

**BOT**

**Meeting**

**May 19, 2022**

**AGENDA  
REGULAR MEETING  
CHARTER TOWNSHIP OF NORTHVILLE  
BOARD OF TRUSTEES**

*The Township Board of Trustees will be meeting in person. The public can attend in person or view the meeting online by visiting the Township's website at <https://twp.northville.mi.us/RemoteMeetings> . All Public Comment participation will be in person or by sending a letter to the Clerk's Office prior to the meeting for public comment; letters will be accepted via email ( [clerk@twp.northville.mi.us](mailto:clerk@twp.northville.mi.us) ), in person at the Clerk's Office or by postal mail.*

**DATE:** Thursday, May 19, 2022  
**TIME:** 7:00 p.m.  
**PLACE:** 44405 Six Mile Road

**CALL TO ORDER:**

<b>ROLL CALL:</b>	Mark Abbo, Supervisor	Scott Frush, Trustee
	Roger Lundberg, Clerk	Mindy Herrmann, Trustee
	Jason Rhines, Treasurer	Cynthia Jankowski, Trustee
		Christopher Roosen, Trustee

**PLEDGE OF ALLEGIANCE:**

**1. Agendas:**

- A. Approve the Regular Agenda and the Consent Agenda items:
  - 1. Minutes – Board of Trustees – April 21, 2022
  - 2. Minutes – Zoning Board of Appeals – March 16, 2022
  - 3. Minutes – HDC – January, February, March 2022
  - 4. Minutes – Beautification Commission – April 5, 2022
  - 5. Northville Youth Network Report – May 4, 2022
  - 6. Finance – April Financial Report

**2. Appointments, Presentations, Resolutions & Announcements:**

- A. Plante Moran Audit Presentation
- B. Landfill Working Committee Report

**3. Public Hearing:** None

**4. Brief Public Comments:** (Anyone wishing to comment on an agenda item, or any other matter, may do so at this time. Citizen Comments are requested to be limited to two minutes.)

**5. New Business:**

- A. Public Services – Cantoro PUD Amendment #1
- B. Public Services – Legacy Park Water Tower and Vault Modification Bid
- C. Public Services – BDN Industrial Hygiene Consultants Contract
- D. Public Services – Fleis & Vandenbrink Change Order – Legacy Park
- E. Public Services – McDowell and Associates Contract

- F. Finance/ Public Services – 2022 Water & Sewer Rates
- G. Finance – Budget Amendment #2022-2
- H. Finance – Vehicle Internal Transfer & Budget Amendment # 2022-3

6. **Unfinished Business:** None

7. **Ordinances:** None

8. **Check Registry:**

- A. In the amount of \$ 2,023,367.16 for the period of April 2, 2022 to May 6, 2022.

9. **Board Communication & Reports:**

- A. Mark Abbo
- B. Roger Lundberg
- C. Jason Rhines
- D. Scott Frush
- E. Mindy Herrmann
- F. Cynthia Jankowski
- G. Christopher Roosen
- H. Todd Mutchler

10. **Any other business for the Board of Trustees:**

11. **ADJOURN:**

**Respectfully submitted:**

Roger Lundberg, Clerk

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Northville Board of Trustees by calling: 248-348-8898 or E-mail address [clerk@twp.northville.mi.us](mailto:clerk@twp.northville.mi.us) at least two working days in advance of the meeting.

# Consent Agenda



**MINUTES  
REGULAR MEETING  
CHARTER TOWNSHIP OF NORTHVILLE  
BOARD OF TRUSTEES**

**DATE:** Thursday, April 21, 2022  
**TIME:** 7:00 p.m.  
**PLACE:** 44405 Six Mile Road

**CALL TO ORDER:** Supervisor Abbo called the meeting to order at 7:00 p.m.

**PRESENT:** Mark Abbo, Supervisor  
Roger Lundberg, Clerk  
Jason Rhines, Treasurer  
Scott Frush, Trustee  
Mindy Herrmann, Trustee  
Cynthia Jankowski, Trustee  
Christopher Roosen, Trustee

**PLEDGE OF ALLEGIANCE:**

**1. Agendas:**

**A. Regular Agenda and the Consent Agenda items**

Motion by Clerk Lundberg to approve the regular amended agenda and approve the items listed under the consent agenda, second by Trustee Herrmann.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**2. Appointments, Presentations, Resolutions & Announcements:**

**A. Citizen of the Year Presentation**

Motion by Trustee Jankowski to approve resolution 2022-036 honoring Mary Kay Gallagher as Northville Citizen of the Year, second by Trustee Herrmann.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**B. Land Banking Agreement – Amendment**

Motion by Clerk Lundberg to approve the Land Bank Agreement Amendment between the State Land Bank Authority and the Charter Township of Northville, second by Trustee Herrmann.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**C. Public Safety – Police Department Presentation**

- Presented by Chief Hilden

**D. Cunningham-Limp Presentation**

Motion by Trustee Herrmann to receive and file the Existing Facility Evaluation report from Cunningham-Limp, second by Trustee Frush.

**VOTE:**   **AYES:**   Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
          **NAYS:**     None

**Motion Approved**

**E. Pathway Presentation**

- Presented by Trustee Herrmann

**F. Landfill Working Committee Report**

- Presented by Dave Drinan

**3. Public Hearing:** None

**4. Brief Public Comments:**

- Representative Koleszar addressed the Board of Trustees with an update on the items he has been involved with pertaining to the township.

**5. New Business:**

**A. Clerk – Election Inspector Pay Increase**

Motion by Clerk Lundberg to approve the proposed increases to the election inspector scale as shown, second by Trustee Jankowski.

**VOTE:**   **AYES:**   Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
          **NAYS:**     None

**Motion Approved**

**B. Clerk – Liquor License Application Fees**

Motion by Clerk Lundberg to approve Class C Liquor License fees charged by the Township as follows: \$1200 – Class C, \$500 – Transfer of Class C Liquor License, \$1300 – Additional Licensee names, \$1500 – Expedite License Application, \$100 – Other Expenses, second by Treasurer Rhines.

**VOTE:**   **AYES:**   Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
          **NAYS:**     None

**Motion Approved**

**C. Clerk – Business Registration Resolution**

Motion by Trustee Herrmann to approve the resolution to set the Business Registration Fee Schedule for 2022 as shown, second by Trustee Frush.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**D. Information Technology – Legacy Park Logo**

Motion by Trustee Herrmann to select and approve design #2 as the new Legacy Park Logo, second by Clerk Lundberg.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Jankowski, Roosen  
**NAYS:** Herrmann

**Motion Approved**

**E. Parks & Recreation – Fish Hatchery Park Playground Replacement**

Motion by Clerk Lundberg to award the Fish Hatchery Park Playground Replacement Project to Penchura, LLC for an amount of \$100,000, second by Trustee Herrmann.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**F. Parks & Recreation – Wayne County Park Millage Fund Allocation**

Motion by Trustee Herrmann to approve use of the \$83,327 allocated Wayne County Park Millage Funds for FY2021-2022 for the Northville Skatepark Project, and authorize the Parks and Recreation Director to submit a project proposal to Wayne County parks on behalf of the Township, second by Trustee Jankowski.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**G. Public Services – Master Plan Contract Award**

Motion by Trustee Herrmann to authorize a contract with Kendig Keast Collaborative to create a new community Master Plan, for an amount not-to-exceed \$99,900, and authorize staff to finalize the project scope prior to the clerk signing the contract, second by Trustee Jankowski.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen

**NAYS:** None

**Motion Approved**

**H. Finance – American Rescue Plan Act Spending Plan Resolution**

Motion by Trustee Herrmann to approve the resolution of Proposed American Rescue Plan Act Spending Plan to allow for allocation of ARPA funding to the public safety headquarters project, second by Trustee Jankowski.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**I. Supervisor – Real Estate Purchase Agreement – Schafer**

Motion by Trustee Herrmann to approve the Real Estate Purchase Agreement to sell MITC parcels 7 and 8, to Schafer Development 5 and Ridge, LLC, for a purchase price of \$125,000 per buildable acre contingent upon the successful occurrence of each condition precedent as defined in the agreement, second Treasurer Rhines.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski  
**NAYS:** Roosen

