVE MEDIA GROUP	MLIVE MEDIA GROUP	12-9-2025 LEGAL NOTICE PUBLICA	196.92
01/06/2026	202045	MUNIVATE LLC	MUNIVATE LLC	BS&A CONFIGURATION & TRAINING	1,194.32
01/06/2026	202046	MUZZALL GRAPHICS	MUZZALL GRAPHICS	TAX FORMS FOR THE 2025 TAX YEA	692.75
01/06/2026	202047	NOAH VAMVOUDAKIS	NOAH VAMVOUDAKIS	YOUTH BASKETBALL OFFICIATED 11	135.00
01/06/2026	202048	OFFICE EXPRESS	OFFICE EXPRESS	NEW DESK FOR SAFETY ROOM	3,999.65
01/06/2026	202049	ONSITE SUBSTANCE ABUSE TESTIN	ONSITE SUBSTANCE ABUSE TESTIN	RECOVERY COURT DRUG TESTING	246.00
01/06/2026	202050	OOMA, INC.	OOMA, INC.	OOMA SERVICES	249.44
01/06/2026	202051	ORCHARD, HILTZ & MCCLIMENT IN	ORCHARD, HILTZ & MCCLIMENT IN	CIVIC CENTER POND CONSTRUCTION	153.75
			ORCHARD, HILTZ & MCCLIMENT IN	CONSTRUCTION ADMINISTRATION FO	15,614.10
					15,767.85
01/06/2026	202052	ORKIN LLC	ORKIN LLC	VERMIN MANAGEMENT SERVICES - O	375.00
			ORKIN LLC	ESTIMATED VERMIN MANAGEMENT SE	192.00
					567.00
01/06/2026	202053	PARKWAY SERVICES, INC.	PARKWAY SERVICES, INC.	PORT A JOHN SERVICE - HYDRO	130.00

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
01/06/2026	202054	POST, SMYTHE, LUTZ AND ZIEL	POST, SMYTHE, LUTZ AND ZIEL	ANNUAL AUDIT FOR FY 2024	35,280.00
01/06/2026	202055	PRIORITY ONE EMERGENCY	PRIORITY ONE EMERGENCY	COMPUTER STAND INSTALLATION FO	1,191.98
			PRIORITY ONE EMERGENCY	COMPUTER STAND INSTALLATION FO	1,191.98
			PRIORITY ONE EMERGENCY	PROGARD LOCKER	169.99
			PRIORITY ONE EMERGENCY	LOGO APPLICATION	20.00
			PRIORITY ONE EMERGENCY	STRYKER PANTS	95.99
			PRIORITY ONE EMERGENCY	PATCH APPLICATION	60.00
					2,729.94
01/06/2026	202056	RAFT	RAFT	FIRE OFFICER 1	535.00
01/06/2026	202057	RANDALL MASCHARKA	RANDALL MASCHARKA	Photography Services	250.00
01/06/2026	202058	RAPID ROOFING	RAPID ROOFING	REFUND PERMIT #PB25-1267	187.50
01/06/2026	202059	RHETT REYES	RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	1,155.00
			RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	1,155.00
					2,310.00
01/06/2026	202060	RNA FACILITIES MANAGEMENT	RNA FACILITIES MANAGEMENT	2025 ANNUAL MOWING CONTRACT -	520.00
			RNA FACILITIES MANAGEMENT	2025 ANNUAL MOWING CONTRACT -	4,796.00
			RNA FACILITIES MANAGEMENT	ADDITIONAL MOWING DUE TO SEASO	4,624.00
					9,940.00
01/06/2026	202061	SAFELITE GLASS CORP.	SAFELITE GLASS CORP.	WINDOW REPLACEMENT FOR CHIEF	1,093.24
01/06/2026	202062	SALADINO CONSTRUCTION COMPANY	SALADINO CONSTRUCTION COMPANY	CONCRETE SIDEWALK REPLACEMENT	925.00
01/06/2026	202063	SAM'S CLUB DIRECT	SAM'S CLUB DIRECT	SUPPLIES FOR STATIONS	519.22
01/06/2026	202064	SHAUN HOLLAND	SHAUN HOLLAND	DRIVER REIMBURSEMENT	60.00
01/06/2026	202065	SHERWIN WILLIAMS COMPANY	SHERWIN WILLIAMS COMPANY	SAFETY STORE ROOM - PAINT	45.99
01/06/2026	202066	SHIRLEY DUPREY	SHIRLEY DUPREY	TAP INSTRUCTION	65.10
01/06/2026	202067	SILVER LINING TIRE RECYCLING	SILVER LINING TIRE RECYCLING	TIRE REMOVAL FROM FLP AFTER A	170.00
01/06/2026	202068	SONYA FISCHER	SONYA FISCHER	FALL MINI-SESSION YOGA INSTRUC	126.00
01/06/2026	202069	SPICER GROUP	SPICER GROUP	APPLERIDGE PARK IMPROVEMENTS	14,492.75
			SPICER GROUP	APPLERIDGE PARK IMPROVEMENTS	799.75
					15,292.50
01/06/2026	202070	STANDARD PRINTING	STANDARD PRINTING	#10 LEFT WINDOW ENVELOPS	182.50
01/06/2026	202071	STERICYCLE INC	STERICYCLE INC	STERI-SAFE BUDGET SUBSCRIPTION	282.55
01/06/2026	202072	STRYKER SALES LLC	STRYKER SALES LLC	LUCAS SUCTION CUPS	556.14
01/06/2026	202073	THE SWEATSHOP CUSTOM EMBROIDE	THE SWEATSHOP CUSTOM EMBROIDE	EMBROIDERED HATS	540.00
			THE SWEATSHOP CUSTOM EMBROIDE	JOB SHIRTS	390.00
			THE SWEATSHOP CUSTOM EMBROIDE	TSHIRTS/SCREENED SHIRTS	740.00
					1,670.00
01/06/2026	202074	TRAVIS ERBY	TRAVIS ERBY	PORTRAIT DRAWING	112.00
01/06/2026	202075	TRENDSET COMMUNICATIONS GROUP	TRENDSET COMMUNICATIONS GROUP	CABELING FOR RENOVATION	1,997.03
01/06/2026	202076	UNIVERSITY TRANSLATORS	UNIVERSITY TRANSLATORS	TRANSLATOR SERVICES	170.00
01/06/2026	202077	UTILITIES INSTRUMENTATION SER	UTILITIES INSTRUMENTATION SER	SERVICE CALL FOR REPAIRS TO #2	431.00
			UTILITIES INSTRUMENTATION SER	REPLACEMENT GE PROTECTIVE RELA	2,025.00
					2,456.00
01/06/2026	202078	VARSITY FORD	VARSITY FORD	FORD EXPLORER FOR RESIDENTIAL	37,995.00
01/06/2026	202079	VICTORY LANE	VICTORY LANE	#702 - HIGH MILEAGE OIL CHANGE	119.85
01/06/2026	202080	W.J. O'NEIL COMPANY	W.J. O'NEIL COMPANY	CIVIC CENTER - TROUBLESHOOT AH	524.00

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			W.J. O'NEIL COMPANY	CIVIC CENTER - TROUBLESHOOT RT	330.00
					854.00
01/06/2026	202081	WASHTENAW COUNTY HAZMAT AUTHO	WASHTENAW COUNTY HAZMAT AUTHO	ANNUAL DUES	2,000.00
01/06/2026	202082	WASHTENAW COUNTY ROAD COMMISS	WASHTENAW COUNTY ROAD COMMISS	MERRITT AND TUTTLE HILL PEDEST	49,391.99
01/06/2026	202083	WASHTENAW COUNTY TREASURER#	WASHTENAW COUNTY TREASURER#	PSU/CSO CHARGES - REMAINDER OF	455,511.83
			WASHTENAW COUNTY TREASURER#	ANIMAL CONTROL SERVICES	45,000.00
					500,511.83
01/06/2026	202084	WITMER PUBLIC SAFELY GROUP, I	WITMER PUBLIC SAFELY GROUP, I	SEEK THERMAL CAMERA	711.61
			WITMER PUBLIC SAFELY GROUP, I	CHANNEL LOCKS/GRIP KIT	469.10
			WITMER PUBLIC SAFELY GROUP, I	LANYARD FOR GAS MONITOR	38.99
					1,219.70
01/06/2026	202085	WOLVERINE DEVELOPMENT CONSULT	WOLVERINE DEVELOPMENT CONSULT	LEGAL SERVICES FROM ENVIRONMEN	1,627.50
01/06/2026	202086	YPSILANTI ACE HARDWARE	YPSILANTI ACE HARDWARE	CLEANING/MAINT SUPPLIES	26.97
			YPSILANTI ACE HARDWARE	CLEANING/MAINT SUPPLIES	75.13
			YPSILANTI ACE HARDWARE	SALT SPREADER/SHOVELS	621.95
					724.05

AP TOTALS:  
Total of 116 Checks:  
Less 0 Void Checks:  
Total of 116 Disbursements:

966,499.33  
0.00  
966,499.33



Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
12/12/2025	201932	COMCAST	COMCAST	ACCT. #8529 10 234 0124352	138.29
12/12/2025	201933	COMCAST BUSINESS	COMCAST BUSINESS	COMCAST METRO-E SERVICE	3,314.38
12/12/2025	201934	COMCAST CABLE	COMCAST CABLE	ACCT. #8529 01 001 0000523 (CA	4,102.79
12/12/2025	201935	DTE ENERGY	DTE ENERGY	ACCT. #9100 067 4660 6	1,313.63
			DTE ENERGY	ACCT. #9100 127 9280 0	71.42
			DTE ENERGY	ACCT. #9100 145 4306 0	128.16
			DTE ENERGY	ACCT. #9100 145 4262 5	60.31
			DTE ENERGY	ACCT. #9100 145 5674 0	594.50
			DTE ENERGY	ACCT. #9100 145 4280 7	139.20
			DTE ENERGY	ACCT. #9100 127 9293 3	110.04
			DTE ENERGY	ACCT. #9100 127 9303 0	93.82
			DTE ENERGY	ACCT. #9200 468 7449 0	42.38
			DTE ENERGY	ACCT. #9100 129 5996 1	423.42
					2,976.88
12/12/2025	201936	VERIZON WIRELESS	VERIZON WIRELESS	ACCT. #542198411-0001	2,679.35
			VERIZON WIRELESS	ACCT. #742203150-00001	138.25
			VERIZON WIRELESS	Monthly bill	612.98
					3,430.58
12/12/2025	201937	Y.C.U.A	Y.C.U.A	TWP HYDRANT WINTERIZATION 2024	2,598.00
			Y.C.U.A	Estimated Water Rebate for 202	1,575.00
			Y.C.U.A	ACCT. #4-085-803600-02	156.54
			Y.C.U.A	ACCT. #2-044-523700-01	302.44
					4,631.98
12/18/2025	201938	ADAM J. MONETTE	ADAM J. MONETTE	JUROR COMPENSATION	43.50
12/18/2025	201939	ADAM JOSEPH REID-SANDERS	ADAM JOSEPH REID-SANDERS	JUROR COMPENSATION	18.00
12/18/2025	201940	ALEXANDER FOREST HOLTON	ALEXANDER FOREST HOLTON	JUROR COMPENSATION	18.00
12/18/2025	201941	ALEXIS SHAY ANDERSON	ALEXIS SHAY ANDERSON	JUROR COMPENSATION	18.00
12/18/2025	201942	AMARIS CYMONE KENNEDY	AMARIS CYMONE KENNEDY	JUROR COMPENSATION	18.00
12/18/2025	201943	AMBER KATRINA DUNCAN	AMBER KATRINA DUNCAN	JUROR COMPENSATION	18.00
12/18/2025	201944	ANTHONY ELIAS VENTURA	ANTHONY ELIAS VENTURA	JUROR COMPENSATION	18.00
12/18/2025	201945	APRIL JOY-GRACE CURTIS	APRIL JOY-GRACE CURTIS	JUROR COMPENSATION	18.00
12/18/2025	201946	BRANDON JAYDEN WRIGHT	BRANDON JAYDEN WRIGHT	JUROR COMPENSATION	18.00
12/18/2025	201947	BRIAN JOSEPH MAJESKI, II	BRIAN JOSEPH MAJESKI, II	JUROR COMPENSATION	18.00
12/18/2025	201948	CAMILLE DENINE HUMBLE	CAMILLE DENINE HUMBLE	JUROR COMPENSATION	18.00
12/18/2025	201949	CHUN KIT LAM	CHUN KIT LAM	JUROR COMPENSATION	18.00
12/18/2025	201950	COLTIN JEROME MUELLER	COLTIN JEROME MUELLER	JUROR COMPENSATION	18.00
12/18/2025	201951	DERRICK LYNN JACKSON	DERRICK LYNN JACKSON	JUROR COMPENSATION	18.00
12/18/2025	201952	ELIJAH VINCENT MAURER	ELIJAH VINCENT MAURER	JUROR COMPENSATION	18.00
12/18/2025	201953	ELLA SALENA SZMANSKY	ELLA SALENA SZMANSKY	JUROR COMPENSATION	18.00
12/18/2025	201954	ERIC SAMUEL STANTS	ERIC SAMUEL STANTS	JUROR COMPENSATION	43.50
12/18/2025	201955	JASON WHITNEY DURRETT	JASON WHITNEY DURRETT	JUROR COMPENSATION	18.00
12/18/2025	201956	JUSTIN CRAIG LEEK	JUSTIN CRAIG LEEK	JUROR COMPENSATION	18.00
12/18/2025	201957	KEVIN CAREY	KEVIN CAREY	JUROR COMPENSATION	18.00
12/18/2025	201958	MARQUISE CHANEL SLATER	MARQUISE CHANEL SLATER	JUROR COMPENSATION	43.50
12/18/2025	201959	MARY QUINTESSA YEATTS DAMEN	MARY QUINTESSA YEATTS DAMEN	JUROR COMPENSATION	18.00
12/18/2025	201960	NATHANIEL CLARK	NATHANIEL CLARK	JUROR COMPENSATION	18.00
12/18/2025	201961	PAUL ANTHONY YOUNG	PAUL ANTHONY YOUNG	JUROR COMPENSATION	43.50
12/18/2025	201962	RALPH EDWARD LOPEZ	RALPH EDWARD LOPEZ	JUROR COMPENSATION	43.50
12/18/2025	201963	RICHARD OWEN FOWLER	RICHARD OWEN FOWLER	JUROR COMPENSATION	18.00
12/18/2025	201964	RYAN ANTHONY FULLER	RYAN ANTHONY FULLER	JUROR COMPENSATION	18.00
12/18/2025	201965	RYAN J EBRIGHT	RYAN J EBRIGHT	JUROR COMPENSATION	43.50

Hand Checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
12/18/2025	201966	SARAH CAROL WILKINS	SARAH CAROL WILKINS	JUROR COMPENSATION	18.00
12/18/2025	201967	STEVEN WALTER SHIPMAN	STEVEN WALTER SHIPMAN	JUROR COMPENSATION	18.00
12/18/2025	201968	TAMORA JEAN BROOKS	TAMORA JEAN BROOKS	JUROR COMPENSATION	18.00
12/18/2025	201969	TONYA LEE TRAVIS	TONYA LEE TRAVIS	JUROR COMPENSATION	18.00
12/18/2025	201970	VICTORA ESTHER JEAN FISHER	VICTORA ESTHER JEAN FISHER	JUROR COMPENSATION	18.00

AP TOTALS:

Total of 39 Checks:	19,341.90
Less 0 Void Checks:	0.00
Total of 39 Disbursements:	19,341.90

*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

*January 20, 2026 BOARD MEETING*

ACCOUNTS PAYABLE CHECKS -	\$	640,243.52
HAND CHECKS -	\$	446,849.54
CREDIT CARD PURCHASES-	\$	<u>5,881.28</u>
GRAND TOTAL -	\$	<b>1,092,974.34</b>

Clarity Health Care Deductible –

ACH EFT –	\$33,974.28 (DECEMBER)
ADMIN FEE -	\$ 1,818.35 (DECEMBER)



Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
01/20/2026	202105	ACCUSHRED LLC	ACCUSHRED LLC	SHRED SERVICES	285.25
01/20/2026	202106	ACTIVE911, INC	ACTIVE911, INC	ANNUAL AGENCY SUBSCRIPTION	599.40
01/20/2026	202107	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	FILE FOLDERS, LABELS & BOXES	118.84
			AMAZON CAPITAL SERVICES	10GTEK SFP+ DAC TWINAX CABLE	84.50
			AMAZON CAPITAL SERVICES	ELECTRIC SMOKERS	710.77
			AMAZON CAPITAL SERVICES	LEAF BLOWERS/COOKWARE SET/WATE	604.82
			AMAZON CAPITAL SERVICES	KETTLEBELLS	105.40
			AMAZON CAPITAL SERVICES	SLEDGE HAMMER	149.01
			AMAZON CAPITAL SERVICES	TOOLS/HOSES/RACK/WRENCH SET	937.27
			AMAZON CAPITAL SERVICES	LEAF BLOWERS/COOKWARE SET/WATE	149.95
			AMAZON CAPITAL SERVICES	KETTLEBELLS	111.98
			AMAZON CAPITAL SERVICES	RSD OFFICE SUPPLIES - MOTOR PO	133.77
			AMAZON CAPITAL SERVICES	DIGITAL THERMOSTAT	26.99
			AMAZON CAPITAL SERVICES	KITCHEN ITEMS/MAIL BOX/OFFICER	333.38
			AMAZON CAPITAL SERVICES	14B COURT - CUSTODIAL SUPPLIES	54.09
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	71.56
					3,592.33
01/20/2026	202108	ASSOCIATED FENCE	ASSOCIATED FENCE	GATE ADJUSTMENT - SOUTH HYDRO	850.00
01/20/2026	202109	AUTO VALUE YPSILANTI	AUTO VALUE YPSILANTI	PARKS & GROUNDS - SNOW PLOW OI	12.58
01/20/2026	202110	BOUND TREE MEDICAL, LLC.	BOUND TREE MEDICAL, LLC.	O2 REGULATOR	98.99
01/20/2026	202111	CINTAS FIRST AID & SAFETY	CINTAS FIRST AID & SAFETY	EYE WASH STATION RENTAL	99.18
			CINTAS FIRST AID & SAFETY	MONTHLY SERVICE FOR AED AT HOL	134.42
			CINTAS FIRST AID & SAFETY	EYE WASH STATION RENTAL	31.60
					265.20
01/20/2026	202112	CRAWFORD DOOR SALES	CRAWFORD DOOR SALES	REPLACEMENT BOARD ROOM DOOR	1,585.00
01/20/2026	202113	DETECTION SYSTEMS AND ENGINEE	DETECTION SYSTEMS AND ENGINEE	Replacement of Security Camera	3,400.00
01/20/2026	202114	EMERGENT HEALTH PARTNERS	EMERGENT HEALTH PARTNERS	Fire Dispatching Services- Jan	11,306.40
01/20/2026	202115	FONDRIEST ENVIRONMENTAL, INC	FONDRIEST ENVIRONMENTAL, INC	ANNUAL WEB HOSTING	1,766.00
01/20/2026	202116	GRAINGER	GRAINGER	STEM CASTER - CLERK'S CART REP	29.88
			GRAINGER	STEM CASTER - CLERK'S CART REP	22.72
			GRAINGER	RE-ORDER OF LOCKS FOR ALL PARK	879.25
			GRAINGER	SUPPLIES	(22.72)
					909.13
01/20/2026	202117	GREENER GOODS	GREENER GOODS	DRAWSTRING BAGS FOR PUB ED/OPE	393.54
01/20/2026	202118	GUARDIAN ALARM	GUARDIAN ALARM	ALARM SERVICES FOR CIVIC CENTE	195.00
			GUARDIAN ALARM	MONITORING MAINT. & SERVICES -	195.99
			GUARDIAN ALARM	ALARM SERVICES FOR GREEN OAKS,	704.48
			GUARDIAN ALARM	ADD HYDRO STATION ONTO GUARDIA	267.58
			GUARDIAN ALARM	REPLACE WATER DAMAGED KEYPAD:	315.00
			GUARDIAN ALARM	ALARM SERVICES FOR CIVIC CENTE	2,684.40
			GUARDIAN ALARM	ADDITION TO ACCESS CONTROL SYS	2,695.00
			GUARDIAN ALARM	ADDITION TO ACCESS CONTROL SYS	4,595.00
			GUARDIAN ALARM	ADDITION TO ACCESS CONTROL SYS	1,895.00
			GUARDIAN ALARM	INSTALLATION	6,395.00
					19,942.45
01/20/2026	202119	HOME DEPOT	HOME DEPOT	MAINT. TOOL - CORDLESS COMPACT	319.00
			HOME DEPOT	MAINT. TOOL - JUMPBOX	206.99

A/P Checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			HOME DEPOT	MAINT. TOOL - 40 V MAX CORDLES	244.00
			HOME DEPOT	MAINT. TOOL - 40 V MAX CORDLES	269.00
					<u>1,038.99</u>
01/20/2026	202120	HOWLETT LOCK & DOOR	HOWLETT LOCK & DOOR	REPAIR AND REKEY OF CIVIC CENT	218.50
01/20/2026	202121	HUNTINGTON NATIONAL BANK	HOME DEPOT	ROCK SALT	116.73
01/20/2026	202122	JENNIFER BURKE	JENNIFER BURKE	YOUTH DANCE INSTRUCTOR	51.00
01/20/2026	202123	JIBRIL NAEEM	JIBRIL NAEEM	MODERDAY MARTIAL ARTS PAYOUT	2,432.50
01/20/2026	202124	KCI	KCI	2026 PERSONAL PROPERTY STATEME	316.15
01/20/2026	202125	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES	INTERPRETER SERVICES	540.99
01/20/2026	202126	LIFE AFTER INCARCERATION	LIFE AFTER INCARCERATION	LAITR COMMUNITY BEAUTIFICATION	12,600.00
01/20/2026	202127	LINDE GAS & EQUIPMENT INC	LINDE GAS & EQUIPMENT INC	OXYGEN RENTAL	541.39
01/20/2026	202128	LOOKING GOOD LAWNS	LOOKING GOOD LAWNS	LGL invoice YTTR-1225-8 Blight	600.00
			LOOKING GOOD LAWNS	LGL INVOICE YTTR 1225-7 TRASH	50.00
					<u>650.00</u>
01/20/2026	202129	LOWE'S	LOWE'S	PAINT AND SUPPLIES FOR ELECT R	82.04
01/20/2026	202130	MCCALLA'S FEED SERVICE, INC.	MCCALLA'S FEED SERVICE, INC.	KNOX ICE MELTER (INV. #45843)	546.00
01/20/2026	202131	MCLAIN AND WINTERS	MCLAIN AND WINTERS	LEGAL SERVICES - DECEMBER 2025	187,427.33
01/20/2026	202132	MENARDS, INC.	MENARDS, INC.	REPLACEMENT OF SEWER CLEANOUT	9.99
01/20/2026	202133	MICHIGAN EMERGENCY MANAGEMENT	MICHIGAN EMERGENCY MANAGEMENT	MEMBERSHIP FOR CHIEF DENSMORE	100.00
01/20/2026	202134	MICHIGAN LINEN SERVICE, INC.	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.	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.	CIVIC CENTER LAUNDRY SERVICE F	101.10
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI	49.50
			MICHIGAN LINEN SERVICE, INC.	LEC LAUNDRY SERVICE FOR 12/23/	67.25
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICE	44.00
			MICHIGAN LINEN SERVICE, INC.	WEEKLY LAUNDRY SERVICE	36.50
			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
					<u>1,407.42</u>
01/20/2026	202135	MR. BUBBLES AUTO SPA	MR. BUBBLES AUTO SPA	PRE-PAY FOR CAR WASH BOOKLETS	160.00
01/20/2026	202136	ORCHARD, HILTZ & MCCLIMENT IN	ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	HANI AUTO CE SERVICES	891.00
			ORCHARD, HILTZ & MCCLIMENT IN	URBAN AIR - SKETCH PLAN REVIEW	499.25
			ORCHARD, HILTZ & MCCLIMENT IN	HEWITT PLACE APARTMENTS PSP RE	1,458.00
			ORCHARD, HILTZ & MCCLIMENT IN	ZIPPY DETAILED ENGINEERING REV	1,134.00
			ORCHARD, HILTZ & MCCLIMENT IN	STORM WATER PERMIT (MS4) ASSIS	460.75
			ORCHARD, HILTZ & MCCLIMENT IN	LAW ENFORCEMENT CENTER DRIVEWA	1,642.75
			ORCHARD, HILTZ & MCCLIMENT IN	LAW ENFORCEMENT CENTER DRIVEWA	1,346.00
			ORCHARD, HILTZ & MCCLIMENT IN	LAW ENFORCEMENT CENTER DRIVEWA	8,046.00
					<u>15,827.75</u>
01/20/2026	202137	OSCAR W. LARSON CO.	OSCAR W. LARSON CO.	PUMP REPLACEMENT FLP AND COMMU	21,866.05
01/20/2026	202138	PRIORITY ONE EMERGENCY	PRIORITY ONE EMERGENCY	PATCHES FOR UNIFORMS/JACKETS	885.00
01/20/2026	202139	R. RASCH INC.	R. RASCH INC.	SALT FOR TWP PROPERTIES AND PA	2,875.00
01/20/2026	202140	RAFT	RAFT	FIRE OFFICER 1I	535.00
01/20/2026	202141	RHETT REYES	RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	1,155.00



Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	990.00
					<u>2,145.00</u>
01/20/2026	202142	ROBERT ACTON	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPE	2,100.00
01/20/2026	202143	ROBERTSON MORRISON, INC.	ROBERTSON MORRISON, INC.	FURNACE RESET @3	190.00
			ROBERTSON MORRISON, INC.	ROUTINE MAINTENANCE @3	<u>275.00</u>
					465.00
01/20/2026	202144	SHRADER TIRE & OIL	SHRADER TIRE & OIL	FLAT REPAIR ON VEHICLE #700 +	48.94
01/20/2026	202145	STATE OF MICHIGAN	STATE OF MICHIGAN	MIDEAL ANNUAL MEMBERSHIP 2026	230.00
01/20/2026	202146	STEPHEN BROWN	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP D	4,400.00
01/20/2026	202147	UNIVERSITY TRANSLATORS	UNIVERSITY TRANSLATORS	PLACE HOLDER INVOICE FOR DECEM	191.25
01/20/2026	202148	UTILITIES INSTRUMENTATION SER	UTILITIES INSTRUMENTATION SER	SERVICE CALL FOR REPAIRS TO #2	628.50
01/20/2026	202149	VERIZON CONNECT FLEET USA	VERIZON CONNECT FLEET USA	GPS SERVICES - DECEMBER 2025	956.81
01/20/2026	202150	W.J. O'NEIL COMPANY	W.J. O'NEIL COMPANY	COURT ROOF TOP REPAIRS FOR UNI	3,634.00
			W.J. O'NEIL COMPANY	COURT ROOF TOP REPAIRS FOR UNI	8,946.00
			W.J. O'NEIL COMPANY	COURT ROOF TOP REPAIRS FOR UNI	8,946.00
			W.J. O'NEIL COMPANY	COURT ROOF TOP REPAIRS FOR UNI	<u>2,789.00</u>
					24,315.00
01/20/2026	202151	WASHTENAW COUNTY IT	WASHTENAW COUNTY IT	ANNUAL SUPPORT IT SERVICES	41,527.26
01/20/2026	202152	WASHTENAW COUNTY TREASURER	WASHTENAW COUNTY TREASURER	MOBILE HOME FEES OCTOBER - DEC	7,065.00
01/20/2026	202153	WASHTENAW COUNTY TREASURER#	WASHTENAW COUNTY TREASURER#	ANNUAL WRRMA DUES	5,000.00
			WASHTENAW COUNTY TREASURER#	PRE INVOICE LEDGER 12/2025	<u>350.21</u>
					5,350.21
01/20/2026	202154	WASTE MANAGEMENT	WASTE MANAGEMENT	ACCT. #6-96630-02003	248,685.04
01/20/2026	202155	WEISSMAN'S	WEISSMAN'S	DANCE COSTUMES FOR 2026 RECITA	23.35
			WEISSMAN'S	DANCE COSTUMES FOR 2026 RECITA	<u>3,026.60</u>
					3,049.95
01/20/2026	202156	WEX BANK	WEX BANK	WEX CREDIT CARD CHARGES ENDING	1,261.61
01/20/2026	202157	WITMER ASSOCIATES, INC.	WITMER ASSOCIATES, INC.	DICKE TOOLS COLLAPSIBLE CONE K	403.48
			WITMER ASSOCIATES, INC.	EZ MINI GOAT POCKET TOOL	<u>864.19</u>
					1,267.67
01/20/2026	202158	WITMER PUBLIC SAFELY GROUP, I	WITMER PUBLIC SAFELY GROUP, I	TNT MULTI PURPOSE TOOL	<u><u>1,322.18</u></u>
AP TOTALS:					
Total of 54 Checks:					640,243.52
Less 0 Void Checks:					<u>0.00</u>
Total of 54 Disbursements:					640,243.52

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
12/23/2025	202087	BLUE CROSS BLUE SHIELD OF MI	BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - JANUARY 202	206,309.57
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - JANUARY 202	42,324.63
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - JANUARY 202	914.30
					249,548.50
12/23/2025	202088	BLUE CROSS BLUE SHIELD OF MIC	BLUE CROSS BLUE SHIELD OF MIC	HEALTH INSURANCE - 2026	47,680.28
12/23/2025	202089	CHARTER TOWNSHIP OF SUPERIOR	CHARTER TOWNSHIP OF SUPERIOR	ACCT. #HURO-007200-0000-01	45.72
12/23/2025	202090	COMCAST	COMCAST	ACCT. #8529 10 234 0279396	179.45
			COMCAST	ACCT. #8529 10 234 0186229	226.12
			COMCAST	ACCT. #8529 10 23400586337	102.66
					508.23
12/23/2025	202091	DTE ENERGY	DTE ENERGY	ACCT. #9100 145 4294 8	491.59
			DTE ENERGY	ACCT. #9200 570 4723 4	37.11
			DTE ENERGY	ACCT. #9100 127 9333 7	3,191.33
			DTE ENERGY	ACCT. #9100 127 9357 6	3,584.79
			DTE ENERGY	ACCT. #9100 129 7209 7	641.98
			DTE ENERGY	ACCT. #9100 351 6305 4	1,339.31
			DTE ENERGY	ACCT. #91000005663	83,175.05
					92,461.16
12/23/2025	202092	WASTE MANAGEMENT	WASTE MANAGEMENT	ACCT. #32-81987-93001	6,503.63
12/23/2025	202093	Y.C.U.A	Y.C.U.A	FUEL CHARGES FOR THE 2025 SEAS	1,340.01
			Y.C.U.A	ACCT. #4-070-428255-01	312.07
			Y.C.U.A	ACCT. #4-085-803600-02	163.87
			Y.C.U.A	ESTIMATED WATER REBATE FOR 202	225.00
			Y.C.U.A	ACCT. #4-037-360100-01	718.34
			Y.C.U.A	ACCT. #4-037-360200-01	774.47
			Y.C.U.A	ACCT. #4-074-535400-01	320.22
			Y.C.U.A	ACCT. #4-083-487600-01	501.88
			Y.C.U.A	ACCT. #4-085-789900-010	492.77
			Y.C.U.A	ACCT. #4-085-803450-01	546.41
			Y.C.U.A	ACCT. #4-087-560100-01	632.71
			Y.C.U.A	ACCT. #4-087-560150-01	553.82
			Y.C.U.A	ACCT. #4-087-560200-01	102.35
					6,683.92
01/06/2026	202094	CHARTER TOWNSHIP OF SUPERIOR	CHARTER TOWNSHIP OF SUPERIOR	ACCT. #HURO-007200-0000-01	50.58
01/06/2026	202095	COMCAST	COMCAST	ACCT. #8529 10 234 0279396	205.04
01/06/2026	202096	DELTA DENTAL PLAN OF MICHIGAN	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - JANUARY 202	14,162.73
01/06/2026	202097	DTE ENERGY	DTE ENERGY	ACCT. #9100 067 4660 6	1,511.43
			DTE ENERGY	ACCT. #9100 145 4280 7	190.58
			DTE ENERGY	ACCT. #9100 145 5674 0	135.21
			DTE ENERGY	ACCT. #9100 127 9293 3	85.74
			DTE ENERGY	ACCT. #9100 127 9303 0	63.09
			DTE ENERGY	ACCT. #9100 127 9280 0	88.09
			DTE ENERGY	ACCT. #9100 145 4262 5	150.67
			DTE ENERGY	ACCT. #9100 145 4306 0	228.95
			DTE ENERGY	ACCT. #9100 094 4215 3	27.48
			DTE ENERGY	ACCT. #9100 123 5216 7	29.15
			DTE ENERGY	ACCT. #9100 094 4244 3	18.03