**Motion Approved**

**J. Supervisor – CWW Highland Park Resolution**

Motion by Clerk Lundberg to approve the resolution demanding that impacted GLWA member communities, including Northville Township, not be responsible for the City of Highland Park's GLWA debt service payments and to withhold payments for debt service until the issue is resolved.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**K. Supervisor- 35<sup>th</sup> District Court MIDC Grant Agreements**

Motion by Trustee Herrmann to approve a resolution to approve the following two agreements: 1. Fiduciary Agreement for the Michigan Indigent Defense Commission Act Grant and 2. Agreement for Payment of Local Share Pursuant to Michigan Indigent Defense Commission Act, second by Clerk Lundberg.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**L. Supervisor – Real Estate Purchase Agreement – Northville Lumber**

Motion by Trustee Herrmann to approve the Real Estate Purchase Agreement to sell approximately 25 acres of the west portion of MITC Parcel 9, to Northville Lumber Company, for a purchase price of \$100,000 per buildable acre contingent upon the successful occurrence of each condition precedent as defined in the agreement, second by Treasurer Rhines.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**6. Unfinished Business:** None

**7. Ordinances:** None

**8. Check Registry:**

**A. In the amount of \$3,755,300.66 for the period of March 5, 2022 to April 1, 2022.**

Motion by Treasurer Rhines to approve the check registry in the amount of \$3,755,300.66 for the period of March 5, 2022 to April 1, 2022, second by Trustee Jankowski.

**VOTE: AYES:** Abbo, Lundberg, Rhines, Frush, Herrmann, Jankowski, Roosen  
**NAYS:** None

**Motion Approved**

**9. Board Communication & Reports:**

**A. Mark Abbo** – reported that some members of the board and staff visited Orion Township to see their new facilities building to check out some of the unique ideas they incorporated into their design. He also reiterated his announcement from the State of the Community that Northville Township residents will be getting a decrease in their water fees this year.

**B. Roger Lundberg** – reported that the township has two elections this year; in preparation for these elections the Clerk's Office has already had their ballot containers certified by the county. Due to Michigan's redistricting, the Clerk's Office is also currently working on the printing and mailing of new ID cards to each resident. He also reminded the residents of the upcoming Shred It event on May 14<sup>th</sup> and the HOA sharing forum on May 2<sup>nd</sup>.

**C. Jason Rhines** – reported that bids are due tomorrow at 2pm for proposals of demo and abatement of the buildings at Legacy Park.

**D. Scott Frush** – reported that it has been a slow month for both Parks & Recreation and Historic District Commission, so he will have a full report on both of these

next month. Also he applauded Supervisor Abbo on his leadership of decreasing water rates for the residents.

**E. Mindy Herrmann** – reported that the Marv Gans Community park perimeter pathway is now complete. She also reported that the Planning Commission will be very busy this month with current submittals.

**F. Cynthia Jankowski** – reported that Northville Youth Network will have tutoring for high school and middle school students in math and science with National Honors students. She also reported that the Seniors Advisory is still taking applications for their supervisor position. Finally, the Seniors Mother's Day breakfast will be held on May 6<sup>th</sup> this year.

**G. Christopher Roosen** – reported that two items were approved by the Zoning Board of Appeals.

**H. Todd Mutchler** – congratulated Director Caldwell on completing his ICMA Professional Development Academy with top scores in each section. He reported that the township will likely be receiving grant funding for year two of the behavioral clinician; this position has had a very positive impact on the community. Finally, he thanked Clerk Lundberg and Deputy Clerk Anderson for their hard work this week in keeping staff and the board up to date with the agenda amendments.

**10. Any other business for the Board of Trustees: None**

**11. ADJOURN:** Meeting adjourned at 9:05 p.m.

**Respectfully submitted:**

Roger Lundberg, Clerk

Approved:

**CHARTER TOWNSHIP OF NORTHVILLE  
Zoning Board of Appeals  
March 16, 2022**

**DATE:** March 16, 2022  
**TIME:** 7:00 pm  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** April 20, 2022

**CALL TO ORDER:** 7:02 P.M.

**ROLL CALL:**

**Present:** Brian Doren, Milan Gandhi, Joseph LoPiccolo, Christopher Roosen, Paul Slatin, Paul Smith

**Excused:** Thomas Stroup

**Staff:** Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

**Approval of Minutes:**

Zoning Board of Appeals – January 19, 2022

**MOTION by LoPiccolo, support by Smith, to approve the minutes from the Zoning Board of Appeals meeting of January 19, 2022.**

Voice Vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that four affirmative votes would be required to pass any motion and that all variance requests approved would be valid for one year.

**Petitions:**

<b>1. PZON21-0015</b>	<b>Sharon Simkins and Ed Funke</b>
Property Owner:	<b>Sharon Simkins</b>
Location:	18285 Sheldon Rd.
Request:	A variance request to Chapter 170, Article 22.5, Nonconforming Structures, to allow an addition to the existing house to align with the current non-conforming 8.5' setback along Cherry Ridge Rd.
Action:	Approve, Approve with Conditions, Postpone, Deny

Ed Funke, with Guidobono Building Company at 236 South Center Street, Northville, was present on behalf of the petition. He provided the following information:

- Ms. Simkins was hoping to construct an addition to her home: a 600 square foot attached apartment for her mother.
- The existing home has non-conforming setbacks on both the north and south sides.
- The addition would be on the south side, meeting the current non-conforming setback.
- The project would meet all five requirements noted in the application for expanding non-conforming structures:
  - The expansion would not extend closer to the lot line than the existing structure.
  - The addition would not extend beyond the predominant existing building line.
  - The addition would retain compliance with all of the other setback, lot coverage, and height requirements.
  - They would meet all of the required building codes.
  - The addition would be very similar to the existing home and would blend in well.
- They had contacted all neighbors in the area within a 500-foot radius and had provided three letters of support from neighbors.

Responding to questions from the Board, Mr. Funke provided some additional information:

- The proposed addition would be to the west, behind the attached garage and would be one-story. It was 8.5 feet from the lot line.
- The driveway was on Sheldon Road.
- The location was chosen so that Ms. Simkins' mother could drive into the garage and use the door at the back of the garage to access the proposed addition.

Speaking from the audience, Ms. Simkins confirmed that she had explained the scope of the project to her neighbors, describing the addition as a small cottage.

Township Planner Frey confirmed that no communications had been received regarding the petition.

Chair Slatin opened the public hearing at 7:11 pm. Seeing no one approach the podium, he closed the public hearing at 7:12 pm.

**MOTION by LoPiccolo, support by Roosen, that the Zoning Board of Appeals approve Petition PZON21-0015, for Sharon Simkins and Ed Funke at 18285 Sheldon Road, a variance request to Chapter 170, Article 22.5, Nonconforming Structures, to allow an addition to the existing house to align with the current non-conforming 8.5' setback along Cherry Ridge Road with the following conditions:**

- **All plans and buildings must meet the applicable Michigan Residential Code.**
- **A building permit must be approved prior to the expiration of the variance approval.**

Roll Call Vote:           Ayes: Doren, Gandhi, LoPiccolo, Roosen, Smith, Slatin  
                                  Nays: None.

**Motion approved 6-0.**



**2. PZON22-0001**

Property Owner:

Location:

Request:

Action:

**Joseph Shopshear, Lamar Advertising Company**

**Oasis Gold Practice Center, LLC**

39500 Five Mile Rd.

Variance requests to Chapter 145, Sign Ordinance, to change a non-conforming sign which does not comply with current standards: Sections 145-4 (B) & (E) General Prohibitions, 145-7 Schedule of Regulations, Section 145-6 (E) Illumination, Section 145-6 (F)(13) address & Section 145-8 (A) Nonconforming Signs.