Hand Checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			DTE ENERGY	ACCT. #9100 094 4205 4	250.45
			DTE ENERGY	ACCT. #9100 145 5663 3	36.19
			DTE ENERGY	ACCT. #9100 101 8703 7	41.83
			DTE ENERGY	ACCT. #9100 105 1991 6	18.03
			DTE ENERGY	ACCT. #9100 145 4272 4	26.50
			DTE ENERGY	ACCT. #9100 145 4320 1	222.80
			DTE ENERGY	ACCT. #9200 621 2917 5	19.73
			DTE ENERGY	ACCT. #9100 152 0871 3	3,976.50
			DTE ENERGY	ACCT. #9100 127 9344 4	18.03
					<u>7,138.48</u>
01/06/2026	202098	KCI	KCI	2026 ASSESSMENT NOTICES	10,238.74
01/06/2026	202099	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	LIFE & DISABILITY - JANUARY 20	6,011.29
01/06/2026	202100	Y.C.U.A	Y.C.U.A	ACCT. #2-087-560610-01	96.40
			Y.C.U.A	ACCT. #2-085-341000-01	38.56
			Y.C.U.A	ACCT. #2-085-341010-01	118.39
			Y.C.U.A	ACCT. #2-087-560500-01	111.06
			Y.C.U.A	ACCT. #2-087-560550-01	96.40
			Y.C.U.A	ACCT. #2-087-560600-01	96.40
			Y.C.U.A	ACCT. #2-087-560650-01	53.22
			Y.C.U.A	ACCT. #2-085-789820-01	125.72
			Y.C.U.A	ACCT. #2-085-799000-01	103.73
			Y.C.U.A	Lift Station Maint. Tuttle Hil	187.72
			Y.C.U.A	LIFT - STATION MAINT. FORD BLV	93.66
			Y.C.U.A	LIFT - STATION MAINT. NORTH HY	44.92
			Y.C.U.A	LIFT - STATION MAINT. FORD LK	93.88
					<u>1,260.06</u>
01/08/2026	202101	APPLIED INNOVATION	APPLIED INNOVATION	CONTRACT INVOICE	99.55
01/08/2026	202102	COMCAST	COMCAST	ACCT. #8529 10 234 0186229	231.83
			COMCAST	ACCT. #8529 10 234 0586337	126.25
			COMCAST	ACCT. #8529 10 234 0124352	138.29
					<u>496.37</u>
01/08/2026	202103	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	VSP - JANUARY 2026	3,142.28
01/08/2026	202104	VERIZON WIRELESS	VERIZON WIRELESS	ACCT. #342201808-0001	612.98
AP TOTALS:					
Total of 18 Checks:					446,849.54
Less 0 Void Checks:					0.00
Total of 18 Disbursements:					<u>446,849.54</u>



01/09/2026 01:52 PM  
User: lstanfield  
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI  
CHECK NUMBERS 132 - 132

Page: 1/1

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank CARDS COMERICA COMMERICAL CARD					
01/20/2026	132(E)	COMERICA BANK	SAM'S CLUB DIRECT	ITEMS FOR THE SENIOR SING ALON	149.42
			SAM'S CLUB DIRECT	ITEMS FOR THE SENIOR HOLIDAY L	248.22
			SAM'S CLUB DIRECT	BANKERS BOXES FOR FILE STORAGE	104.00
			MONOPRICE, INC	C14 C13 POWER CORDS	218.80
			UNITED STATES POST OFFICE	MAILING AFFIDAVIT FOR 495 FUND	11.90
			UNITED STATES POST OFFICE	PASSPORT POSTAGE FOR WEEK NOV.	16.80
			UNITED STATES POST OFFICE	PASSPORT POSTAGE FOR WEEK DEC.	8.40
			UNITED STATES POST OFFICE	MAILING AFFIDAVIT FOR 495 FUND	33.40
			UNITED STATES POST OFFICE	STAMPS	78.00
			UNITED STATES POST OFFICE	PASSPORT POSTAGE FOR WEEK NOV.	103.65
			UNITED STATES POST OFFICE	PASSPORT POSTAGE FOR WEEK NOV.	42.00
			INTERNATIONAL CODE COUNCIL*	ICC TRAINING FOR JAMIE GASTON-	240.00
			INTERNATIONAL CODE COUNCIL*	ICC ZONING ORDINANCE BOOKS -	65.36
			HARBOR FREIGHT	FOLDING PLATFORM CART FOR ELEC	248.95
			ANN ARBOR ARMS	AMMO	54.56
			BOSTICK FAMILY LIGHT SHOW	50 & BEYOND TRIP MI BRIGHT LIG	157.82
			CONNECTIONS HOUSING	ADMIN FEE FOR FDIC CONFERENCE	8.00
			DETROIT LEGAL NEWS	CALENDARS	120.00
			EMS GRAND RAPIDS	REPAIR #2 EXCITER COIL	1,648.10
			HONEYBAKED OF CANTON	HOLIDAY SOCIAL LUNCHEON	1,441.37
			IPS DRUG TESTING	DOT RANDOM DRUG SCREEN	45.00
			MENARDS, INC.	CONTROL FUSES	5.55
			MEETING ROOM 365	MEETING ROOM SCREEN SOFTWARE	396.00
			ZORO	2 FOLDING CHAIR CART, 180 LB,	435.98
					5,881.28

CARDS TOTALS:

Total of 1 Checks:

5,881.28

Less 0 Void Checks:

0.00

Total of 1 Disbursements:

5,881.28

# **TREASURER'S REPORT**

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The Treasurer's Report will be distributed at the meeting



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

**MONTHLY TREASURER'S REPORT  
STAN ELDRIDGE  
DECEMBER 1, 2025 - DECEMBER 31, 2025**

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	6,804,908.84	3,371,780.80	3,314,422.47	6,862,267.17
101 - Payroll	252,993.57	939,779.49	920,555.10	272,217.96
101 - Willow Run Escrow	147,351.25	33.31	0.00	147,384.56
206 - Fire Department	3,707,629.26	32,803.98	530,043.46	3,210,389.78
208 - Parks Fund	10,847.66	32.16	403.69	10,476.13
213 - Roads/Bike Path/Rec/General Fund	1,987,945.31	6,185.52	996.00	1,993,134.83
216 - Fire Pension & OPEB Millage Fund	51,320.12	159.71	0.00	51,479.83
217 - Fire Special Millage Capital Fund	167,761.21	522.39	0.00	168,283.60
226 - Environmental Services	3,390,182.14	9,220.29	612,519.16	2,786,883.27
230 - Recreation	100,074.25	104,428.11	73,339.83	131,162.53
236 - 14-B District Court	156,973.58	84,135.84	118,810.24	122,299.18
244 - Economic Development	81,795.19	255.10	0.00	82,050.29
249 - Building Department Fund	1,348,510.81	27,626.46	70,102.54	1,306,034.73
250 - LDFA Tax	25,199.51	78.75	0.00	25,278.26
252 - Hydro Station Fund	1,312,441.49	28,545.97	39,958.96	1,301,028.50
266 - Law Enforcement Fund	17,510,682.79	67,150.87	652,898.60	16,924,935.06
284 - Opioid Settlement Fund	52,638.23	164.15	0.00	52,802.38
287 - Nuisance Abatement Fund	40,922.77	1,114.77	285.00	41,752.54
398 - LDFA 2006 Bonds	3,196.37	9.98	0.00	3,206.35
584 - Green Oaks Golf Course	57,609.02	342,847.49	67,212.13	333,244.38
597 - Compost Site	829,664.88	57,365.46	49,135.93	837,894.41
661 - Motor Pool	444,422.31	36,013.35	24,773.21	455,662.45
702 - General Tax Collection	10,298.78	2,696.64	1,415.45	11,579.97
703 - Current Tax Collections	1,433,674.77	20,089,764.55	1,119,685.46	20,403,753.86
707 - Bonds & Escrow/GreenTop	1,287,393.95	7,290.60	6,555.45	1,288,129.10
708 - Fire Withholding Bonds	187,625.88	32,096.89	0.00	219,722.77
<b>GRAND TOTAL</b>	<b>41,404,063.94</b>	<b>25,242,102.63</b>	<b>7,603,112.68</b>	<b>59,043,053.89</b>



# ATTORNEY REPORT

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GENERAL LEGAL UPDATE

# **OLD BUSINESS**

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# **NEW BUSINESS**

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



**YPSILANTI  
TOWNSHIP**  
—ASSESSMENT DEPARTMENT—

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

TO: Ypsilanti Township Board of Trustees

FROM: Linda Gosselin                      Brian McCleery  
Assessor                                  Deputy Assessor

DATE: January 7, 2026

RE: Adoption of 2026 Board of Review Schedule and March Board of Review  
Member's Compensation

Attached please find a recommended schedule of dates and compensation for the 2026 meetings, which complies with the requirements of the State of Michigan statute, MCL 211.30

The Ypsilanti Township Board has previously determined the daily rate of compensation paid to the members of the Board to be \$125. Please approve these rates as this year's maximum daily rates.

For the 2026 meetings, I recommend the Board:

- 1.) Designate the place as the Second Floor Conference room,  
Tilden R. Stumbo Civic Center  
7200 S. Huron River Dr.  
Ypsilanti, MI 48197
- 2.) Approve the attached schedule of dates and times.
- 3.) Approve the daily rate of compensation as follow: \$125 per member

Respectfully Submitted,

Linda Gosselin, Assessor

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



# YPSILANTI TOWNSHIP

—ASSESSMENT DEPARTMENT—

---

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

Below is the tentative schedule set by Linda Gosselin for the March 2026 Board of Review Hearings.

## **ORGANIZATIONAL MEETING –All Board Members Must Attend**

No Public Appeals – Roll Presented to Board for Review

Tuesday	March 3	9:00 AM – 10:00 AM
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## **PUBLIC HEARINGS**

Monday	March 9	9:00 AM - 4:00 PM
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Tuesday	March 10	9:00 AM - 4:00 PM
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Wednesday	March 11	5:00 PM - 9:00 PM
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## **Assessment Notices Mailed**

Assessment notices will be compiled and mailed in mid-January.



## MEMORANDUM

**To:** Ypsilanti Charter Township Board of Trustees

**From:** Mark Yandrick, AICP, Planning Director

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

**Date:** January 14, 2026

**Re:** Special Land Use, 6601 Tuttle Hill Rd, Creekside North Development

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### Process

Diverse Real Estate, LLC submitted a Preliminary Site Plan and Special Land Use for a 100-unit single-family site condominium development to be built by Lombardo Homes for the proposed Creekside North Development on the northeast corner of Tuttle Hill and Merritt roads at 6601 Tuttle Hill Road. Planning Commission reviewed and provided recommendations of approval. A site condominium requires approval from the Township Board.

### Background

These items were first presented to Planning Commission at the August 26, 2025 meeting for 101 residential single-family units. A public hearing was held for the Special Land Use according to the Special Land Use requirements and the approved minutes are in the packet. While the Special Land Use was approved in August, the Preliminary Site Plan was postponed so the applicant could work with staff to provide usable open space in the development, which was not provided in the August proposal.

The applicant resubmitted a plan with 100 units that removed a residential lot and added playground, trails and bench to create activated space that the community could use. Planning Commission recommended approval of the Preliminary Site Plan to the Township Board of this updated version at their November 25, 2025 meeting with conditions

### Proposal

The application submitted for a residential development consisting of 100 single-family lots (1.85 lots per acre). Each lot will have a minimum lot area of 14,000 square feet. The proposed 54.70-acre site is located in the northeast corner of Tuttle Hill Road and Merritt Road. The site is currently vacant and contains woodlands and two (2) ponds. The site is currently zoned R-3, One-Family Residential. The site will be accessed with one access point off Merritt and one off Tuttle Hill. The internal roads will be private, and there will be a connection to the subdivision to the north, Creekside East.



This site was previously approved in 2001 but that approval expired before construction of the roads and homes began.

#### Open Space

While the version at the August Planning Commission meeting had open space but there was not any amenities provided to activate the space, such as walkways, playground, etc as intended from the zoning code. Coincidentally, the community pool/clubhouse at the intersection at Tuttle Hill and Merritt has stated they are full for memberships and access is NOT available to homes in this proposed community. Planning Commission tabled the preliminary site plan for the applicant to revise the plans.

Open Space requirements are 1,500 square feet of open space per residential lot, which is 150,000 square feet or 3.44 acres. The applicant's current proposal is for 7.73 acres of open space, including detention basins with approximately 2.25 acres for the area of the playground and walking trails.

The Carlisle Wortman (Planning) review and other agency reviews are attached.

#### **Planning Commission Recommendation**

Planning Commission recommended **APPROVAL, 6-0** of the Special Land Use to the Township Board at the November, 25 2025, meeting with the following five (5) conditions:

1. The proposed functional open space is sufficient to serve the proposed residential development.
2. The proposed vinyl siding material is an appropriate building material.
3. The agreed upon \$185,000 traffic mitigation contribution shall be memorialized in a Development Agreement.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Review by the Planning Commission and Township Board. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
5. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

Planning Commission recommended **APPROVAL, 5-0** of the Preliminary Site Plan to the Township Board at the August, 26 2025 meeting after the public hearing with the following three (3) conditions:

1. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall address the lack of usable open space in the Final Site Plan.

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



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

Trustees  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

## **REGULAR MEETING AGENDA**

**Tuesday, August 26, 2025  
6:30 P.M.**

**If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at [planning@ypsitownship.org](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE JULY 22, 2025, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
  - A. **SPECIAL LAND USE – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL – PARCEL K-11-26-300-009 – TO CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES FOR THE SPECIAL LAND USE APPLICATION OF DIVERSE REAL ESTATE LLC TO PERMIT A 101-UNIT, SINGLE-FAMILY RESIDENTIAL SITE CONDOMINIUM ON A SITE ZONED R-3, ONE-FAMILY RESIDENTIAL.**
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **PRELIMINARY SITE PLAN - CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL – PARCEL K-11-26-300-009 – TO CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES FOR THE PRELIMINARY SITE PLAN APPLICATION OF DIVERSE REAL ESTATE LLC TO PERMIT A 101-UNIT, SINGLE-FAMILY RESIDENTIAL SITE CONDOMINIUM ON A SITE ZONED R-3, ONE-FAMILY RESIDENTIAL.**
  - B. **PRELIMINARY SITE PLAN – U-HAUL YPSILANTI – U-BOX CONTAINER STORAGE–2251 AND 2269 PARKWOOD – PARCELS K-11-11-100-017 AND K-11-11-100-016 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF KIMLEY-HORN TO PERMIT A U-BOX CONTAINER STORAGE BUILDING ON A SITE ZONED LOGISTICS AND MANUFACTURING (L-M).**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. CORRESPONDENCE RECEIVED
  - B. PLANNING COMMISSION MEMBERS
  - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT



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



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

- 11. TOWNSHIP ATTORNEY REPORT
- 12. PLANNING DEPARTMENT REPORT
- 13. OTHER BUSINESS
- 14. ADJOURNMENT

# Special Land Use (PSCU25-0004) & Preliminary Site Plan (PSPR24-0011)

Creekside Village North  
6601 Tuttle Hill Rd.

January 20, 2026 Township Board Meeting



**YPSILANTI**  
**TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

# Proposal

- Applicant: Diverse Real Estate, LLC
- 100 Single Family Lots on 54 acres (Previously 101)
- Each lot with a minimum lot area of 14,000 square feet and 80' Lot width.
- Zoning District: R-3, One Family Residential
- Previously approved in 2001, but never developed
- The Developer has committed \$185,000 to safety improvements on Tuttle Hill.

# Process: Creekside Village North

August 25:	Special Land Use Approved / Public Hearing Held Preliminary Site Plan Tabled (Open Space), Planning Commission
November 25:	Revised Preliminary Site Plan, Planning Commission
Tonight:	Preliminary Site Plan & Special Land Use, Township Board
Future:	All Single Family Residential Plats or Site Condominiums require Final Site Plan approval by the Township Board, with a recommendation by Planning Commission



# Location Map



# Open Space

Proposal in August 25, had 7.38 acres but no/little useable space

Current Proposal, has 7.73 acres, with useable Space  
Requirement, 3.44 acres

## Subdivision Regulations Sec. 04.06. - Open space.

### 04.06.01 Required Park Area.

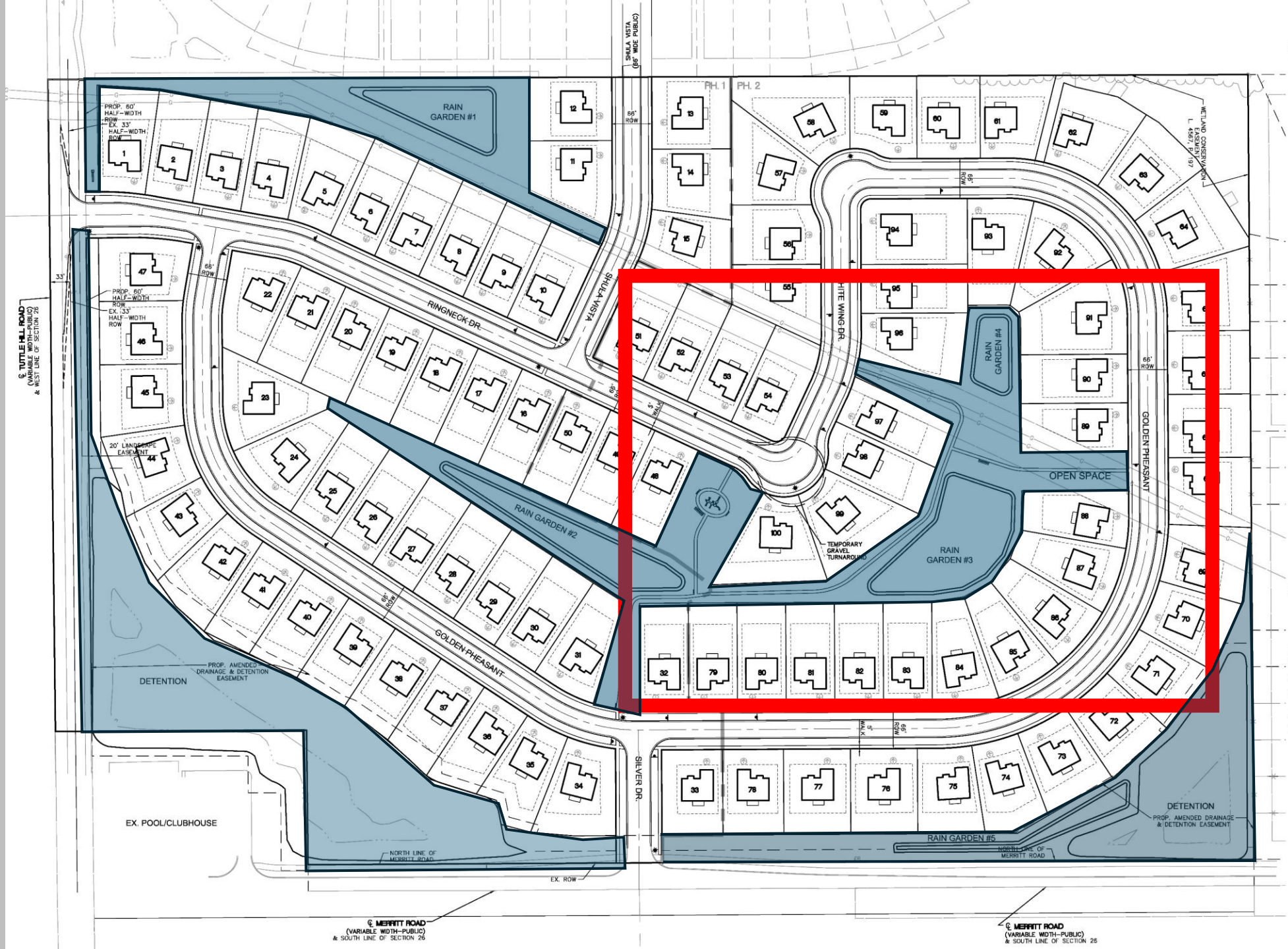
All residential subdivisions shall provide an active recreational area, which shall contain a common park area equal in size to one thousand five hundred (1,500) square feet for each lot in the subdivision. The required park area shall be exclusive of required setbacks, buffers, greenbelts, individual lots, public rights-of-way, private road easements and stormwater management areas. Said recreational park area shall be well drained, graded, seeded or sodded, safe from hazard, accessible to all dwellings, and the location shall be approved by the Township Board, based upon a recommendation by the Planning Commission. Reservation of the recreational area shall be achieved through deed restrictions or dedication to a subdivision homeowner's association. Nothing herein shall prevent the dedication of such open space to a public entity or conservation organization, subject to Township Board approval.



[illegible]

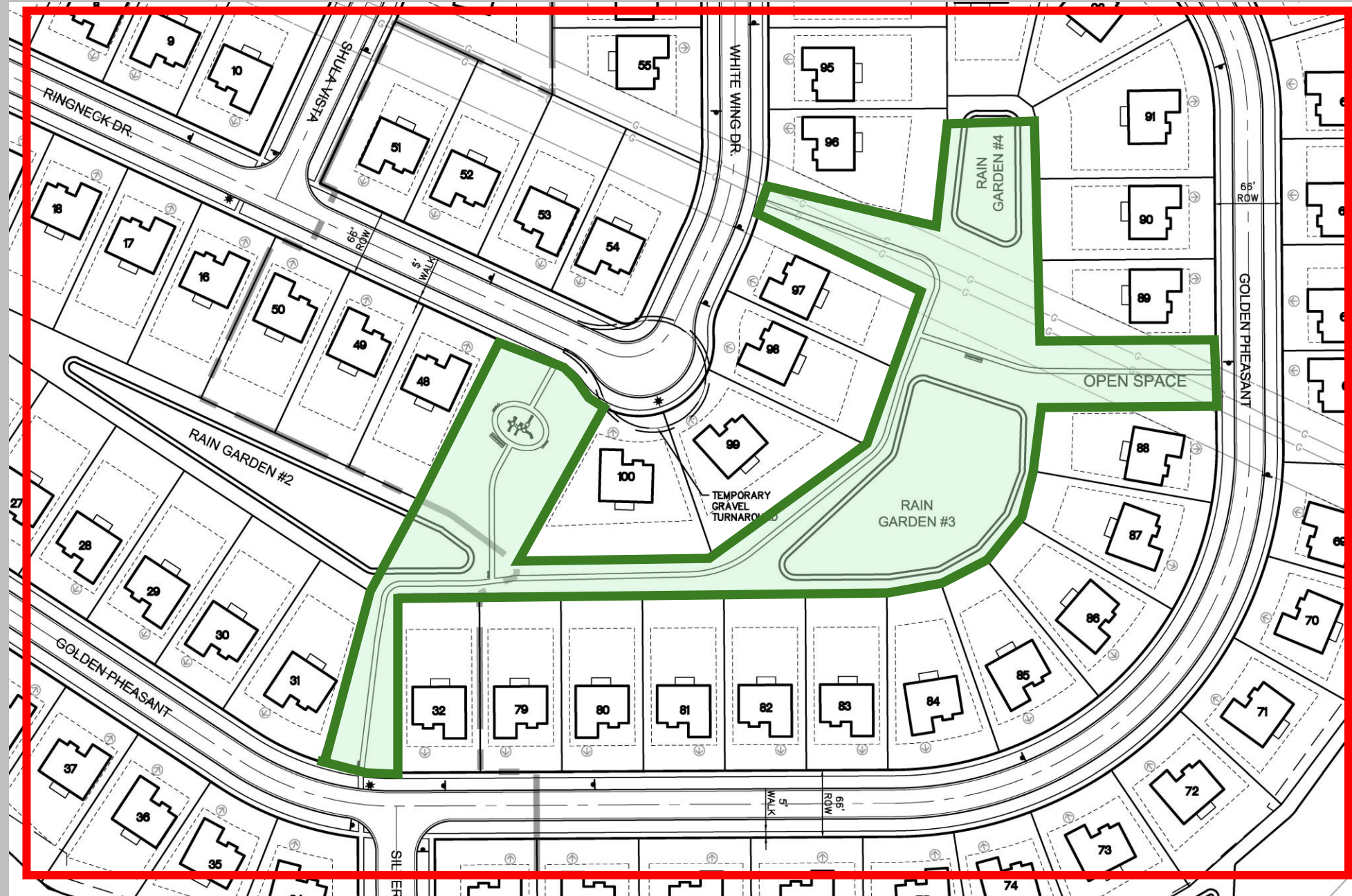


# Proposed Open Space





# Proposed Open Space















# Standards of Approval - Special Land Use

- 1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this ordinance.**
- 2. Will be compatible with a natural environment and existing and future land uses in the vicinity.**
- 3. Will be compatible with the Township Master Plan.**
- 4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal.**
- 5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.**
- 6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.**

*The township's planning consultant found that for the most part the special use standards have been met; however, they still find that the applicant should provide functional and usable open space and shall confirm to the satisfaction of the Planning Commission and Township Board that additional traffic can be mitigated.*

# Standards of Approval (Site Plan)

- A. The proposed use will **not be injurious to the general health, safety, welfare, and character of the Township and surrounding neighborhood.**
- B. **Consistent with the Township Master Plan.**
- C. **A proper relationship between public thoroughfares and proposed service drives, driveways, and parking areas.**
- D. The proposed development provides for **proper development of roads, easements, and public utilities.**
- E. **Building placement and orientation provides a strong visual and functional relationship with its site,** adjacent sites, and nearby thoroughfares. Such placement and orientation are consistent within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.
- F. **Site access and circulation shall be designed to ensure the safe and convenient movement of vehicles, bicycles, pedestrians, and transit,** where applicable. Where possible, separation of pedestrian and vehicular traffic shall be provided to avoid conflicts and unsafe conditions.
- G. **Internal circulation shall be arranged to provide a practical means of emergency personnel and vehicle access** to all sides of a building.
- H. Site planning and design of specific improvements will **accomplish the preservation and protection of existing natural resources and features** such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees, and wooded areas, including understory trees.
- I. The proposed development **will utilize the natural topography to the maximum extent possible,** minimizing the amount of cutting, filling, and grading required, and preventing soil erosion or sedimentation.

# Standards of Approval (Site Plan)

J. **The design** of storm sewers, stormwater facilities, roads, parking lots, driveways, water mains, sanitary sewers, and other site improvements **meets the design and construction standards of the Township and other appropriate agencies.**

K. A stormwater management system and facility will **preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on- or off-site.** The Washtenaw County Water Resources Commissioner Rules shall be used for the review and approval of all stormwater management systems.

L. **Wastewater treatment systems**, including on-site septic systems, **shall be located to minimize any potential degradation of surface water or ground water quality**, and be designed in accordance with applicable Township, County, and/or State standards.

M. **Sites which include storage of hazardous waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of pollution materials to the surface or the air, or to the ground, groundwater, or nearby water bodies**, with a specific plan to achieve such objectives being incorporated as part of the site plan.

N. **Landscaping**, including grass, trees, shrubs, and other vegetation, **is provided to maintain and improve the aesthetic quality of the site and area.**

O. The site plan **complies with all Township Ordinances and any other applicable laws.**

# Planning Commission Recommendation – Special Land Use

Planning Commission recommended **APPROVAL, 5-0** of the Special Land Use to the Township Board at the August, 26 2025 meeting with the following conditions:

1. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall address the lack of usable open space in the Final Site Plan.

# Planning Commission Recommendation – Preliminary Site Plan

Planning Commission recommended **APPROVAL, 6-0** of the Preliminary Site Plan to the Township Board at the November, 25 2025 meeting with the following five (5) conditions:

1. The proposed functional open space is sufficient to serve the proposed residential development.
2. The proposed vinyl siding material is an appropriate building material.
3. The agreed upon \$185,000 traffic mitigation contribution shall be memorialized in a Development Agreement.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Review by the Planning Commission and Township Board. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
5. The applicant shall obtain all applicable internal and outside agency permits prior to construction.



# Draft Motions – Special Land Use

## **Motion to Postpone:**

“I move to postpone the request for Special Land Use approval, submitted by Diverse Real Estate, LLC to permit construction of a 100-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Parcel K-11-26-300-009, to give the applicant time to address the comments made at this evening’s meeting and resubmit, and/or provide additional information, as discussed tonight.”

# Draft Motions – Preliminary Site Plan

## **Motion to Approve:**

“I move to recommend approval to the Township Board of the Preliminary Site Plan submitted by Diverse Real Estate, LLC to permit construction of a 100-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Ypsilanti, MI 48197, Parcel K-11-26-300-009, with the following six (6) conditions:

1. The proposed functional open space is/is not sufficient to serve the proposed residential development. (If NOT sufficient, add condition based on Planning Commission discussion.)
2. The proposed vinyl siding material is/is not an appropriate building material. (If NOT appropriate, add condition based on Planning Commission discussion.)
3. The agreed upon \$185,000 traffic mitigation contribution shall be memorialized in a Development Agreement.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Review by the Planning Commission and Township Board. The applicant shall revise all plan sheets to reflect the results of this evening’s discussion.
5. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

# Draft Motions – Preliminary Site Plan

**Motion to Deny:**

“I move to recommend denial to the Township board of the Preliminary Site Plan submitted by  
Diverse Real Estate, LLC for construction of a 100-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Ypsilanti, MI 48197, Parcel K-11-26-300-009, due to the following reasons:”

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

# Draft Motions – Preliminary Site Plan

## **Motion to Postpone:**

“I move to postpone the request for Preliminary Site Plan approval, submitted by Diverse Real Estate, LLC to permit construction of a 100-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Parcel K-11-26-300-009, to give the applicant time to address the comments made at this evening’s meeting and resubmit, and/or provide additional information, as discussed tonight.”

# Draft Motions – Preliminary Site Plan

## **Motion to Approve:**

“I move to recommend approval to the Township Board of the Preliminary Site Plan submitted by Diverse Real Estate, LLC to permit construction of a 100-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Ypsilanti, MI 48197, Parcel K-11-26-300-009, with the following six (6) conditions:

1. The proposed functional open space is/is not sufficient to serve the proposed residential development. (If NOT sufficient, add condition based on Planning Commission discussion.)
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# Draft Motions – Preliminary Site Plan

**Motion to Deny:**

“I move to recommend denial to the Township board of the Preliminary Site Plan submitted by  
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- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_



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*Board of Trustees Meeting*  
**Creekside Village North**  
*January 20, 2026*

# Introductions

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## LOMBARDO HOMES

Aubrey Merhib, Entitlements Manager

- [amerhib@lombardocompanies.com](mailto:amerhib@lombardocompanies.com)
- (239)273-8306

Greg Windingland, Special Projects Manager

- [gwindingland@lombardocompanies.com](mailto:gwindingland@lombardocompanies.com)
- (586)855-7051

## ATWELL

Matt Bush, P.E. - Director

- [mbush@atwell.com](mailto:mbush@atwell.com)

Kyler Sheerin, P.E. – Project Manager

- [ksheerin@atwell.com](mailto:ksheerin@atwell.com)

# Introduction to Lombardo Companies

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Started by Cosimo and Antoinette Lombardo in 1961 with one single family home

Still family owned by all four siblings

Grown to build 450 single family homes in Michigan and 150 single family homes in St. Louis per year as well as approximately 100 apartment units per year

Our Vision: To positively impact the lives we touch. This is our legacy.





# Past and Future Projects

Aspen Village





# History of Overall Creekside PUD

## Creekside Farms

- Acq. from Pulte in 2009
- Future site plan submittal

## Creekside Village West

- 100% Pulte
- 206 homes total

## Creekside Rec. Center / Pool

- CV East and West only

## Creekside Village

- 249 units overall density (+ CV West)
- Rec. Center
- Merritt Road Paving
- Utility extensions
- Other?

## Manors at Creekside Village

- Acq. vacant land from Pulte in 2009
- 98 homes total

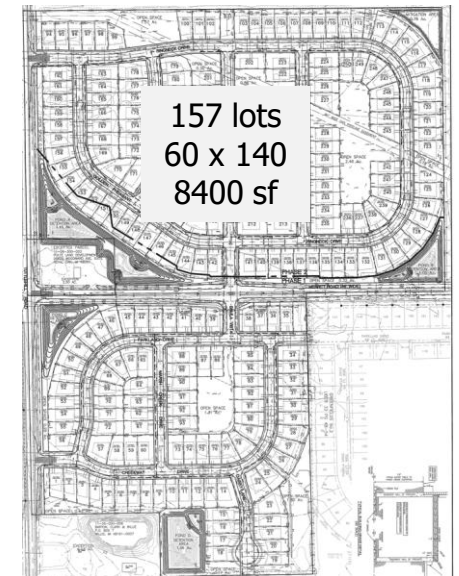
## Creekside Village South

- Acq. 50+/- vacant lots from Pulte in 2009
- 95 homes total

## Creekside Village North

- Originally to be part of CV East
- Acq. vacant land from Canzano in 2015 (from Pulte)

Original CV East Overall Site Plan



## Creekside Village East

- 88 homes (from 93 platted lots)
- Acq. 70+/- vacant lots from Pulte in 2009



# Project Overview

Location – Northeast Corner of the Tuttle Hill Road and Merritt Road Intersection

Site Size – 54.70 acres

Zoning – R-3, One-Family Residential

Proposed Number of Lots – 100

Number of Phases - 2



# Ordinance Compliance

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	R-3 Zoning Requirement	Creekside Village North
Min. Lot Size	14,000	14,000
Min. Lot Width	80	80
Frontage	25	25
Side Setbacks	5 (least) 16 (total)	5 (least) 16 (total)
Rear Setbacks	35	35

# Infrastructure and Services

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## •Utilities

- Public sanitary sewer designed as extension off of existing stubs from Tuttle Hill and Merritt Roads
- Public water looped through development connected to existing stubs from Tuttle Hill and Merritt Roads and extended from existing Lakewood Estates Condominium to the North
- Stormwater management facilitated by two on-site detention basins and 5 infiltration basins

## •Traffic circulation & safety

- Private roads with sidewalks on both sides (5 ft width)
- Provides 10 ft wide bike path along both Merritt and Tuttle Hill
- Three access points (Tuttle Hill, Merritt and Lakewood Estates)
- Traffic Impact Study indicates no need for additional turn lanes or traffic light at Merritt and Tuttle Hill

# Positive Community Impacts

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## **Expands Housing Options**

- Provides 100 new single-family homes that meet demand for quality, family-oriented housing in Ypsilanti Township.