Approve, Approve with Conditions, Postpone, Deny

Joseph Shopshear, on behalf of Lamar Advertising Company, was present to represent the petition. Mr. Shopshear explained that:

- They did or could comply with some of the standards listed:
  - They will comply with the illumination standards.
  - They meet the standards for the twenty footcandles.
  - An address is not usually put on a billboard because there isn't an address for the billboard on that parcel but they would be willing to put the Oasis Golf address on the billboard, if needed.
  - The sign was 70 feet tall and had been there for 30 years. While they could put bushes or flowers at the base of the sign, they would never be seen because it was inaccessible to the public and oriented towards the highway.
- The part that they don't comply with is the changing of a non-conforming sign. Changing the sign to have a digital face would not change the useful life of the structure, but it would make it easier to service the sign. They wouldn't have to send people to the sign to change it, but could change it through a computer.
- He was not sure how to address the other standards that he was told they didn't meet. Some of the standards apply to an on-premise sign.

Chair Slatin noted that there were several issues with the sign such as the landscaping and illumination. However, the big issue is that the sign is considered an off-premise sign, which means that it does not advertise the business at the location of the sign. It is a billboard on I-275. It is advertising for whatever is on the sign – which has nothing to do with Oasis Gulf. Those types of signs are no longer allowed in the Township, according to the ordinance. The petitioner's sign was grandfathered in as long as they don't change it, but now they wanted to change the sign. This issue has been seen in other areas of the country and is being looked at by the Supreme Court.

Mr. Shopshear shared that on November 10, 2021, the Supreme Court heard a challenge of Lamar Advertising and Reagan National Advertising vs. the City of Austin. They were waiting on that decision now and they expected the Court to decide in their favor. The case dealt with the same issues.

Township Planner Frey explained that two different federal jurisdictions ruled differently on similar cases, which is why it was being heard by the Supreme Court. The decision of the Supreme Court would become law. The Township Attorney advised the Board to postpone this petition until the Supreme Court decision is published so that they could be compliant one way or the other. They expected the decision to come by June.

Mr. Shopshear was agreeable to the petition being tabled until a future meeting, after the Supreme Court decision is made. The primary question being asked of the Supreme Court was if a sign that advertises off-site vs. on-site could be treated differently. The argument is that if you have a sign ordinance where someone has to read the sign to understand it, then it is content based.

Responding to a question from Member Roosen, Township Planner Frey explained that the decision of the Supreme Court might make this petition unnecessary and that it might require changes to their ordinance.

Chair Slatin opened the public hearing at 7:23 pm.

Millie Sheperd, 15473 Fry Street, Plymouth, encouraged the Board to stick with the Township ordinances. They are a part of the reason why people like to live here. Although she understood that this decision might not be made by the Board, she hoped that they would be cautious and give good thought before allowing a variance.

Chair Slatin closed the public hearing at 7:24 pm.

**MOTION by LoPiccolo, support by Roosen, that the Zoning Board of Appeals postpone Petition PZON22-0001.**

Roll Call Vote:       Ayes: Doren, Gandhi, LoPiccolo, Roosen, Smith, Slatin  
                              Nays: None.

**Motion to postpone approved 6-0.**

<b>3. PZON22-0002</b>	<b>Scot Fiskar, Mitsubishi Electric Automotive America, LLC</b>
Property Owner:	<b>NC Park, LLC</b>
Location:	15489 Centennial Dr.
<b>PZON22-0003</b>	<b>Scot Fiskar, Mitsubishi Electric Automotive America, LLC</b>
Property Owner:	<b>Mitsubishi Electric Automotive America, LLC</b>
Location:	15603 Centennial Dr.
Request:	A variance request to Chapter 170, Article 15.2 (C), Office, Research and Technology (ORT) District, to allow a component of the use to be operated outside of the building for the purpose of testing autonomous vehicle technologies within the parking lot and installing temporary tripod poles with mounted sensing devices for real-time.
Action:	Approve, Approve with Conditions, Postpone, Deny

Andy Wakeland, with Giffels Webster, was present on behalf of the petition. Mitsubishi Electric Automotive of America had been in the community for approximately thirty years and planned to be there for much longer. He explained:

- Mitsubishi owned one of the properties in question and rented the other and both share the parking lot.

- A year ago, they had received a variance for outdoor testing. That testing had gone well and so they would like a new variance for another year.
- Same as before, they wanted to install temporary tripod mounted poles so they could test autonomous vehicles within the parking lot.
- They would be adding three additional poles behind the buildings.
- They were located within a testing and research development park.
- They now had a second site for testing in Lansing. In the future they might be looking at putting in a more permanent system.

Responding to questions from the Board, Mr. Wakeland clarified:

- The tripods would be five to six meters or about 15 – 20 feet tall.
- Theft had not been a problem and each tripod had various guide wires that attached the poles to the ground. His understanding was that the tripods were passive, without blinking lights or sound.
- They were requesting the variance for a full year.
- Any traffic control that was utilized in the past year would continue.

Township Planner Frey confirmed that the previous approval had been for eight tripod towers with a height of 6 meters. The petitioner was requesting three additional tripods for a total of eleven. The Township had received no feedback on the tripods, indicating that they were unobtrusive.

Chair Slatin opened the public hearing at 7:33 pm. Seeing no one approach the podium, he closed the public hearing at 7:33 pm.

Township Planner Frey confirmed that no correspondence had been received regarding this petition. She clarified that the variance request was exactly the same as the one approved a year ago with the addition of three towers.

**MOTION by Doren, support by Smith, that the Zoning Board of Appeals approve Petition PZON22-0002 and PZON22-0003 for Scot Fiskar on behalf of Mitsubishi Electric Automotive America, LLC at 15489 and 15603 Centennial Drive, a variance request to Chapter 170, Article 15.2 (C), for the purpose of providing autonomous vehicle testing equipment in the parking lot area on a temporary basis by the installation of tripod towers, as submitted, with the following conditions:**

- **There will be no more than 11 tripod towers.**
- **The height of the tripod towers shall not exceed 6 meters.**
- **Building and electrical permits are required.**
- **The installations shall comply with applicable township requirements.**

Roll Call Vote:           Ayes: Doren, Gandhi, LoPiccolo, Roosen, Smith, Slatin  
                                   Nays: None

**Motion approved 6-0.**

**4. PZON22-0004                   D. J. Malfese Construction Corp.**  
     Property Owner:           **Timothy and Erin Doig**

Location: 20031 Westview Dr.  
Request: A variance request to Chapter 170, Article 23.5 (C) & (D), Tree and Woodland Replacement, to allow less tree replacement than required by ordinance for construction of new home and swimming pool.  
Action: Approve, Approve with Conditions, Postpone, Deny

Troy Gorman, attorney, 621 Main Street, Plymouth, was present on behalf of the petition. He provided the following information:

- The property was zoned R-1 Single Family Residential and the proposed use of the property was within the allowable zoning requirements.
- The property was rather unique because it was covered in trees and bordered Maybury State Park.
- The hardship was also unique and not shared by the surrounding properties, aside from the state park.
- The problem was not self-created as they did not plant the trees and any house built on the property would require the same level of change to the property.
- The practical difficulty was the topography of the property which requires the clearing of the number of trees under discussion.
- Clearing the trees is not a “want” but is required for proper grading and drainage. It was the minimum variance necessary as they were only asking to remove the trees required. After clearing the required trees, the property will still have more trees than nearby properties. The neighbors would not see that the trees were gone.
- The applicant is burdened in a way that no other resident in the area has been. Anybody else who purchases a similarly sized piece of property would not incur the huge costs that do not add to the value of the property just because they want to use it for the use for which it is zoned. In terms of substantial justice, they were not asking for any special privilege or benefit but for equity.
- There were no other laws that would preclude them from removing the trees and it would not impact the quality of the water or land.
- The applicant’s site plan does include some forestation. It would not make sense to crowd it back full of trees once they have cleared the area. They were offering to plant one tree for every tree removed as opposed to replacing trees based on the caliper inches removed (as defined by the ordinance).

Responding to a question from the Board, Mr. Gorman agreed that 28 trees had been removed and would be replaced with 28 new, smaller trees.

Responding to questions from Member Roosen, Township Planner Frey thought that the property might have been split previously. She noted that there were a couple of vacant lots in the area. She clarified that the ordinance contained a provision for legal lots of record such as this one that allowed the trees within the building envelope, 10 feet beyond the building envelope and 15 feet for a driveway to be exempt from replacement. New developments for a subdivision would not receive those exemptions. For this request, the petitioner did not want to replace per caliper inch removed, but instead per number of trees.

Member Roosen wondered why the additional 28 trees needed to be removed.

Township Planner Frey noted that it was related to the footprint of the house, the pool and the circular driveway cumulatively. Typically, pools and circular driveways are not exempt from replacement but, in this case, they may have been exempted by the building department.

Mr. Gorman stated that the 28 trees were required to be removed for grading and drainage, to make the construction of the house possible. They were proposing to replace 28 trees because otherwise it would add a couple hundred thousand dollars to the project.

Township Planner Frey noted that, while she would have to look up the number, she believed that the total tree replacement cost was around \$76,000.

Mr. Gorman said that was the amount they were required to pay for the tree bond, but he was not sure if that was the limit of possible costs.

Member Roosen referenced the letter from the applicant's builder, Mr. Maltese, which noted a specific tree bond amount of \$78,375.

Responding to a question from Member Roosen, Township Planner Frey explained the ordinance requirements that resulted in 181 replacement trees. Regulated trees require 50% replacement and landmark trees 100% replacement. Regulated trees are trees 8" DBH or more. Landmark trees are based on size and species. The intent is for the trees to be replanted on the property; larger trees can be planted to help draw down that number of replacement trees required. If trees cannot be planted on-site, the applicant may plant on public property or make a monetary contribution to the township tree replacement fund in the amount of \$450 per 3" caliper tree.

Mr. Gorman understood that if a tree was dead or dying, it was also exempt. He felt that a burden was being imposed, where one property owner carries the burden for the entire Township. It would be more equitable to require every homeowner to plant a tree in their yard.

Township Planner Frey explained that tree replacement is reviewed and calculated consistently for each lot when a building permit is applied for. Responding to questions from the Board, she explained:

- The Board was being asked to consider a variance that would allow less trees to be replaced than the ordinance required. The petitioner wanted to replace each tree being removed with a new tree as a one-to-one replacement rather than based on the size and quality of the species. The replacement numbers are high because the trees being removed are high quality and big trees.
- The Township has not had a variance request like this before.
- There were 28 trees that were outside of the building envelope that had to be replaced.
- Regulated trees were generally eight to eighteen inches DBH (diameter at breast height). Landmark trees vary by size and species. A 24-inch maple or oak is a landmark tree. A smaller, eight-inch maple or oak is a regulated tree.
- The ordinance requires replacement based on total caliper inches removed. The variance request is to replace a specific number.

Township Planner Frey suggested that if the Board felt that the variance criteria were met, they might consider a percentage of the total DBH to be replaced, which would be closer to the intent of the ordinance.

Responding to questions from Member Doren, Mr. Gorman stated that ultimately, they could build what they wanted but that because of the tree ordinance, it would cost more, which they felt was an undue burden. Case law supports that you can't blanketly say that financial impact doesn't make a difference.

Member Doren felt that the petitioner's only hardship was the cost and that they wanted the Board to essentially rewrite the ordinance. The petitioner could decrease the cost or burden by, for example, reducing the footprint of the home.

Mr. Gorman stated that regardless of the size of the house, unless they were forced to build a tiny house, they could not decrease the number of trees they were removing. They were building a regular sized house on a four-acre lot.

Member Roosen said regardless of the size of the house, the trees within the building footprint are exempt. He wondered about the need based on grading and drainage.

Member LoPiccolo stated drainage has to be provided regardless of what is being built.

Mr. Gorman stated that other trees might not necessarily be in the way, but if there was interference with the root system, they would also have to be removed.

Responding to questions from the Board, Township Planner Frey explained that if homeowners or developers can't replant the required number of trees, they could contribute to the planting of trees on public property in the Township. This is done either through paying into the Township's tree fund or planting the trees on public property. If paid into the fund, the rate is \$450 per three-inch caliper tree. In the past, the tree fund had been used as a match to apply for grants to plant trees on public property and planting trees in parks, at township hall and at the fire station. The most recent project that utilized tree fund was the Six Mile Road tree planting project where 101 trees were planted on the north and south sides of Six Mile.

Chair Slatin opened the public hearing at 8:03 pm.

- Matthew Zaremba, 20055 Westview Drive, understood it may not be possible to replant all of the trees on the property because he also had to pay into the tree fund due to the difficulty of planting replacement trees on his property. However, it was important to him to preserve the wooded, private nature of that unique area and asked that the landscape plan attempt to keep the private nature between the property and adjoining properties.

Township Planner Frey stated that the township does not see landscape plans on private property. However, they could make Mr. Zaremba's request a condition of a variance.

- Faye Duckworth, 20115 Westview Drive, discussed the unique nature of their street where more than half of the homeowners have planted additional trees for privacy. She had concerns about the pool and the circular driveway as possible indications of parties and noise on their quiet street. She wanted the petitioner to plant enough trees for privacy and sound buffering.
- Mike Stockdale, 20005 Westview Drive, expressed concerns about how many trees were being removed. His guess would be that some of those trees were 200 years old. The property was very unique, right next to Maybury Park and if you take out too many trees, people on the paths in the park will be able to see the swimming pool and house. He was also concerned about the drainage and grading. The property has a swamp in the middle and he wondered where all the water would go.

Chair Slatin closed the public hearing at 8:14 pm and provide the petitioner the chance to respond to the public comments.

Dominic Maltese, the builder for the project, stated trees were already removed and that no more trees were being taken down. They had tried to minimize taking down any trees, but the problem was the grading situation. If they left the trees in front of the house, towards the front of the property, the trees would die because they have to put dirt in to fill the bog. He believed that the ordinance was set up for commercial developments so that the Township doesn't lose every tree. This was a private residence and it seemed an excessive cost for a consumer building a home. They had a beautiful landscape plan and quite a few trees would be planted. The petitioner had paid a ton of money for the house, he paid to have the trees removed, he's spending a lot of money on landscaping, and they hoped that the Board would give them some adjustment for the trees. It seemed unreasonable.

Member Roosen asked about the nature of the soil and if it was clay, wanting clarification on the trees and the water issues.

Mason Brown, 2708 Bridle Road, Bloomfield Hills, the engineer for the project, explained:

- The northeast section of the site was the low boggy area and wasn't an ideal place to put the house, so they moved the proposed house out of the boggy area.
- Because of the heavy topography, they had to do a lot of grading to get the house to fit in and direct all the water away from the house and away from the neighbor's property.
- They didn't want to mess up any of the low areas and were routing the water back to the same low areas through contouring and grading.
- When you move dirt and get a different elevation around the base of the tree, it effects how the roots take the water and you end up killing the tree. If the dirt is moved around it, then the tree needs to go.
- They did not have any regulated trees being impacted by the driveway. The south and west sides of the building were where the trees were most impacted.

Responding to a question from Member Roosen, Mr. Brown confirmed that all trees that were being removed had already been removed and that no more would be removed.

Member Roosen concluded that because all the trees were already removed, this was just a discussion about the money.

Member Doren understood that the petitioner was saying that the tree ordinance imposed an unreasonable cost. While he empathized with the petitioner, it was not his job to re-write the ordinance. He had not heard any of the criteria that would satisfy a variance request. The petitioner was not saying that they couldn't comply based on a peculiarity of the property. There were a lot of trees and it was going to cost a lot of money to comply with the ordinance. The lot was wooded when they purchased it. The ordinance states that if you take down trees, you have to replace the trees or pay into the tree fund. It just comes down to money.

Township Planner Frey noted that all houses have the same conditions imposed regarding the removal of trees.

Member LoPiccolo stated that he understood the petitioner's point. Even if they tried to save the trees, they would die. It was a heavily wooded lot and they could not replace all the trees.

Chair Slatin shared some of his thoughts on the petition:

- He did not think the ordinance scaled to individual residential lots and was geared more to larger developments.
- Township ordinances were designed to try and preserve the wooded nature of the Township. A developer would factor all of this into the cost of their business.
- The Board didn't have the ability to re-write the ordinance. They had to act based on criteria given to them by state law such as practical difficulty and determine if that gave the Board the rationale to support a variance.
- People talk about how great Northville Township is and part of that is due to ordinances like this that preserve natural woodlands and incentivizes people to replace trees, so that the woodland beauty is preserved.
- It was very difficult to support a variance. It seemed that the petitioner was stating that he didn't want to follow the ordinance. Chair Slatin would be more inclined to consider a variance request that would be closer to the ordinance such as instead of replacing 50% of regulated trees, the petitioner would replace 40%. Then they could evaluate whether that offset any burden relative to this ordinance on individual homeowners.