## **Supports Infrastructure Improvements**

- Contributes to roadway upgrades and pedestrian safety improvements at Merritt & Tuttle Hill, improving safety and traffic flow for the entire community.

## **Preserves Open Space & Stormwater Management**

- Integrates green space while managing stormwater on-site to protect downstream properties.

## **Strengthens the Local Economy**

- Expands the Township's tax base, supports Lincoln Consolidated School District and township services, and brings new residents to support local businesses.



# Typical Product



Single Family Residential  
Homes starting in the low  
\$400,000 range

*subject to market conditions*







## MEMORANDUM

**To:** Ypsilanti Charter Township Board of Trustees

**From:** Mark Yandrick, AICP, Planning Director

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

**Date:** January 14, 2026

**Re:** Preliminary Site Plan, 6601 Tuttle Hill Rd, Creekside North Development

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### Process

Diverse Real Estate, LLC submitted a Preliminary Site Plan and Special Land Use for a 100-unit single-family site condominium development to be built by Lombardo Homes for the proposed Creekside North Development on the northeast corner of Tuttle Hill and Merritt roads at 6601 Tuttle Hill Road. Planning Commission reviewed and provided recommendations of approval. A site condominium requires approval from the Township Board.

### Background

These items were first presented to Planning Commission at the August 26, 2025 meeting for 101 residential single-family units. A public hearing was held for the Special Land Use according to the Special Land Use requirements and the approved minutes are in the packet. While the Special Land Use was approved in August, the Preliminary Site Plan was postponed so the applicant could work with staff to provide usable open space in the development, which was not provided in the August proposal.

The applicant resubmitted a plan with 100 units that removed a residential lot and added playground, trails and bench to create activated space that the community could use. Planning Commission recommended approval of the Preliminary Site Plan to the Township Board of this updated version at their November 25, 2025 meeting with conditions

### Proposal

The application submitted for a residential development consisting of 100 single-family lots (1.85 lots per acre). Each lot will have a minimum lot area of 14,000 square feet. The proposed 54.70-acre site is located in the northeast corner of Tuttle Hill Road and Merritt Road. The site is currently vacant and contains woodlands and two (2) ponds. The site is currently zoned R-3, One-Family Residential. The site will be accessed with one access point off Merritt and one off Tuttle Hill. The internal roads will be private, and there will be a connection to the subdivision to the north, Creekside East.



This site was previously approved in 2001 but that approval expired before construction of the roads and homes began.

### Open Space

While the version at the August Planning Commission meeting had open space but there was not any amenities provided to activate the space, such as walkways, playground, etc as intended from the zoning code. Coincidentally, the community pool/clubhouse at the intersection at Tuttle Hill and Merritt has stated they are full for memberships and access is NOT available to homes in this proposed community. Planning Commission tabled the preliminary site plan for the applicant to revise the plans.

Open Space requirements are 1,500 square feet of open space per residential lot, which is 150,000 square feet or 3.44 acres. The applicant's current proposal is for 7.73 acres of open space, including detention basins with approximately 2.25 acres for the area of the playground and walking trails.

The Carlisle Wortman (Planning) review and other agency reviews are attached.

### **Planning Commission Recommendation**

Planning Commission recommended **APPROVAL, 6-0** of the Special Land Use to the Township Board at the November, 25 2025, meeting with the following five (5) conditions:

1. The proposed functional open space is sufficient to serve the proposed residential development.
2. The proposed vinyl siding material is an appropriate building material.
3. The agreed upon \$185,000 traffic mitigation contribution shall be memorialized in a Development Agreement.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Review by the Planning Commission and Township Board. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
5. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

Planning Commission recommended **APPROVAL, 5-0** of the Preliminary Site Plan to the Township Board at the August, 26 2025 meeting after the public hearing with the following three (3) conditions:

1. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall address the lack of usable open space in the Final Site Plan.



## MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: January 13, 2026

**Re: Request authorization to accept proposal from Home of New Vision for an Opioid Prevention Program in the amount of \$24,000, budgeted in 2026, line item 284-631-962.000**

Following a successful first-year pilot, the Supervisor's Office is asking to continue the "Ypsilanti Township Youth and Community Opioid Prevention Project" in partnership with Home of New Vision (HNV). This second-year program will continue to help address the very serious national opioid crisis by considering input from two focus groups conducted in the community.

The attached proposal outlines services such as:

- Prevention education and supplies - \$3,500
- Narcan distribution - \$1,000
- Monthly community building events - \$2,500
- Youth workshops \$2,500
- Outreach and marketing, recovery coaching and supervision - \$15,000

The total cost is \$24,000, budgeted in line item 284-631-962.000. Fund 284 is funded by multiple class action opioid lawsuits; the settlement money can be used solely for opioid prevention.

Community Resource Coordinator Laurie Lutomski will serve as the Township point of contact and oversee administration of this project. Both Laurie and HNV representatives will be available at the meeting to answer questions. This proposal has been sent to McLain & Winters for attorney review.

Your consideration is greatly appreciated.

cc: Laurie Lutomski, Community Resource Coordinator  
McLain & Winters, Township Attorneys



www.homeofnewvision.org | p. 734-975-1602 | f. 734-975-1604  
3115 Professional Drive Ann Arbor, MI 48104

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## **YPSILANTI TOWNSHIP YOUTH AND COMMUNITY OPIOID PREVENTION PROJECT PROPOSAL FOR SERVICES -2026**

**Home of New Vision**

**1/12/26**

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### **OVERVIEW**

Home of New Vision (HNV) is pleased to submit this updated proposal for services in 2026 to continue to support Ypsilanti Township's mission to improve community wellness, reduce opioid misuse, and empower youth through education and prevention. This proposed collaboration aligns with HNV's mission to reduce substance use-related harm, promote wellness, and foster resilience in youth and families. Building on the success of the prior year, this proposal reflects a continued partnership centered on an upstream youth prevention model focused on opportunity, access, and engagement.

Through this pilot program, HNV will provide targeted prevention outreach, educational workshops, and community-building events to engage residents, address substance use challenges, and build critical life skills for youth. We are grateful for the opportunity to contribute to this important initiative.

HNV's staff includes certified recovery coaches and outreach specialists trained in harm reduction, trauma-informed care, and community engagement. Our programming draws on evidence-based approaches to prevention and aims to create meaningful, sustainable impact within Ypsilanti Township.

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### **BOARD OF DIRECTORS**

John Reiser  
David Shand  
Nora Hamouda

Glynis Anderson, Interim CEO  
Marci Scalera, President  
Becky Mayo, Vice President  
Julie Greene, Secretary

Courtney Atsalakis  
Carl Christenson  
Suzie Antonow

## **THE OBJECTIVE**

To implement a one-year pilot project that addresses the needs of the Ypsilanti Township community through harm reduction, youth engagement, and community-building activities.

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## **UPDATED PROPOSAL AND RECOMMENDATIONS**

### **Recommendation 1: Weekly Prevention Outreach**

- Staff will conduct weekly harm reduction outreach in neighborhoods such as West Willow, Holmes Road, and Lay Gardens. Services include distributing naloxone (Narcan), providing educational materials, and connecting residents to local recovery support services.

### **Recommendation 2: Narcan Distribution Boxes**

- Install an additional Narcan distribution box at the Community Center on E. Clark as well as maintain two Narcan distribution boxes in high-traffic areas, such as the Holmes Road Community Center and Tyler Road Community Resource Center. These boxes will provide 24/7 access to naloxone and testing strips.

### **Recommendation 3: Monthly Youth Workshops**

- Facilitate monthly workshops for youth focused on life skills such as communication, leadership, emotional resilience, and substance use prevention. Workshops will also incorporate creative activities like art and music to foster engagement and self-expression.

### **Recommendation 4: Monthly Community Events**

- Host family-friendly events to promote community engagement and provide prevention resources in a relaxed setting. These events aim to strengthen relationships between residents and local services.

### **Recommendation 5: Participation in Community Meetings**

- Attend monthly Ypsilanti Township community meetings to provide project updates, address concerns, and gather feedback for continuous improvement.
- 

## **MATERIALS AND RESOURCES**

- Provided by Ypsilanti Township:



- Event and workshop space
  - **Provided by HNV:**
    - Trained staff for outreach, workshops, and events
    - Educational and harm reduction materials
    - Transportation for staff and youth participants
    - Supplies for events and workshops
- 

## **LIABILITY**

Home of New Vision will carry appropriate liability and workers' compensation insurance as required. HNV's relationship to Ypsilanti Township is that of an independent contractor, and no employer/employee relationship shall arise as a result of this agreement.

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## **REPORTS AND INVOICING**

- **Monthly Reports:** HNV will submit detailed reports outlining services delivered, community engagement activities, and identified needs.
  - **Quarterly Invoicing:** HNV will invoice Ypsilanti Township quarterly, with itemized costs for program operations.
- 

## **EXPECTED RESULTS**

### **Community Benefits**

- Increased access to harm reduction and prevention resources
- Strengthened community relationships and engagement
- Reduced substance use and overdose incidents

### **Youth Benefits**

- Increased awareness of local youth opportunities
  - Development of critical life skills and emotional resilience
  - Improved access to positive role models and supportive environments
  - Increased opportunities for leadership and self-expression
  - Youth connecting to additional community programs
  - Strengthened protective factors through engagement
-

## PRICING

The total cost for the one-year pilot program is \$24,000, invoiced quarterly at \$6,000 per quarter. The budget includes:

Item	Cost
Prevention Materials	\$3,500
Narcan Distribution Boxes	\$1,000
Monthly Events	\$2,500
Youth Workshops	\$2,000
Staffing	\$15,000
<b>Total</b>	<b>\$24,000</b>

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## CONCLUSION

Home of New Vision is honored to continue its collaboration with Ypsilanti Township in 2026. This updated proposal reflects a proven, ongoing partnership utilizing an upstream youth prevention model focused on opportunity, access, and engagement, while maintaining essential harm reduction infrastructure that supports community wellness and safety.

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## SIGNATURES

**For Ypsilanti Township:**

X \_\_\_\_\_

**Brenda Stumbo**  
Township Supervisor

Date: \_\_\_\_\_

X \_\_\_\_\_

**Debbie Swanson**  
Ypsilanti Township Clerk

Date: \_\_\_\_\_

**For Home of New Vision:**

\_\_\_\_\_

X \_\_\_\_\_

**DaMira Anderson**  
CEO of Home of New Vision

Date: \_\_\_\_\_

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



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

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**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: January 13, 2026

**RE: Request to sign the contract amendment with Washtenaw County to receive grant funds in the amount of \$200,000 in 2026 for senior center operations or services, funds allocated from County Older Adults Millage**

In 2025, the Township entered a contract with Washtenaw County to receive Older Adults Millage funds in the amount of \$200,000 for the community center, which were received in 2025. Under the attached amendment, the Township will receive an additional \$200,000 in 2026, with an option for a one-year extension. As part of this agreement, the Township is required to submit a report to the County detailing how the funds were utilized and the number of residents served.

These funds will continue to be a blessing to our community. According to our County Commissioners, this funding is expected to continue annually.

Thank you for your consideration.



# COUNTY ADMINISTRATOR

220 NORTH MAIN STREET, P.O. BOX 8645  
ANN ARBOR, MICHIGAN 48107-8645

12/16/2025  
Ypsilanti Township  
7200 S. Huron River Dr  
Ypsilanti, MI, 48197

57186.1

Dear Supervisor Stumbo,

Washtenaw County wishes to amend our contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the service contract between Washtenaw County and Ypsilanti Township, dated July 1st, 2025:

Amend ARTICLE II- COMPENSATION to read:

"County Grants Contractor a one time lump sum of \$200,000 (two hundred thousand dollars) in total per year to provide resources for the operation of the a senior center and or services in conformity with the Older Adults Millage Framework and Operation Policy. Contractor must submit an invoice to the County during the term of the contract to receive the grant."

Amend ARTICLE IV: TERM to read:

"This contract begins on this date of this agreement and ends on December 31st, 2026. There is an option for a one-year extension each year provided that the Contractor is listed as a qualified senior center in the Washtenaw County Older Adults Millage Framework and Operation Policy and the Older Adults Millage is being collected. Extensions for the following calendar year may be initiated no earlier than the first Thursday of December."

All other terms and conditions remain the same as in the original contract, subsequent amendments and any applicable RFP/RFQ.

ATTEST:

WASHTENAW COUNTY:

\_\_\_\_\_  
Lawrence Kestenbaum      DATE  
County Clerk/Register

\_\_\_\_\_  
Gregory Dill      DATE  
County Administrator

YPSILANTI TOWNSHIP:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda Stumbo      (DATE)  
Supervisor

\_\_\_\_\_  
Michelle K. Billard      DATE  
Office of Corporation Counsel



Contract # 57186

**SERVICE CONTRACT  
Ypsilanti Township**

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

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

**ARTICLE I - SCOPE OF SERVICES**

Contractor will provide a senior center and or services that are available to all Washtenaw County residents aged 60 and older

**ARTICLE II - COMPENSATION**

County grants Contractor \$200,000 (Two hundred thousand dollars) to provide resources for the operation of a senior center and or services in conformity with the Older Adults Millage Framework and Operational Policy. Contractor must submit an invoice to County during the term of the contract to receive the grant

**ARTICLE III - REPORTING OF CONTRACTOR**

Section 1 - The Contractor is to report to **Office of Aging Services** and will cooperate and confer with him/her as necessary to insure satisfactory work progress

Section 2 - All reports, estimates, memoranda and documents submitted by the Contractor must be dated and bear the Contractor's name

Section 3 - All reports made in connection with these services are subject to review and final approval by the County Administrator

Section 4 - The County may review and inspect the Contractor's activities and facility during the term of this contract

Section 5 - The Contractor will submit a final, written report to the County Administrator with the following information: number of residents served during the contract period, how the County's grant was recognized, how the grant was used, and what outcomes were possible due to the grant.

Section 6 - After reasonable notice to the Contractor, the County may review any of the Contractor's internal records, reports, or insurance policies

**ARTICLE IV - TERM**

This contract begins on the date of this agreement and ends on December 31, 2025. There is an option for a one-year extension each year provided that the Contractor is listed as a qualified senior center in the Washtenaw County Older Adults Millage Framework and Operational Policy and the Older Adults Millage is being collected. Extensions for the following calendar year may be initiated no earlier than the first Thursday of December

**ARTICLE V - PERSONNEL**

Section 1 - The contractor will provide the required services and will not subcontract or assign the services without the County's written approval

Contract # \_\_\_\_\_

Section 2 - The Contractor will not hire any County employee for any of the required services without the County's written approval

Section 3 - The parties agree that all work done under this contract shall be completed in the United States and that none of the work will be partially or fully completed by either an offshore subcontractor or offshore business interest either owned or affiliated with the contractor. For purposes of this contract, the term, "offshore" refers to any area outside the contiguous United States, Alaska or Hawaii

#### ARTICLE VI - INDEPENDENT CONTRACTOR

Contractor and the County shall, at all times, be deemed to be independent contractors and nothing herein shall be construed to create or imply that there exists between the parties a partnership, joint venture or other business organization. Contractor shall hold no authority, express or implied, to commit, obligate or make representations on behalf of the County and shall make no representation to others to the contrary.

Nothing herein is intended nor shall be construed for any purpose as creating the relationship of employer and employee or agent and principal between the parties. Except as otherwise specified in this contract, Contractor retains the sole right and obligation to direct, control or supervise the details and means by which the services under this contract are provided.

Contractor shall not be eligible for, or participate in, any insurance, pension, workers' compensation insurance, profit sharing or other plans established for the benefit of the County's employees. Contractor shall be solely responsible for payment of all taxes arising out of the Contractor's activities in connection with this Agreement, including, without limitation, federal and state income taxes, social security taxes, unemployment insurance taxes and any other tax or business license fees as required. The County shall not be responsible for withholding any income or employment taxes whatsoever on behalf of the Contractor.

#### ARTICLE VII - INDEMNIFICATION AGREEMENT

The contractor will protect, defend and indemnify Washtenaw County, its officers, agents, servants, volunteers and employees from any and all liabilities, claims, liens, fines, demands and costs, including legal fees, of whatsoever kind and nature which may result in injury or death to any persons, including the Contractor's own employees, and for loss or damage to any property, including property owned or in the care, custody or control of Washtenaw County in connection with or in any way incident to or arising out of the occupancy, use, service, operations, performance or non-performance of work in connection with this contract resulting in whole or in part from negligent acts or omissions of contractor, any sub-contractor, or any employee, agent or representative of the contractor or any sub-contractor. Nothing herein shall be construed to limit, waive, or restrict any governmental immunity defense available to the Charter Township of Ypsilanti.

#### ARTICLE VIII - INSURANCE REQUIREMENTS

The Contractor will maintain at its own expense during the term of this Contract, the following insurance:

- 1 Workers' Compensation Insurance with Michigan statutory limits and Employers Liability Insurance with a minimum limit of \$100,000 each accident for any employee.

Contract # \_\_\_\_\_

- 2 Commercial General Liability Insurance with a combined single limit of \$1,000,000 each occurrence for bodily injury and property damage. The County shall be added as "additional insured" on general liability policy with respect to the services provided under this contract.
- 3 Automobile Liability Insurance covering all owned, hired and non-owned vehicles with Personal Protection Insurance and Property Protection Insurance to comply with the provisions of the Michigan No Fault Insurance Law, including residual liability insurance with a minimum combined single limit of \$1,000,000 each accident for bodily injury and property damage. For transportation services contracts, the County shall be added as additional insured on automobile liability policy with respect to the services provided under this contract.

Insurance companies, named insured's and policy forms may be subject to the approval of the Washtenaw County Administrator, if requested by the County Administrator. Such approval shall not be unreasonably withheld. Insurance policies shall not contain endorsements or policy conditions which reduce coverage provided to Washtenaw County. Contractor shall be responsible to Washtenaw County or insurance companies insuring Washtenaw County for all costs resulting from both financially unsound insurance companies selected by Contractor and their inadequate insurance coverage. Contractor shall furnish the Washtenaw County Administrator with satisfactory certificates of insurance or a certified copy of the policy, if requested by the County Administrator.

No payments will be made to the Contractor until the current certificates of insurance have been received and approved by the Administrator. If the insurance as evidenced by the certificates furnished by the Contractor expires or is canceled during the term of the contract, services and related payments will be suspended. Contractor shall furnish the certification of insurance evidencing such coverage and endorsements at least ten (10) working days prior to commencement of services under this contract. Certificates shall be addressed to the Washtenaw County c/o **Office of Aging Services AND CONTRACT** # \_\_\_\_\_, and shall provide for written notice to the Certificate holder of cancellation of coverage.

#### ARTICLE IX - COMPLIANCE WITH LAWS AND REGULATIONS

The Contractor will comply with all federal, state and local regulations, including but not limited to all applicable OSHA/MIOSHA requirements and the Americans with Disabilities Act.

#### ARTICLE X - INTEREST OF CONTRACTOR AND COUNTY

The Contractor promises that it has no interest which would conflict with the performance of services required by this contract. The Contractor also promises that, in the performance of this contract, no officer, agent, employee of the County of Washtenaw, or member of its governing bodies, may participate in any decision relating to this contract which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is directly or indirectly interested or has any personal or pecuniary interest. However, this paragraph does not apply if there has been compliance with the provisions of Section 3 of Act No. 317 of the Public Acts of 1968 and/or Section 30 of Act No. 156 of Public Acts of 1851, as amended by Act No. 51 of the Public Acts of 1978, whichever is applicable.

#### ARTICLE XI - CONTINGENT FEES

The Contractor promises that it has not employed or retained any company or person, other than bona fide employees working solely for the Contractor, to solicit or secure this contract, and that it has not paid or agreed to pay any company or person, other than bona fide employees working solely for the Contractor, any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of this contract. For breach of this promise, the County may cancel this contract without liability or, at its discretion, deduct the full amount of the fee, commission, percentage, brokerage fee, gift or contingent fee from the compensation due the Contractor.

#### ARTICLE XII - EQUAL EMPLOYMENT OPPORTUNITY

The Contractor 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 Contractor 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 Contractor 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 Contractor, 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 XIII - LIVING WAGE

The parties understand that the County has enacted a Living Wage Ordinance that requires covered vendors who execute a service or professional service contract with the County to pay their employees under that contract, a minimum of either \$17.08 per hour with benefits or \$19.04 per hour without benefits. Contractor agrees to comply with this Ordinance in paying its employees. Contractor understands and agrees that an adjustment of the living wage amounts, based upon the Health and Human Services poverty guidelines, will be made on or before April 29, 2026 and annually thereafter which amount shall be automatically incorporated into this contract. County agrees to give Contractor thirty (30) days written notice of such change. Contractor agrees to post a notice containing the County's Living Wage requirements at a location at its place of business accessed by its employees.

#### ARTICLE XIV - EQUAL ACCESS

The Contractor 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 XV - OWNERSHIP OF DOCUMENTS AND PUBLICATION

All documents developed as a result of this contract will be freely available to the public. None may be copyrighted by the Contractor. During the performance of the services, the Contractor will be responsible for any loss of or damage to the documents while they are in its possession and must restore the loss or damage at its expense. Any use of the information and results of this contract by the Contractor must reference the project sponsorship by the County. Any publication of the information or results must be co-authored by the County.

ARTICLE XVI - ASSIGNS AND SUCCESSORS

This contract is binding on the County and the Contractor, their successors and assigns. Neither the County nor the Contractor will assign or transfer its interest in this contract without the written consent of the County Administrator, Corporation Counsel, and Contractor.

ARTICLE XVII - 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 XVIII - PAYROLL TAXES

The Contractor is responsible for all applicable state and federal social security benefits and unemployment taxes and agrees to indemnify and protect the County against such liability.

ARTICLE XIX - PRACTICE AND ETHICS

The parties will conform to the code of ethics of their respective national professional associations.

ARTICLE XX- CHANGES IN SCOPE OR SCHEDULE OF SERVICES

Changes mutually agreed upon by the County and the Contractor, will be incorporated into this contract by written amendments signed by both parties.

ARTICLE XXI - 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 XXII - EXTENT OF CONTRACT

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

Contract # \_\_\_\_\_

ARTICLE XXIII – COUNTY FUNDING ACKNOWLEDGEMENT

The recipient shall acknowledge Washtenaw County's financial support in all promotional and publicity materials related to the funded activities. This acknowledgement shall include, but not be limited to, press releases, website content, social media posts, and printed materials. The acknowledgement shall prominently display the Washtenaw County logo and include a brief statement recognizing the County's financial contribution. Use of this logo is strictly limited to materials, products, or content funded under this contract. The logo may not be used for any other purpose without the express prior written authorization of the County Administrator.

ARTICLE XXIV – 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 09/17/2025  
Lawrence Kestenbaum (DATE)  
County Clerk/Register

By: Gregory Dill 09/15/2025  
Gregory Dill (DATE)  
County Administrator

**APPROVED AS TO CONTENT:**

**CONTRACTOR**

By: Brady Peck 9/10/25  
Brady Peck (DATE)  
Director of Operations

By: Brenda Stumbo 8/27/25  
Brenda Stumbo (DATE)  
Township Supervisor

**APPROVED AS TO FORM:**

By: Michelle K. Billard 09/09/2025 For  
Michelle K. Billard (DATE)  
Office of Corporation Counsel

By: Debra A. Swanson  
Debra A. Swanson (DATE) 8/27/25  
Township Clerk





## MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: January 14, 2026

RE: **Request Authorization to approve Spicer Group for grant assistance services to re-submit the Land and Water Conservation Fund Grant application to the Michigan Department of Natural Resources for the 2026 application window for \$12,600.00 budgeted in GL# 213-753-801.000.**

The Residential Services Department is requesting authorization to approve Spicer Group for grant assistance services to re-submit the application to the Michigan Department of Natural Resources for the Land and Water Conservation Fund Grant for the 2026 deadline of April 1. The proposed expense is \$12,600.00 and this expense is budgeted in 213-753-801.000. These will also be a charge to Rescom to provide SHPO Clearance that will be \$1,500.00-\$2,400.00 which is budgeted in the same GL.

In 2025, Ypsilanti Township applied for the LWCF grant to replace the aging boardwalk at North Bay and the six bridges that connect the islands. We were not recommended in 2025 due to incomplete SHPO Clearance. RSD is requesting Spicer Group be approved to assist the Township for the 2026 application due to their recent history of successfully administering MDNR grants with our staff. Spicer Group were the prime professional engineers contracted for the 2020 MDNR Community Center Park Project and 2021 Clubview Park project.

The price proposed by Spicer Group will include Field Inspection, Concept Plan and Preliminary Estimate, Grant Application and SHPO with Rescom. During the 2025 application process, through talks with the MDNR; Spicer Group and the Township are more informed on the items that will be needed for a successful 2026 application and what is needed to improve the prior application deficiencies. Spicer Group as part of the proposal will update the field inspection, concept plan and cost estimate to reflect current needs and prices. The former plan is now three years old and does not include the entirety of the walkway down and additional sections of the boardwalk that will be required for approval. Their proposal includes the grant application rate that includes the initial deadline of April 1, and additional items that might be required by the MDNR that can be submitted in October.

If approved, work will commence immediately to meet the April 1 initial deadline. Additional information will be sent to the board and updated resolution will be proposed closer to that date.

John Hines  
Municipal Services Director



January 12, 2026

John Hines  
Ypsilanti Charter Township Recreation & Parks  
7200 South Huron River Dr  
Ypsilanti, MI 48198

RE: Concept Design & 2026 DNR Grant – North Bay Park Boardwalk  
Washtenaw County, MI  
Letter Agreement for Professional Services

Dear John:

We are furnishing you with a letter agreement to assist with an existing conditions field inspection, update concept plan and a grant application through the Michigan Department of Natural Resources (DNR). The grant proposal will need to be completed by April 1, 2026.

**PROJECT BACKGROUND**

The Township would like to make improvements to North Bay Park Boardwalk. The boardwalk has been installed for over 30 years and in need of repair and updates. A grant was submitted to Land and Water Conservation Fund (LWCF) and was not approved. The Township would like to evaluate the boardwalk, prepare a brief finding report, current cost estimate, update the concept and resubmit the grant.

Listed below is our proposed scope of work to assist with this project.

**SCOPE OF WORK**

Spicer Group proposes the following services: They are phased to reflect the orderly and reasonable progress of the project and, unless otherwise directed by you, we will only proceed from one phase to the next with your concurrence and approval.

**FIELD INSPECTION**

- A. Spicer will visit the site to inspect the boardwalk and related trail and bridge connections.
- B. Prepare findings report with recommended improvements and costs.

**CONCEPT PLAN**

- A. Spicer will update the concept plan for the park using an aerial image as the base with potential improvements depicted as overlay images.
- B. Visit the park and review the park features.
- C. Develop preliminary boardwalk plans for the proposed improvements and switch back.
- D. We will submit the concept plan and estimate to you for review and discussion.
- E. Spicer will complete the concept plan and estimate based on the review.

**GRANT APPLICATION**

- A. Working with you, we will update the Land and Water Conservation Fund (LWCF) application submitted in 2025. All grant work would need to be completed by April 1, 2026.

- B. Update as needed the project location map and the project boundary map.
- C. Update and review and complete the environmental checklist with the Township.
- D. Update the supporting grant text.
- E. Update and include project photos.
- F. Produce and submit the Transmittal Letter and Notice of Intent form to the regional planning agency and the Township planning agency, if required.
- G. Compile and upload all the requirements for the grant application in the MiGrants system.

### **SHPO CLEARANCE & ENVIRONMENTAL REVIEW**

The grant submittal requires SHPO (State Historic Preservation Office) clearance, and a IPaC report for threatened and endangered species. Due to State regulations, Spicer must work with a sub-consultant to complete this work. We will have the sub-consultant submit a proposal to the Township to complete this work.

### **YPSILANTI TOWNSHIP'S RESPONSIBILITIES**

The following items are necessary for successful completion of the project, but are expected to be provided or performed by the Township and are not included in our Scope of Work:

- A. Assist with and provide information for the grant application form as needed (i.e., property deeds, plat map information, building plans, property descriptions, etc.)
- B. Obtain commitment letters from any cash donors.
- C. Obtain attorney signature on documentation of site control form, if required.
- D. Include the application as an agenda item, open to discussion at a regular public meeting prior to the Township's approval of a resolution supporting the grant and committing the funds.
- E. Produce an Affidavit of Publication documenting proper advance notice of public meetings/hearings held for comment on the project.
- F. Produce approved public meeting minutes.
- G. Certify a resolution from Ypsilanti Township, regarding the application, committing the matching funds prior to the grant due date.
- H. Solicit and collect letters of support from the community.
- I. Review and submit final submittal documents through the MiGrants system.

### **ADDITIONAL SERVICES**

Additional services related to this project will be furnished by us after you authorize the work. Our fee for the additional services will be determined at the time they are agreed to and rendered.

### **FEE SCHEDULE**

Our proposed fee schedule follows. We will bill you hourly based upon our effort completed during the billing period. We will submit invoices to you for our professional services, any additional authorized services, and any reimbursable expenses. Unless other payment arrangements are made, we will include any of our project subconsultants costs on our invoice including a 10% fee to cover taxes, administration, and insurance.

Field Inspection Estimate of Cost billed hourly	\$6,000
Concept Plan and Preliminary Estimate of Cost billed hourly	\$2,100
DNR Grant Application Estimate of Cost billed hourly	\$4,500
SHPO Clearance	<u>TBD</u>
<b>Total Fee</b>	<b>\$12,600</b>

Please note that if additional narrative or documents are required once the preliminary score is released in September 2026, those services will be billed hourly and not included in the estimated grant application cost above.

We have calculated these fees based on our understanding of what you want us to do and what you have told us. Should we approach the amount of the fee for any reason before we are finished with the work, if the scope changes or our understanding was incorrect, we will notify you and discuss with you the option of adjusting the amount of the fee or adjusting the scope of services.

If this proposal meets with your approval, please acknowledge this approval with an authorized signature below and return one of the enclosed copies to us.

We deeply appreciate your confidence in Spicer, and we look forward to working with you and for you on your project.

Sincerely,



**Cynthia A. Todd, PLA**

Director of Planning, Parks and Recreation

**SPICER GROUP, INC.**

230 S. Washington Avenue

Saginaw, MI 48607

Phone: (989) 754-4717 ext. 5522

Fax: (989) 754-4440

mailto: [cynthia.todd@spicergroup.com](mailto:cynthia.todd@spicergroup.com)

Cc: SGI File 139903SG2026

KSC, Acctg.

Attachments: General Conditions

\_\_\_\_\_  
Above proposal accepted and approved by Owner.

**YPSILANTI CHARTER TOWNSHIP**

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date: \_\_\_\_\_



## MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: January 14, 2026

RE: **Request Authorization to approve Spicer Group for general Parks and Recreation grant assistance services for 2026.**

The Residential Services Department is requesting authorization to approve Spicer Group for general grant assistance services for Ypsilanti Township in 2026. The proposed expense is between \$1,500.00 to \$2,500.00 each month depending on amount of time spent working on grant research and meetings with the Township. The proposed amount is a not-to-exceed amount and if there is a period that there are not applicable grants; the amount would be lower. This expense is budgeted in 213-753-801.000.

Spicer Group's proposal includes the following proposed services:

- Review Parks and Recreation Master plan. Discuss priority projects and township goals
- Review and research monthly possible new grant and funding opportunities.
- List known available grants, cycles and submittal requirements.
- Meet as needed with Municipal Services Director to review coming opportunities.

If there are opportunities that fit the township's goals, Spicer will provide under a separate agreement, individual grant application and assistance proposal.

Spicer Group is being requested for this service due to their experience in grant administration. They have also been the prime professional engineer for recent state and county funded grant opportunities for Ypsilanti Township. This proposal is for general grant assistance and does not automatically contract their firm to engineer any potential project if the Township is awarded.

John Hines  
Municipal Services Director



January 14, 2026

John Hines, Municipal Services Director  
Ypsilanti Charter Township  
2025 East Clark Road  
Ypsilanti, MI 48198

RE: 2026 Grant Assistance  
Ypsilanti Charter Township, Washtenaw County, Michigan  
Letter Agreement for Professional Services

Dear John:

It is a pleasure to offer our professional services to Ypsilanti Township Parks and Recreations to assist with researching grant opportunities for your parks project in 2026.

Per your request, we have developed the following proposed scope of work to assist the Township with researching grant opportunities.

**SCOPE OF WORK-GRANT ASSISTANCE**

We envision the following process for this work:

1. Review with the Township existing recreation master plan. Discuss priority projects and Townships goals for park maintenance, design, development and operation.
2. Review and research monthly possible new grant and funding opportunities for projects that fit the needs of the Township in 2026.
3. List known available grants, cycle and submittal requirements.
4. Meet as needed with the Municipal Service Director to review up and coming grant opportunities.
5. Spicer will provide under separate letter agreements, individual grant applications and assistance that the Township plans to go after.

**ASSOCIATED FEE**

We propose to do this work on a standard hourly rate basis, billing the Township only for effort that we put toward this. Our estimate for monthly effort between \$1,500- \$2,500, depending on the number of meetings we attend and applicable grants.