Township Planner Frey clarified that the ordinance did contemplate replacement on individual lots. There were two standards: one for new development and one for existing legal lots of record. In this case, the standards for legal lots of record were being used and the homeowner had exemptions for the building envelope plus ten feet and the driveway. In a new development, they would not receive those exemptions and every tree would have to be replaced.

Mr. Gorman explained that they had come forward with an alternative suggestion where they would replace each tree removed with a new tree. While they hadn't come up with a percentage, they could probably reduce that to a percentage, which would probably be about 10%. To address the point that the Board might be imposing on the legislative process, case law describes the variance request process as a safety valve for this specific thing and the



unfairness that can happen if ordinances are rigidly imposed. For each variance request, the Board looks at specific circumstances and the facts. This piece of property is unique. He was not familiar with any other lots of that size that were full of trees. Unfortunately, for functional purposes and practicality, some of the trees have to be removed.

Responding to a question from Member Gandhi, Mr. Gorman affirmed that their one-to-one plan was replacing large trees with little trees.

Member LoPiccolo wondered if they could double the tree replacement: replacing every tree taken down with two new trees.

Chair Slatin noted that a one-to-one replacement would be a very small percentage of replacement because of the size of the trees that were removed. It was a big difference when looking for a minimum variance necessary.

Mr. Gorman said that the trees would grow.

Member Roosen wondered, with this being the first case they had addressed like this, if there had been any advice from a legal standpoint. Planner Frey stated that based on a conversation with the township attorney, the Board should follow their standard review procedures.

Member LoPiccolo made a motion to approve the variance request with the condition that 50 replacement trees would be planted for the 28 removed.

Member Roosen wondered if the motion might be amended to follow Township Planner Frey's recommendation of utilizing a percentage. Member LoPiccolo felt that 50 replacement trees were sufficient.

The motion died for lack of a second.

**MOTION by Doren, support by Smith, that the Zoning Board of Appeals DENY Petition PZON22-0004 for D.J. Maltese Construction Corporation, on behalf of the property owners, Timothy and Erin Doig at 20031 Westview Drive, a variance request to Chapter 170, Article 23.5 (C) & (D), Tree and Woodland Replacement, to allow less tree replacement than required by ordinance for construction of new home and swimming pool.**

Member Doren based his motion on the fact that the petitioner had not met any of the criteria required for a variance. The petitioner's argument demonstrated that the only impediment to compliance with the ordinance was the cost.

Member Roosen was not in favor of granting the variance although he would be open to an alternative if somebody wanted to move for a percentage as discussed.

Chair Slatin agreed with Member Roosen that he could probably support some variance but not something this significant. Addressing the point that the property was unique because of

the trees, it was the tree ordinance that was designed to preserve that uniqueness. While he continued to have some concern of whether the ordinance scaled down to single family lot, it was not the charter of the Board to rewrite the ordinances. And there was nothing in their criteria to support the variance.

Roll Call Vote:       Ayes: Doren, Gandhi, Roosen, Smith, Slatin  
                              Nays: LoPiccolo.

**Motion to deny approved 5-1.**

**Other Business**

None

**Department Reports.**

**Jennifer Frey, Township Planner**

- No Report

**Christopher Roosen, Board of Trustees**

- Next board meeting is on March 17, 2022

**Milan Gandhi, Planning Commission**

- Update for February meeting

**Public Comments**

Linda Malec, 20557 Wintergreen Circle, made the following comments:

- Requested that draft minutes be posted to the website.
- Asked for clarification on the timeline of the variance for the temporary tripod towers.
- Expressed her continued opposition to the Meadowbrook Country Club's maintenance facility plan.

Chair Slatin explained that the Mitsubishi variance was limited to one year.

Township Planner Frey explained that ZBA and Planning Commission minutes were not posted on the website prior to being approved by the respective body, although they could be requested.

**Adjournment:**

**MOTION by Roosen, support by Doren, to adjourn the March 16, 2022 Zoning Board of Appeals meeting at 8:45 P.M.**

Voice Vote:       Ayes: All  
                              Nays: None

**Motion approved unanimously.**

**REGULAR MEETING MINUTES  
CHARTER TOWNSHIP OF NORTHVILLE  
Historic District Commission**

**DATE:** January 27, 2022

**TIME:** 6:30 pm

**PLACE:** West Conference Room, Northville Twp. Hall

**CALL TO ORDER:** Bill Sivy called the meeting to order at 6:35 pm.

**PRESENT:** Margie Banner, Scott, Frush, Suzette Heathcote, Diane Rosone, Fred Shadko, Robin Schleh, Bill Sivy

Excused: Shana Maitland, Milan Ghandhi

**GUESTS:** John Palmer

**1. Approval of Minutes:**

**A. Regular Amended Agenda and the Consent Agenda items with changes**

Motion Made: Margie Banner

Second: Scott Frush

**Motion Approved**

**2. New Business**

**A. Underground Railroad**

-Birmingham is pursuing adding Greenwood Cemetery to the National Underground Railroad Network to Freedom. There are four black civil war veterans buried there which they feel qualifies it for designation.

-We will consider pursuing adding Waterford Cemetery to the list.

**B. Election of Officers**

-Chair/Bill Sivy

-Vice-Chair/Margie Banner

-Secretary/Diane Rosone

Motion Made: Robin Schleh

Second: Fred Shadko

**Motion Approved**

**C. Other -None**

**3. UNFINISHED Business**

**A. Thayer School**

-Sivy is in discussions between contractor and engineer regarding I-Joist and Beams. Contractor wants to lower I-Beams and shorten two of them due to weight. This will require 10 Piers vs. engineer plan of 4 Piers which uses original pockets in foundation for I-Beams.

-We need an estimate from a mason regarding filling in the pockets on East/West walls and pouring Piers for I-Beams.

- Banner has the name of a mason she will reach out to.
- Sivy will try to find another mason for a second quote.
- Sivy is still looking into a buyer to sell the old joist.

**B. Budget**

- \$7,000

**C. Future Presentations**

- Oldenburg is looking into Fish Hatchery.
- Sivy is looking into Silver Springs Bottling.

4. **ADJOURN:** There being no further business, the meeting adjourned at **7:30 pm.**  
Next meeting February 24th at 6:30 pm Town Hall.

**Respectfully submitted:**

**Diane Rosone**

Approved:

**REGULAR MEETING MINUTES  
CHARTER TOWNSHIP OF NORTHVILLE  
Historic District Commission**

**DATE:** February 24, 2022

**TIME:** 6:30 pm

**PLACE:** West Conference Room, Northville Twp. Hall

**CALL TO ORDER:** **Marjorie Banner** called the meeting to order at **6:37 pm**.

**ROLL CALL**

Present: **Margie Banner, Suzette Heathcote, Fred Shadko**

Excused: **Scott Frush, Diane Rosone, Robin Schleh, Bill Sivy**

Not Present: **Shana Maitland**

Note: **Milan Ghandi has resigned from the commission.**

There was not a quorum available. The meeting will be conducted as a committee of the whole.

**GUESTS: None**

1. **Approval of Minutes: Deferred to next month.**
2. **New Business**
  - a. **Township web page photo – deferred to next month**
  - b. **Other - Certified Local Government Report due to the state by March 1. Discussed draft from Fred Shadko. Fred to submit it.**
3. **Unfinished Business**
  - a. **Thayer School**
    - i. **Floor structure demo**  
**Potential buyers have been found for old wood. Construction company contacted for estimates on renovations.**
    - ii. **Masonry estimate/engineering design No report**
  - b. **Budget – No report**
  - c. **Future presentations All to bring any resources they have on water in township (pictures, histories,etc.)**
  - d. **Underground Railroad Plans in process**
  - e. **Other - none**
4. **ADJOURN:** There being no further business, the meeting adjourned at **7:30 pm**.  
Next meeting February 24th at 6:30 pm Town Hall.

**Respectfully submitted:**

**Fred Shadko**

Approved:

**REGULAR MEETING MINUTES  
CHARTER TOWNSHIP OF NORTHVILLE  
Historic District Commission**

**DATE:** March 24, 2022

**TIME:** 6:30 pm

**PLACE:** West Conference Room, Northville Twp. Hall

**CALL TO ORDER:** **Bill Sivy** called the meeting to order at **6:38 pm**.

**ROLL CALL**

Present: **Margie Banner, Shana Maitland, Fred Shadko, Bill Sivy**

Excused: **Diane Rosone, Robin Schleh, Suzette Heathcote**

Not Present: **Scott Frush**

There was not a quorum available. The meeting will be conducted as a committee of the whole.

**GUESTS:** **None**

1. **Approval of Minutes: January and February deferred to next month.**
2. **New Business**
  - a. **Township web page photo – deferred to next month**
  - b. **Other - Potential oral history suggested.**
3. **Unfinished Business**
  - a. **Thayer School**
    - i. **Floor structure demo**  
**Complete. Some of the old wood has been taken out.**
  - b. **Masonry estimate/engineering design Company making estimate on paint removal Engineer making sketch**
  - c. **Budget – No report**
  - d. **Future presentations Joe Oldenburg reviewing material**
  - e. **Underground Railroad Plans in process**
  - f. **Other - none**
4. **ADJOURN:** There being no further business, the meeting adjourned at **7:45 pm**.  
Next meeting April 28th at 6:30 pm Township Hall.

**Respectfully submitted:**

**Fred Shadko**

Approved at **April 29, 2022 meeting. Ayes: Banner, Shadko, Sivy, Rosone, Schleh, Heathcote, Frush. Nays: None.**

In attendance: Shannon Coker, Lynne Mosteller, Sharon Smith, Sally Hayes, Julianne Mundy, Julie Mantay

- 1) Agenda was approved with no changes.
- 2) Meeting minutes from March 1, 2022 approved, motion made by Sharon, 2<sup>nd</sup> by Julianne
- 3) Bennett Arboretum Path update – plants have been ordered from Feral Flora, total cost \$495.80. Four native varieties were chosen based on deer resistance, soil requirements and height: Wild Geranium, Coral Bells, Wild Strawberry and Round leaved Ragwort. Sharon has already transplanted nearly 100 strawberry plants that are currently thriving. New plants to be picked up sometime late May or early June by Sharon and Lynne, planting dates will be scheduled once plants have arrived. A portable water system will be required to nurture seedlings once planted. Shannon reported that Parks and Rec does not have any portable watering systems. Lynne checked with Lori Ward at DDA, they use a truck with a large pump water system, nothing portable that we might borrow. Lynne suggested purchasing a 3 or 5 gallon portable sprayer that can be transported by wagon and refilled with water jugs. All commissioners will continue to research a viable and affordable option.
- 4) We have been asked by Clerk Roger Lundberg to consider updating our Articles of Incorporation, no updates have been made since 1983. Copies of our Articles of Incorporation were distributed to all Commissioners along with examples of updates from two other commissions to be used as reference. More discussion to follow at next meeting.
- 5) Budget update – Lynne shared suggested allocations of our \$3000 budget: Awards luncheon \$700, Bennett Arboretum walls \$1000, Friendship Garden \$100, Urn plantings \$1000, Reserve \$100, Supplies \$100. Shannon will provide an update at each monthly meeting with expenses for the year and remaining budget. Shannon reported that the Township will continue to hold a separate donation fund for the BC, all donation checks to be made out to Northville Township and to be sent with a note that the funds are for Beautification use only.
- 6) New business – Julie suggested a breakdown of responsibilities for Commissioners, Julie will lead the Awards Luncheon, Sharon will lead seedlings and Master Gardener help at BA wall, Julianne will continue to lead Memorial Brick requests for Friendship Garden.
  - Lynne shared 3 requests from residents who use the BA pathway that Shannon will discuss with Parks & Rec: replace missing signs warning bridges are slippery when wet, find a solution for the mud that accumulates at a low point of the pathway that has been exacerbated by new construction on Sheldon, replace a bench that was damaged from a fallen tree last year.
  - Commissioners discussed adding a Little Library to the Friendship Garden. Shannon shared that the Township was supportive but after much discussion by Commissioners about potential issues with the addition, it was decided that we will table the Little Library idea for now.
  - Julie shared details of the BCSEM Luncheon to be held at Mill Race on June 16<sup>th</sup>: dress will be Victorian, our help is requested for serving the food, the Mayor will be speaking at the luncheon, a raffle will be held and donations are welcome, Julie will ask if volunteers must pay for a lunch.
- 7) Unfinished business – planter urn design will mirror the downtown planter display at the fountain. Diane Pittaway from City BC has included our flower order with theirs to save time and money. We will use deer repellent spray as needed; the City does the same for their flower display at Rotary Park. We will coordinate Township Hall begonia order and delivery from Prielipp Farms with facilities manager, Brandon. All agreed the mixed begonias looked great last year, we will plan on the same this year as they will complement the arrangement in the large planter urn.

**TO:** Northville Youth Network Commission, Northville City Council, Northville Township Board of Trustees, Northville Public Schools Board of Education

**CC:** Todd Mutchler, Patrick Sullivan

**FROM:** Amy Prevo

**DATE:** May 4, 2022

## **NORTHVILLE YOUTH NETWORK PROGRAM REPORT**

### **PROGRAMS, SERVICES & COMMUNITY PARTNERSHIPS**

This month we began one new cohort of Teen Talk with six diversion program participants. The Youth Action Board hosted a student-led drop-in tutoring sessions for grades 6-12 at the Northville Community Center, with two more sessions scheduled in the coming months. We also held two Wellness Wednesday workshops; *Helpful Sleep Strategies* for elementary aged youth and *Kids Yoga and Mindfulness* for tweens. We launched the registration for CAMP Hillside/Meads Mill, partnering with the elementary school social workers for a “soft registration” period allowing them to identify and reach out to the parents of kids that would benefit most from participating in the summer program before opening the registration to all youth.

I attended a consortium meeting of all partners (Hegira health, NTPD, NPD, etc.) of the embedded social worker program where we met with a staff member of Representative Haley Stevens’ office to discuss funding opportunities under the Community Project Funding process. I also provided support in putting the funding proposal package together. I spoke with assessors from the Michigan Law Enforcement Accreditation Commission in support of the City of Northville Police Department accreditation process. I also participated in the community stakeholder forum held as part of the search process for the new Superintendent of Northville Public Schools.

### **GENERAL OPERATIONS**

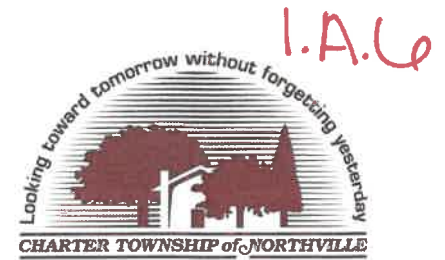
Youth Support Specialist, Kerri Ann Sondreal, attended the Child & Adolescent Behavioral Health Summit sponsored by the Children’s Foundation and held at the Inn of St. Johns that offered a number of breakout sessions on various youth behavioral health topics. I attended the State of the Community luncheon sponsored by the Northville Chamber of Commerce. I met with Rene Wisley, the Township’s new Grant Coordinator, to discuss potential funding opportunities for NYN. We also received a \$1000.00 gift from Meadowbrook Congregational Church to support youth programming.



## YOUTH SUPPORT SERVICES

The tables below indicate the status of referrals for the month of April. The first table shows the number of clients who are new, in progress, or have been discharged during this period. The second table shows a more detailed breakdown of referrals by type received to date.