We have calculated these fees based on our understanding of what you want us to do and what you have told us. Should we approach the amount of the fee for any reason before we are finished with



the work, if the scope changes or our understanding was incorrect, we will notify you and discuss with you the option of adjusting the amount of the fee or adjusting the scope of services.

If this proposal meets with your approval, please acknowledge an authorized signature below. Please return one executed copy to us and maintain the other for your records.

We deeply appreciate your confidence in Spicer, and we look forward to working with you and for you on your project.

Sincerely,



**Cynthia A. Todd, PLA, ASLA**  
Director of Planning, Parks and  
Recreation

**SPICER GROUP, INC.**  
230 S. Washington Avenue  
Saginaw, MI 48607  
Phone: (989) 754-4717 ext. 5522  
Fax: (989) 754-4440  
mailto: [cynthia.todd@spicergroup.com](mailto:cynthia.todd@spicergroup.com)

Cc: SGI File 139949SG2026  
KEF, Acctg.  
Attachments: General Conditions, Rates 2026

\_\_\_\_\_  
Above proposal accepted and approved by Owner.

**YPSILANTI CHARTER TOWNSHIP**

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date: \_\_\_\_\_

## GENERAL CONDITIONS FOR PROFESSIONAL SERVICES

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### SECTION 1 - GENERAL

**1.1 The Agreement.** This Agreement is made by and between SPICER GROUP, INC. (hereinafter referred to as "PROFESSIONAL") and the client who accepted the attached proposal (hereinafter referred to as "CLIENT"). The Agreement between the parties consists of these General Conditions for Professional Services, as well as the attached proposal, and any exhibits or attachments noted in the proposal. Together, these items shall constitute the entire Agreement between the parties and supersedes any prior negotiations, correspondence, or agreements either written or oral. Any changes to this Agreement must be mutually agreed to in writing between the parties. CLIENT represents that it has full authority to enter into this Agreement and that the representative signing this Agreement for CLIENT has full authority to do so. CLIENT further represents that it has all right, title and interest to the project to which the services under this Agreement are being provided.

**1.2 Ownership of Instruments of Service.** All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by PROFESSIONAL are instruments of service and shall remain the property of PROFESSIONAL. PROFESSIONAL shall retain all common law, statutory and other reserved rights, including the copyrights thereto.

**1.3 Covenant not to Hire.** CLIENT agrees that during the term of this Agreement and for a period of one (1) year thereafter that it will not hire for its own employment any person employed by PROFESSIONAL.

**1.4 Standard of Care.** Services performed by PROFESSIONAL under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under the same or similar conditions. PROFESSIONAL provides no warranty, guarantee or other representation, express, implied or otherwise, in connection with this Agreement, or in any report, opinion, document or other deliverable or instruments of service.

**1.5 Defects in Service.** CLIENT and CLIENT's personnel, contractors and subcontractors shall, upon discovery, promptly notify PROFESSIONAL in writing of any defects or deficiencies in PROFESSIONAL's services, in order that PROFESSIONAL may take measures which in PROFESSIONAL's opinion will minimize the consequences of such defect or deficiency in service. PROFESSIONAL shall not be responsible for additional costs due to delay in reporting defects in service.

**1.6 Reimbursable Expenses.** Reimbursable expenses mean the actual expenses incurred by PROFESSIONAL or PROFESSIONAL's independent professional associates or consultants, directly or indirectly in connection with the project, such as expenses for; transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); providing and maintaining field office facilities including furnishings and utilities; subsistence and transportation of Resident Project Representatives and their assistants; toll telephone calls and courier services; reproduction of reports, drawings, specifications, bidding documents, and similar project-related items; and, if authorized in advance by CLIENT, overtime requiring higher than regular rates.

**1.7 Standard Hourly Rates.** The standard hourly rates used as a basis for payment mean those rates in effect at the time that the service is performed, for all PROFESSIONAL's personnel engaged directly on the project, including, but not limited to, architects, engineers, Spicer Group, Inc.

surveyors, designers, planners, drafters, specification writers, estimators, other technical and business personnel. The Standard Hourly Rates include salaries and wages, direct and indirect payroll costs and fringe benefits. The Standard Hourly Rates of personnel of PROFESSIONAL will be adjusted periodically to reflect changes in personnel and in PROFESSIONAL's overall compensation procedures and practices.

**1.8 Limitation of Liability.** In recognition of the relative risks and benefits of the project to both PROFESSIONAL and CLIENT, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, that the total liability, in the aggregate, of PROFESSIONAL and PROFESSIONAL's officers, directors, partners, employees and subconsultants, and any of them, to the CLIENT and anyone claiming by or through the CLIENT, for any and all claims, losses, costs or damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees, costs and expenses, shall not exceed \$2,500 monthly or the total compensation received by PROFESSIONAL under this Agreement, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

**1.9 Indemnification.** PROFESSIONAL agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors and employees from and against damages or liabilities, to the extent caused by the PROFESSIONAL's negligent performance of professional services under this Agreement including that of its subconsultants or anyone for whom the PROFESSIONAL is legally liable.

CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the PROFESSIONAL, its officers, directors, employees and subconsultants from and against damages or liabilities, to the extent caused by CLIENT's negligent acts, errors or omissions in connection with the project as well as the acts, errors or omissions of its contractors, subcontractors or consultants or anyone for whom CLIENT is legally liable.

Neither CLIENT nor PROFESSIONAL shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

**1.10 Severability.** Any term or provision of this Agreement found to be invalid under any applicable statute or rule of law shall be deemed omitted and the remainder of this Agreement shall remain in full force and effect.

**1.11 Survival.** Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

**1.12 Assignment.** Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by the PROFESSIONAL shall not be considered an assignment for purposes of this Agreement.

**1.13 Betterment.** In no event will the PROFESSIONAL be responsible for any cost or expense that provides betterment, upgrades,

or added value to the project, regardless of whether PROFESSIONAL or PROFESSIONAL's officers, directors, partners, employees or subconsultants is determined to have caused or contributed to such cost or expense.

**1.14 Mediation.** Any claims or disputes made during design, construction or after completion of the project between the CLIENT and PROFESSIONAL shall be submitted to non-binding mediation. CLIENT and PROFESSIONAL agree to include a similar mediation agreement with all contractors, subcontractors, consultants, suppliers and fabricators, thereby providing mediation as the primary method for dispute resolution between all parties. Unless otherwise agreed in writing, the mediation shall be governed by the current Construction Industry Mediation Rules of the American Arbitration Association ("AAA"). Mediation shall be a condition precedent to the initiation of any other dispute resolution process, including court actions.

**1.15 Changed Conditions.** If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to PROFESSIONAL are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, PROFESSIONAL may request an appropriate adjustment of this Agreement. PROFESSIONAL shall notify CLIENT of the changed conditions necessitating an adjustment, and PROFESSIONAL and CLIENT shall promptly and in good faith enter into discussions for an appropriate adjustment of this Agreement to address the changed conditions.

**1.16 Hazardous Materials.** Both parties acknowledge that PROFESSIONAL's scope of services does not include any services related to the presence of any hazardous or toxic materials. As such, under no circumstance shall PROFESSIONAL have any responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the project site or any adjacent area that may affect the project.

**1.17 Governing Law & Jurisdiction.** CLIENT and PROFESSIONAL agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the state where the work is performed.

## SECTION 2 – FINANCIAL & USE OF DOCUMENTS

**2.1 Billing and Payment Terms.** *Payment Due:* Invoices shall be submitted by PROFESSIONAL (monthly) payment is due upon presentation and shall be considered past due if not paid within thirty (30) calendar days of the due date. *Interest:* If payment in full is not received by PROFESSIONAL within thirty (30) calendar days of the due date, invoices shall bear interest at one-and one-half (1.5) percent of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

**2.2 Suspension of Services.** If CLIENT fails to make payments when due or otherwise is in breach of this Agreement, PROFESSIONAL may elect to suspend performance of service upon ten (10) calendar days notice to CLIENT. PROFESSIONAL shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension caused by any breach of this Agreement by CLIENT. Upon payment in full by CLIENT, PROFESSIONAL shall resume services under this Agreement, and the time scheduled and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expenses necessary for PROFESSIONAL to resume performance.

**2.3 Termination of Services.** If CLIENT fails to make payment to PROFESSIONAL in accordance with the payment terms herein, this Spicer Group, Inc.

shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by PROFESSIONAL upon ten (10) calendar days' notice to CLIENT. PROFESSIONAL shall be paid in full for all services performed and expenses incurred through the date of termination upon presentment of PROFESSIONAL's final invoice. CLIENT shall have no right to withhold, back-charge or set-off against any amounts owed to PROFESSIONAL, regardless of whether the invoice or amount owed is for a monthly, suspension or termination related invoice.

**2.4 Collection of Costs.** In the event legal action is necessary to enforce the payment terms of this Agreement, PROFESSIONAL shall be entitled to collect from CLIENT any sums due, plus reasonable attorneys' fees, court costs and other expenses incurred by PROFESSIONAL in connection therewith and, in addition, the reasonable value of PROFESSIONAL's time and expenses spent in connection with such collection action, according to PROFESSIONAL's hourly fee schedule.

**2.5 Delays.** The CLIENT agrees that PROFESSIONAL is not responsible for damages arising directly or indirectly from any delays for causes beyond PROFESSIONAL's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in timely manner; failure of performance by CLIENT or CLIENT's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

In addition, if the delays resulting from any such causes increase the cost or time required by PROFESSIONAL to perform its services in an orderly and efficient manner, PROFESSIONAL shall be entitled to an equitable adjustment to its schedule and/or compensation.

**2.6 Delivery and Use of Electronic Files.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by the PROFESSIONAL, CLIENT agrees that all such electronic files are instruments of service of PROFESSIONAL, who shall be deemed the author, and shall retain all common law, statutory law and other rights, including copyrights.

CLIENT agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the project. CLIENT agrees not to transfer these electronic files to others without the prior written consent of PROFESSIONAL. CLIENT further agrees to waive all claims against PROFESSIONAL resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than PROFESSIONAL.

CLIENT and PROFESSIONAL agree that any electronic files furnished by either party shall conform to the original specifications. Any changes to the original electronic specifications by either CLIENT or PROFESSIONAL are subject to review and acceptance by the other party. Additional services by PROFESSIONAL made necessary by changes to the electronic file specifications shall entitle PROFESSIONAL to additional compensation.

Electronic files furnished by either party shall be subject to an acceptance period of fourteen (14) days during which the receiving party agrees to perform appropriate acceptance tests. The party furnishing the electronic file shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files.

CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by PROFESSIONAL and electronic files, the signed or sealed hard-copy construction documents shall govern.

In addition, CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless PROFESSIONAL, its officers, directors, employees and subconsultants from and against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made to the electronic file by anyone other than PROFESSIONAL or from any reuse of the electronic files without the prior written consent of PROFESSIONAL.

Under no circumstances shall delivery of electronic files for use by CLIENT be deemed a sale by PROFESSIONAL, and PROFESSIONAL makes no warranties, either expressed or implied, of merchantability and/or fitness for any particular purpose. In no event shall PROFESSIONAL be liable for indirect or consequential damages as a result of CLIENT's use or reuse of the electronic files.

**2.7 Opinions of Probable Construction Costs.** In providing opinions of probable construction cost, CLIENT understands that PROFESSIONAL has no control over the cost or availability of labor, equipment or materials, or over market conditions or the contractor's method of pricing, and that PROFESSIONAL's opinions of probable construction costs are made on the basis of PROFESSIONAL's judgment and experience. PROFESSIONAL makes no warranty, express or implied that the bids or the negotiated cost of any construction work will not vary from PROFESSIONAL's opinion of probable construction costs.

### SECTION 3 – PROJECT PERFORMANCE

**3.1 Design Without Construction Administration.** Unless Authorized, it is understood and agreed that PROFESSIONAL's Basic Services under this Agreement do not include project observation or review of the contractor's performance or any other construction phase services, and that such services will be arranged by CLIENT. CLIENT assumes all responsibility for interpretation of the Contract Documents and for construction observation, and CLIENT waives any claims against PROFESSIONAL that may be in any way connected thereto.

**3.2 Record Drawings.** If authorized by the Agreement, upon completion of the construction work, PROFESSIONAL shall compile for and deliver to CLIENT a reproducible set of Record Documents based upon the marked-up record drawings, addenda, change orders and other data furnished by the contractor. These Record Documents will show significant changes made during construction. Because these Record Documents are based on unverified information provided by other parties, which PROFESSIONAL is entitled to rely upon, PROFESSIONAL cannot and does not warrant or make any other representation as to the accuracy of the Record Documents.

**3.3 Contingency Fund.** CLIENT and PROFESSIONAL agree that certain increased cost and changes may be required because of possible errors, omissions, ambiguities or inconsistencies in the drawings and specifications prepared by PROFESSIONAL and, therefore, that the final construction cost of the project may exceed the estimated construction cost and/or the cost of the work in any construction contract. CLIENT agrees to set aside a minimum reserve in the amount of not less than 10 percent of the project construction costs as a contingency to be used, as required, to pay for any such increased costs and changes. CLIENT further agrees to make no claim directly or through any other party against PROFESSIONAL or its subconsultants with respect to any increased costs within the contingency because of such Spicer Group, Inc.

changes or because of any claims made by the contractor relating to such changes.

**3.4 Lenders' Requirements.** PROFESSIONAL shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgement of PROFESSIONAL, increase PROFESSIONAL's contractual or legal obligations or risks, or adversely affect the availability or cost of its professional or general liability insurance.

**3.5 Client Requested Substitutions.** Upon request by CLIENT, PROFESSIONAL shall evaluate and make recommendations regarding substitutions of materials, products or equipment proposed by CLIENT's consultants or contractors. PROFESSIONAL shall be compensated for these services, as well as any services required to modify and coordinate the construction documents prepared by PROFESSIONAL with those of PROFESSIONAL's subconsultants and CLIENT's consultants, as additional services. PROFESSIONAL also shall be entitled to an adjustment in schedule caused by this additional effort.

**3.6 Certifications, Guarantees and Warranties.** PROFESSIONAL shall not be required to sign any documents, no matter by whom requested, that would result in PROFESSIONAL having to certify, guarantee or warrant the existence of conditions whose existence the PROFESSIONAL cannot ascertain. CLIENT also agrees not to make resolution of any dispute with PROFESSIONAL or payment of any amount due to PROFESSIONAL in any way contingent upon PROFESSIONAL's signing any such certification.

**3.7 Underground Improvements.** If requested, PROFESSIONAL and/or its subconsultants will provide services to conduct research that, in its professional opinion, is necessary and will prepare a plan indicating the locations for subsurface penetrations with respect to assumed locations of existing underground improvements. Such services by PROFESSIONAL and/or its subconsultant will be performed in a manner consistent with PROFESSIONAL'S professional standard of care. CLIENT understands and recognizes, however, that such research may not identify all underground improvements and that the information upon which PROFESSIONAL reasonably relies may contain errors or may be incomplete. Therefore, CLIENT agrees, to the fullest extent permitted by law, to waive all claims and causes of action against the Consultant and anyone for whom the Consultant may be legally liable for damages to underground improvements resulting from subsurface penetrations in locations established by PROFESSIONAL that are based on properly filed and available records of said underground improvements.

**3.9 Permits and Approvals.** PROFESSIONAL shall assist CLIENT in applying for those permits and approvals normally required by law for projects similar to the one for which PROFESSIONAL's services are being engaged. This assistance shall consist of completing and submitting forms to the appropriate regulatory agencies having jurisdiction over the construction documents, and other services normally provided by PROFESSIONAL and included in the scope of services of this Agreement.

**3.10 Jobsite Safety.** Neither the professional activities of PROFESSIONAL, nor the presence of PROFESSIONAL or its employees and subconsultants at a construction/project site, shall relieve the contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. PROFESSIONAL and its personnel have no

authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. CLIENT agrees that the contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in CLIENT's contract with the contractor. CLIENT also agrees that its contract with the contractor shall provide that CLIENT, PROFESSIONAL, and PROFESSIONAL's subconsultants shall be indemnified by the contractor and shall be made additional insureds under the contractor's policies of general liability insurance.

**3.11 Construction Observation.** PROFESSIONAL shall visit the site, if requested and authorized, at intervals appropriate to the stage of construction, or as otherwise agreed to in writing by CLIENT and PROFESSIONAL, to generally observe the construction work and answer any questions that CLIENT may have. However, PROFESSIONAL shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction work, or to determine whether the construction work is being constructed in accordance with the contract documents. If CLIENT desires PROFESSIONAL to perform more frequent or comprehensive observations of the construction work, this Agreement shall be amended to specifically state the additional scope of service, along with the additional compensation to be paid to PROFESSIONAL for performing such service.

PROFESSIONAL shall not supervise, direct or have control over the contractor's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the contractor nor for the contractor's safety precautions or programs in connection with the construction work. These are solely the obligation and responsibility of the contractor.