NYN April 2022 Referrals			
	New	In Progress	Discharged
Youth Assistance	4	7	1
Case Management	9	10	11
Resource Referral	1	N/A	N/A



# Memo

**To:** Mark J. Abbo, Township Supervisor  
Board of Trustees

**Cc:** Todd Mutchler, Township Manager/Public Safety Director

**From:** Wendy Hillman, Finance and Budget Director

**Subject:** Finance Reports – April 2022

**Date:** May 19, 2022

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## BOARD OF TRUSTEES

Mark J. Abbo, *Supervisor*  
Roger Lundberg, *Clerk*  
Jason Rhines, *Treasurer*  
Scott Frush, *Trustee*  
Mindy Herrmann, *Trustee*  
Cynthia Jankowski, *Trustee*  
Christopher Roosen, *Trustee*

Please find enclosed the monthly finance reports as follows:

1. Cash Summary by Fund (April)
2. Cash Balances by Investment (April)
3. Balance Sheet by Fund (April)

**Cash Summary by Fund** provides monthly increases (debits) and decreases (credits) to the Township's cash and investment accounts. The total cash and investment portfolio on April 30, 2022 is \$114,508,878. The Township pools its main disbursement account.

**Cash Balances by Investment** provides an investment breakout, by Fund, of the total portfolio of \$114,508,878.

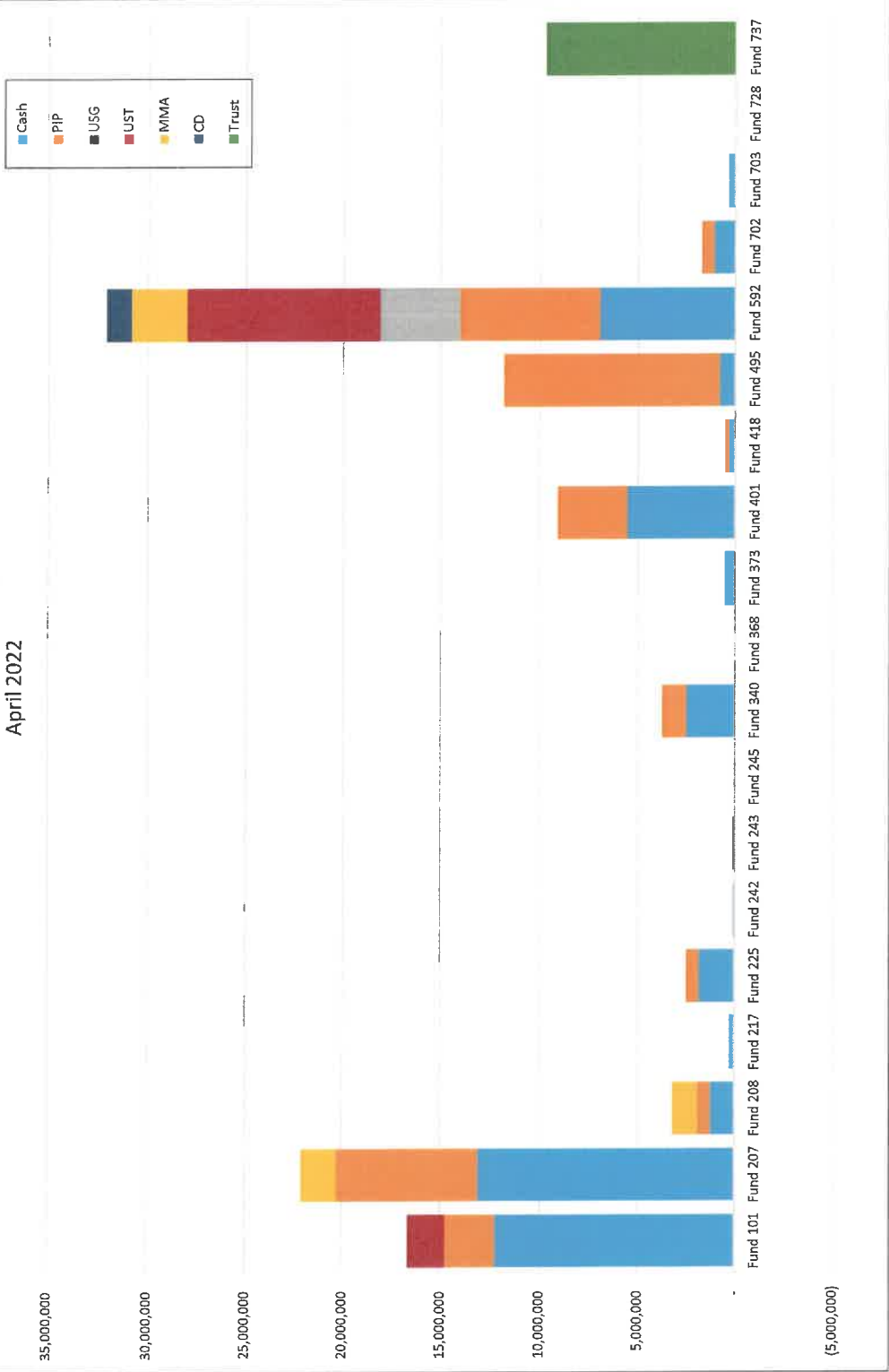
**Balance Sheet by Fund** provides the fund equity position on April 30, 2022, summarized by account type. Millage funds recognize property tax revenue early in the fiscal year, as indicated by high fund balance at the beginning of the fiscal year. This fund balance decreases during the year as expenditures are incurred.

CASH SUMMARY REPORT FOR NORTHVILLE CHARTER TOWNSHIP

From 04/01/2022 to 04/30/2022  
 FUNDS: 592, 207, 101, 702, 217 (18 more)

Fund Description	Beginning Balance 04/01/2022	Total Debits	Total Credits	Ending Balance 04/30/2022
101 General Fund	17,179,093.64	1,593,562.59	2,094,682.24	16,677,973.99
207 Public Safety	22,770,491.36	4,380,280.76	5,055,302.50	22,095,469.62
208 PARKS, RECREATION & SENIOR SERVICES FUND	3,219,693.93	1,441,930.05	1,475,619.31	3,186,004.67
217 Youth Assistance	273,288.77	6,672.50	8,977.49	270,983.78
225 Shared Services	2,641,246.00	221.38	131,298.17	2,510,169.21
242 Five Mile Brownfield Revolving Fund	564,780.85	0.00	468,047.85	96,733.00
243 Seven Mile Brownfield Redevel Authority	365,919.35	0.00	277,741.98	88,177.37
340 7 MILE & HAGGERTY PROPERTY BOND DEBT	3,749,926.44	372.70	1,100.00	3,749,199.14
368 EDENDERRY PAVING SAD#27 P#5 DEBT SERVIC	(2,265.03)	0.00	0.00	(2,265.03)
373 2012 Refunding Debt	509,882.02	0.00	250.00	509,632.02
401 CAPITAL PROJECTS	7,602,199.47	1,550,526.59	41,168.17	9,111,557.89
418 Tree Fund	497,900.14	24.49	0.00	497,924.63
495 Seven Mile Construction Fund	11,807,478.29	4,047.51	0.00	11,811,525.80
592 Water and Sewer Fund	31,884,744.00	1,111,066.74	882,232.60	32,113,578.14
702 Escrow Fund	1,751,749.85	54,849.76	45,453.44	1,761,146.17
703 Current Tax Fund	322,515.05	63,703.40	70,143.35	316,075.10
728 Economic Development Corp	1,105.11	0.00	0.00	1,105.11
737 Other Post Employment Benefits Trust	10,393,658.96	10,332.52	690,104.40	9,713,887.08
REPORT TOTALS:	115,533,408.20	10,217,590.99	11,242,121.50	114,508,877.69

## Deposit and Investment Balances by Fund April 2022



Diversification by Sector	
Cash	Cash & Interest Checking Accounts
PIP	Public Funds Investment Pools
USG	U.S. Govt Agencies
UST	U.S. Treasury Securities
MMA	Money Market Accounts
CD	Certificates of Deposit
Trust	Trust

BALANCE SHEET FOR NORTHVILLE TOWNSHIP  
MONTH ENDING 04/30/2022

FUND	FISCAL YEAR-TO-DATE 4/30/2021	FISCAL YEAR-TO-DATE 4/30/2022
<b>Fund 101 - GENERAL FUND</b>		
<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ 48,160	\$ 21,285
CASH	11,121,521	12,222,813
DUE FROM OTHER FUNDS	13,822	-
INVESTMENTS	2,540,567	4,455,161
OTHER ASSETS	73,814	108,993
<b>TOTAL Assets</b>	<b>\$ 13,797,884</b>	<b>\$ 16,808,252</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 41,456	\$ 35,198
DUE TO OTHER FUNDS	-	650
<b>TOTAL Liabilities</b>	<b>\$ 41,456</b>	<b>\$ 35,848</b>
<b>Ending Fund Balance</b>	<b>\$ 13,756,428</b>	<b>\$ 16,772,404</b>