PROFESSIONAL shall not be responsible for any acts or omissions of the contractor, subcontractor, any entity performing any portions of the construction work, or any agents or employees of any of them. PROFESSIONAL shall not be responsible for the contractor's failure to perform its work in accordance with the contract documents, the construction documents, or any applicable laws, codes, rules or regulations.

**3.12 Verification of Existing Conditions.** Inasmuch as the remodeling and/or rehabilitation of existing structures requires that certain assumptions be made by PROFESSIONAL regarding existing conditions, and because some of these assumptions may not be verifiable without CLIENT expending substantial sums of money or destroying otherwise adequate or serviceable portions of the structure, CLIENT agrees to bear all costs, losses and expenses, including the cost of any necessary additional services of PROFESSIONAL, arising from the discovery of concealed or unknown conditions in any existing structures that are part of the project and PROFESSIONAL'S scope of service.

**3.13 Construction Layout.** If requested by CLIENT, or other authorized party, as detailed in the scope of services or as an additional service to this Agreement, PROFESSIONAL shall provide construction layout stakes sufficient for construction purposes. The stakes will reflect pertinent information from the construction bidding and contract documents. The stakes shall be set in place one time by PROFESSIONAL, staged and scheduled as requested by the contractor. After the stakes are set, it shall be the contractor's exclusive responsibility to protect the stakes from damage or removal. Once the stake is set, if the stake becomes unusable due to the contractor's negligence it shall be reset by PROFESSIONAL at the direction of CLIENT. The cost for resetting the stakes shall be paid to PROFESSIONAL by CLIENT.

**3.14 Right of Entry.** If applicable to the scope of services, CLIENT shall provide for PROFESSIONAL's right to enter from time to time property owned or controlled by CLIENT and/or other(s) in order for PROFESSIONAL to fulfill the scope of services indicated hereunder. CLIENT understands that use of testing or other equipment may unavoidably cause some damage, the correction of which is not the responsibility of PROFESSIONAL.

**3.15 Buried Utilities.** If applicable to the scope of services, CLIENT will furnish to PROFESSIONAL information identifying the type and location of utility lines and other man-made objects beneath the site's surface. PROFESSIONAL will take reasonable precautions to avoid damaging these man-made objects and will, prior to penetrating the site's surface furnish to CLIENT a plan indicating the locations intended for these penetrations with respect to what PROFESSIONAL has been told are the locations of utilities and other man-made objects beneath the site's surface. CLIENT will approve the location of these penetrations prior to their being made and will authorize PROFESSIONAL to proceed.

**3.16 Third-Party Beneficiaries.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or PROFESSIONAL. PROFESSIONAL'S services under this Agreement are being performed solely for CLIENT'S benefit, and no other party or entity shall have any claim against PROFESSIONAL because of this Agreement or the performance or nonperformance of services hereunder.

**3.17 Waiver of Consequential Damages.** CLIENT and PROFESSIONAL waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination or suspension of this Agreement.

**3.18 Contractor Submittals.** If requested, PROFESSIONAL shall review contractor's submittals such as shop drawings, product data and samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the plan and specifications issued by PROFESSIONAL. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the contractor's responsibility. PROFESSIONAL's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by PROFESSIONAL, of any construction means, methods, techniques, sequences or procedures. PROFESSIONAL's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

**3.19 Project Information.** PROFESSIONAL shall be entitled to rely on the accuracy and completeness of services and information furnished by CLIENT, including services and information provided by other design professionals or consultants directly to CLIENT. These services and information include, but are not limited to, surveys, tests, reports, diagrams, drawings and legal information.

## **SECTION 4 – MODIFICATIONS TO THE GENERAL CONDITIONS**

**4.1 None.**



**Spicer Group, Inc.**  
**Standard Hourly Rates Effective January 2026**

Administrative Assistant I	\$88.00	Designer I	\$132.00	Project Coordinator III	\$136.00
Administrative Assistant II	\$100.00	Designer II	\$152.00	Project Engineer I	\$180.00
Administrative Assistant III	\$108.00	Designer III	\$172.00	Project Engineer II	\$184.00
Architect I	\$140.00	Director	\$260.00	Project Engineer III	\$192.00
Architect II	\$172.00	Environmental Technician	\$132.00	Project Manager I	\$200.00
Architect III	\$200.00	Executive Vice President	\$280.00	Project Manager II	\$220.00
Assessment Analyst	\$132.00	Field Engineer I	\$148.00	Project Manager III	\$240.00
Bridge Technician I	\$148.00	Field Engineer II	\$168.00	Project Surveyor I	\$208.00
Client Development Specialist I	\$132.00	Field Manager I	\$148.00	Project Surveyor II	\$244.00
Client Development Specialist II	\$220.00	Field Manager II	\$168.00	Quality Manager	\$188.00
Client Development Specialist III	\$240.00	Funding Administrative Assistant	\$112.00	Regional Manager	\$224.00
Client IT Technician I	\$132.00	Funding Administrator	\$132.00	Senior Client Development Specialist	\$248.00
Client IT Technician II	\$176.00	GIS Specialist I	\$152.00	Senior Designer I	\$188.00
Client IT Technician III	\$220.00	GIS Specialist II	\$160.00	Senior Project Manager I	\$248.00
Construction Manager I	\$184.00	Intern I	\$88.00	Senior Project Manager II	\$288.00
Construction Manager II	\$194.00	Intern II	\$96.00	Senior Technical Advisor	\$248.00
Construction Manager III	\$204.00	Intern III	\$108.00	Senior Technician I	\$136.00
Construction Project Manager I	\$204.00	Intern IV	\$116.00	Senior Technician II	\$164.00
Construction Project Manager II	\$220.00	Landscape Architect I	\$180.00	Senior Vice President	\$272.00
Construction Services Technician I	\$128.00	Landscape Designer	\$152.00	Staff Biologist	\$136.00
Construction Services Technician II	\$148.00	LiDAR Technician	\$172.00	Survey Technician I	\$104.00
Construction Services Technician III	\$168.00	Materials Lab Manager	\$184.00	Survey Technician II	\$116.00
Controls Technician	\$164.00	Office Technician	\$124.00	Technical Advisor	\$176.00
Crew Chief I	\$156.00	Planner I	\$136.00	Technical Manager	\$192.00
Crew Chief II	\$192.00	Practice Lead	\$232.00	Technician I	\$96.00
Crew Chief III	\$216.00	President/CEO	\$300.00	Technician II	\$108.00
Design Engineer I	\$152.00	Project Administration Manager	\$160.00	Technician III	\$120.00
Design Engineer II	\$160.00	Project Coordinator I	\$112.00	Vice President	\$260.00
Design Engineer III	\$164.00	Project Coordinator II	\$132.00		

Overtime rates for hourly workers will be charged at 1-1/2 times the above rates. Standard Hourly Rates are subject to change on an annual basis.



Motion to Amend the 2026 Budget (#1)

Move to increase the General Fund budget by \$8,587 to \$12,618,270 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Rec, Roads, General (BSRII) Fund budget by \$184,474 to \$2,909,593 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$4,542 to \$1,955,250 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$5,372 to \$1,142,097 and approve the department line item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI  
2026 BUDGET AMENDMENT # 1**

January 20, 2026

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

<b>101 - GENERAL FUND</b>	<b>Total Increase</b>	<b><u>\$8,587.00</u></b>
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Request to increase budget for the first year allocation to pay the Motor Pool for the new Ford Explorer floater vehicle that was approved and purchased in 2025. When a vehicle is purchased through the Motor Pool they are paid back from the department over a five year period. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$8,587.00
			<u>\$8,587.00</u>
		Net Revenues	<u>\$8,587.00</u>
Expenditures:	Motor Pool Internal	101-265-943.000	\$8,587.00
			<u>\$8,587.00</u>
		Net Expenditures	<u>\$8,587.00</u>

<b>213 - BIKE, SIDEWALK, REC, ROADS GENERAL FUND (BSRII)</b>	<b>Total Increase</b>	<b><u>\$184,474.00</u></b>
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Request to increase the budget by \$184,474 for the at-large amount due to the Washtenaw County Water Resources Commission for storm water work. The total invoice due in April of 2026 is \$547,474. This will be funded by an appropriation of prior year fund balance.

Revenues:	213-000-699.999		\$184,474.00
			<u>\$184,474.00</u>
		Net Revenues	<u>\$184,474.00</u>
Expenditures:	213-445-818.025		\$184,474.00
			<u>\$184,474.00</u>
		Net Expenditures	<u>\$184,474.00</u>

<b>236 - 14B DISTRICT COURT FUND</b>	<b>Total Increase</b>	<b><u>\$4,542.00</u></b>
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Request to change the budget for the awarded the \$71,129 Michigan Drug Court Grant Program (MDCGP) grant approved by the Board on 11/18/25 and to remove the budget for the Office of Highway Safety Planning Grant Program (OHSP) grant not awarded for 2026. The narratives for this lines will be updated in the system. This will be funded by the MDCGP Grant.

Revenues:	State Grant Revenue	236-000-540.000	\$68,879.00
	OHSP Hybrid Court Grant	236-000-542.000	(\$66,870.00)
			<u>\$2,009.00</u>
		Net Revenues	<u>\$2,009.00</u>
Expenditures:	Court Innovation Grant MDCGP	236-286-802.100	\$68,879.00
	OHSP Hybrid Court Grant	236-286-802.150	(\$66,870.00)
			<u>\$2,009.00</u>
		Net Expenditures	<u>\$2,009.00</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	236-000-699.999	\$2,533.00
			<u>\$2,533.00</u>
		Net Revenues	<u>\$2,533.00</u>
Expenditures:	Salary PTO Payout	236-286-708.004	\$2,353.00
	FICA	236-286-715.000	\$180.00
			<u>\$2,533.00</u>
		Net Expenditures	<u>\$2,533.00</u>

**CHARTER TOWNSHIP OF YPSILANTI  
2026 BUDGET AMENDMENT # 1**

January 20, 2026

**597 - COMPOST FUND**

**Total Increase      \$5,372.00**

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	<u>\$5,372.00</u>
		Net Revenues	<u><u>\$5,372.00</u></u>
Expenditures:	Salary PTO Payout	597-590-708.004	<u>\$4,990.00</u>
	FICA	597-590-715.000	<u>\$382.00</u>
		Net Expenditures	<u><u>\$5,372.00</u></u>

# **AUTHORIZATIONS AND BIDS**

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## MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: January 13, 2026

RE: **Request to waive the portion of the financial policy that requires to post on MITN, and authorize the Residential Services Department to seek proposals for professional services for the Michigan Department of Natural Resources Trust Fund Grant project to replace the pavilion and restrooms at North Bay Park.**

The Residential Services Department is requesting to waive the portion of the financial policy that requires to post on MITN to seek sealed bids and approve the department to request proposals from qualified firms to provide professional services for the oversight of the Michigan Department of Natural Resources (MDNR) Trust Fund Grant, which has been recommended for award to the Township from the State of Michigan.

For the 2025 MDNR Grant cycle, Ypsilanti Township applied for two grants. This request is being made for one of those grants; the Trust Fund Grant, which focuses on the replacement of Pavilion #1 and the restrooms at North Bay Park. The grant request was made due to the age of the structure and the deterioration of the pavilion, water lines and concrete slab that they are housed on. Attached are photos of the North Bay Park Pavilion 1 for reference.

In December of 2025, Ypsilanti Township was notified that the MDNR is recommending this project for the full requested funding amount of \$308,600.00, which the Township is required to match, budgeted in GL#213-901-975.751. Per the MDNR Guidelines, a project over \$15,000 must retain the services of a prime professional, which could be a licensed architect, licensed professional engineer or licensed landscape architect.

The prime professional will provide all planning services necessary for the design and construction of the project and will be required to certify that all work has been completed satisfactorily. Their responsibilities include, but are not restricted to, site surveys and analysis, design and design calculations, plans and technical specifications, contract documents, construction stake out, construction oversight and inspection, contract administration, reimbursement review submission, and final on-site inspection.

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



**YPSILANTI  
TOWNSHIP**  
— RESIDENTIAL SERVICES DEPARTMENT —

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**Trustees**  
Karen Lovejoy Roe  
John Newman II  
Gloria Peterson  
LaResha Thornton

If approved, the prime professional will be brought forward to the board for approval in February. The process of a formal grant offer will take four to six months, and in the meantime the prime professional can begin to start the process and incur costs associated with the preparation of plans, specifications and bid documents for the project. These professional fees are a reimbursable expense under the grant.

John Hines  
Municipal Services Director



APPENDIX A – APRIL 28, 2023 SITE PHOTOS



Pavilion: Covered assembly space



Pavilion: Covered assembly space partial and CMU wall structure



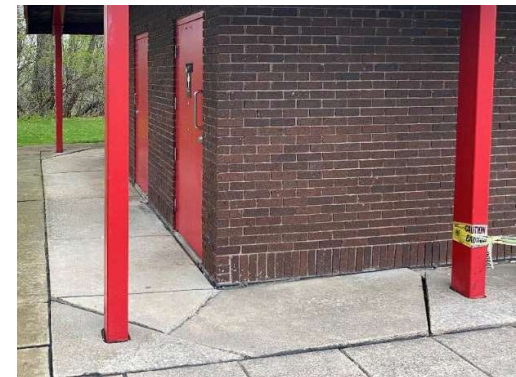
Pavilion: Entry to restrooms and utility space



Pavilion: Overview of superstructure



Pavilion: Peeling paint on the superstructure

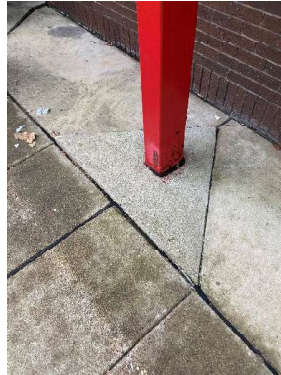


Pavilion: Foundation settlement (1)

NORTH BAY PARK ACCESSIBILITY AND IMPROVEMENT STUDY



Pavilion: Foundation settlement (2)



Pavilion: Foundation settlement (3)



Pavilion: Worn unstained/unprotected roof decking



Pavilion: Facia board condition and exterior lighting









Pavilion: Peeling shingles and skylight infill translation



Pavilion: No gutters or downspouts present to assist with water diversion









NORTH BAY PARK ACCESSIBILITY AND IMPROVEMENT STUDY

		
Pavilion: Horizontal cracking	Pavilion: Step cracking (1)	Pavilion: Step cracking (2)
		
Pavilion: Plumbing domestic distribution and sanitary, waste, and vent piping (1)	Pavilion: Plumbing domestic distribution and sanitary, waste, and vent piping (2)	Pavilion: Lavatory fixture









NORTH BAY PARK ACCESSIBILITY AND IMPROVEMENT STUDY

		
<p>Pavilion: Water closet</p>	<p>Pavilion: Remains of exterior drinking fountain location</p>	<p>Pavilion: Urinal</p>
		
<p>Pavilion: Exterior wall hydrant</p>	<p>Pavilion: Electrical service transformer</p>	<p>Pavilion: Electrical service disconnect and load center</p>



NORTH BAY PARK ACCESSIBILITY AND IMPROVEMENT STUDY

		
<p>Pavilion: Interior light fixture</p>	<p>Pavilion: Exterior receptacle</p>	<p>Pavilion: Electrical-Facia mounted exterior lighting (2)</p>
		
<p>Pavilion: Electrical-Facia mounted exterior lighting (2)</p>	<p>Pavilion: Electrical-Wall mounted exterior lighting</p>	<p>Pavilion: Threshold heights exceed acceptable limits for ADA requirements</p>

# **PUBLIC COMMENTS**

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



## OTHER BUSINESS

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## MEMORANDUM

To: Charter Township of Ypsilanti Board

From: Karen Wallin, Human Resource Manager  
Erica Holmes, Human Resource Specialist

CC: Attorney Winters

Date: January 9, 2026

**Subject: Request to meet with the Township Board in Closed Session regarding the tentative agreement reached with the TPOAM #2 union, and that following the Closed Session, the item be placed on Board Agenda for approval.**

The Township Negotiation Team has reached a 5-year tentative agreement with the TPOAM #2 Bargaining Committee, and the tentative agreement has been voted on and approved by the TPOAM #2 membership.

The Township Negotiation Team is requesting a Closed Session meeting with the Township Board as allowed under MCL 15.268(c) that states “**for strategy and negotiation sessions connected with the negotiation of a Collective Bargaining Agreement if either negotiating party requests a closed hearing.**” During this Closed Session, the Township Negotiation Team will review a PowerPoint Presentation that has been prepared that summarizes all the proposed changes.

Following the Closed Session, the Township Negotiation Team request that the item be placed on the Agenda for approval.

Your consideration in the matter is appreciated. Should you have any additional questions, please contact the HR Department.

# **BOARD MEMBER COMMENTS**

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# ADJOURNMENT

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