**Special Revenue Funds:**

<b>Fund 207 - PUBLIC SAFETY FUND</b>		
<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ 257,574	\$ 2,914
CASH	13,511,465	13,069,025
INVESTMENTS	6,080,165	9,026,444
OTHER ASSETS	540,431	521,317
<b>TOTAL Assets</b>	<b>\$ 20,389,635</b>	<b>\$ 22,619,700</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 199,232	\$ 148,568
LIABILITIES - SHORT TERM	10,608	17,424
<b>TOTAL Liabilities</b>	<b>\$ 209,840</b>	<b>\$ 165,992</b>
<b>Ending Fund Balance</b>	<b>\$ 20,179,795</b>	<b>\$ 22,453,708</b>

<b>Fund 208 - PARKS, RECREATION AND SENIOR SERVICES</b>		
<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ -	\$ 85,760
CASH	2,635,450	1,935,876
OTHER ASSETS	-	1,250,128
<b>TOTAL Assets</b>	<b>\$ 2,635,450</b>	<b>\$ 3,271,764</b>
<b>Liabilities</b>		

FUND	FISCAL YEAR-TO-DATE 4/30/2021	FISCAL YEAR-TO-DATE 4/30/2022
ACCOUNTS PAYABLE	\$ 13,993	\$ 32,401
LIABILITIES - SHORT TERM	-	15,000
<b>TOTAL Liabilities</b>	<b>\$ 13,993</b>	<b>\$ 47,401</b>
<b>Ending Fund Balance</b>	<b>\$ 2,621,457</b>	<b>\$ 3,224,363</b>

### Fund 217 - YOUTH ASSISTANCE

<b>Assets</b>		
CASH	\$ 278,955	\$ 270,984
<b>TOTAL Assets</b>	<b>\$ 278,955</b>	<b>\$ 270,984</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 140	\$ 167
<b>TOTAL Liabilities</b>	<b>\$ 140</b>	<b>\$ 167</b>
<b>Ending Fund Balance</b>	<b>\$ 278,815</b>	<b>\$ 270,817</b>

### Fund 225 - SHARED SERVICES

<b>Assets</b>		
CASH	\$ 2,099,241	\$ 2,510,169
OTHER ASSETS	36,393	33,699
<b>TOTAL Assets</b>	<b>\$ 2,135,634</b>	<b>\$ 2,543,868</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 25,745	\$ -
LIABILITIES - SHORT TERM	36,150	35,000
<b>TOTAL Liabilities</b>	<b>\$ 61,895</b>	<b>\$ 35,000</b>
<b>Ending Fund Balance</b>	<b>\$ 2,073,739</b>	<b>\$ 2,508,868</b>

### Debt Service Funds

#### Fund 340 - SEVEN MILE & HAGGERTY PROPERTY PURCHASE FUND

<b>Assets</b>		
CASH	\$ 3,772,223	\$ 3,749,199
OTHER ASSETS	58,122	29,131
<b>TOTAL Assets</b>	<b>\$ 3,830,345</b>	<b>\$ 3,778,330</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ -	\$ -
LIABILITIES - SHORT TERM	1,820	-
<b>TOTAL Liabilities</b>	<b>\$ 1,820</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 3,828,525</b>	<b>\$ 3,778,330</b>

FUND	FISCAL YEAR-TO-DATE 4/30/2021	FISCAL YEAR-TO-DATE 4/30/2022
<b>Fund 368 - EDENDERRY PAVING SAD FUND</b>		
<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ 96,461	\$ 62,638
CASH	23,671	-
<b>TOTAL Assets</b>	<b>\$ 120,132</b>	<b>\$ 62,638</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ -	\$ -
LIABILITIES - OTHER	75,613	42,147
<b>TOTAL Liabilities</b>	<b>\$ 75,613</b>	<b>\$ 42,147</b>
<b>Ending Fund Balance</b>	<b>\$ 44,519</b>	<b>\$ 20,491</b>
<b>Fund 373 - 2012 REFUNDING DEBT (MUNICIPAL BUILDINGS)</b>		
<b>Assets</b>		
CASH	\$ 528,532	\$ 509,632
<b>TOTAL Assets</b>	<b>\$ 528,532</b>	<b>\$ 509,632</b>
<b>TOTAL Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 528,532</b>	<b>\$ 509,632</b>
<b>Capital Project Funds</b>		
<b>Fund 401 - CAPITAL PROJECTS FUND</b>		
<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ 52,217	\$ 37,737
CASH	4,487,087	5,555,103
INVESTMENTS	2,553,472	3,556,454
<b>TOTAL Assets</b>	<b>\$ 7,092,776</b>	<b>\$ 9,149,294</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 11,332	\$ 3,640
LIABILITIES - SHORT TERM	292,626	278,126
LIABILITIES - LONG TERM	-	1,541,774
<b>TOTAL Liabilities</b>	<b>\$ 303,958</b>	<b>\$ 1,823,540</b>
<b>Ending Fund Balance</b>	<b>\$ 6,788,818</b>	<b>\$ 7,325,754</b>
<b>Fund 418 - TREE FUND</b>		
<b>Assets</b>		
CASH	\$ 437,056	\$ 497,925

FUND	FISCAL YEAR-TO-DATE 4/30/2021	FISCAL YEAR-TO-DATE 4/30/2022
OTHER ASSETS	-	-
<b>TOTAL Assets</b>	<b>\$ 437,056</b>	<b>\$ 497,925</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	-	-
<b>TOTAL Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 437,056</b>	<b>\$ 497,925</b>

### Enterprise Funds

#### Fund 592 - WATER AND SEWER FUND

<b>Assets</b>		
ACCOUNTS RECEIVABLE	\$ 2,198,878	\$ 2,456,866
CASH	11,336,644	6,959,877
DEFERRED OUTFLOW	1,299,621	1,220,773
FIXED ASSETS	87,365,693	88,659,504
ACCUMULATED DEPRECIATION	(39,202,537)	(41,020,108)
INVESTMENTS	18,336,420	25,153,701
OTHER ASSETS	26,693,557	28,566,697
<b>TOTAL Assets</b>	<b>\$ 108,028,276</b>	<b>\$ 111,997,310</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ 661,090	\$ 457,455
LIABILITIES - SHORT TERM	861,751	990,192
LIABILITIES - LONG TERM	3,770,032	3,075,949
<b>TOTAL Liabilities</b>	<b>\$ 5,292,873</b>	<b>\$ 4,523,596</b>
<b>Ending Net Position</b>	<b>\$ 102,735,403</b>	<b>\$ 107,473,714</b>

### Component Units

#### Fund 242 - BROWNFIELD REDEVELOPMENT AUTHORITY (REVOLVING FUND)

<b>Assets</b>		
CASH	\$ 71,357	\$ 96,733
OTHER ASSETS	-	-
<b>TOTAL Assets</b>	<b>\$ 71,357</b>	<b>\$ 96,733</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ -	\$ -
LIABILITIES - SHORT TERM	71,357	96,727
<b>TOTAL Liabilities</b>	<b>\$ 71,357</b>	<b>\$ 96,727</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ 6</b>

#### Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY (SEVEN MILE PROPERTY)



FUND	FISCAL YEAR-TO-DATE 4/30/2021	FISCAL YEAR-TO-DATE 4/30/2022
<b>Assets</b>		
CASH	\$ 75,000	\$ 88,177
OTHER ASSETS	-	-
<b>TOTAL Assets</b>	<b>\$ 75,000</b>	<b>\$ 88,177</b>
<b>TOTAL Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 75,000</b>	<b>\$ 88,177</b>

**Fund 495 - SEVEN MILE CONSTRUCTION FUND (Bond proceeds)**

<b>Assets</b>		
CASH	\$ -	\$ 803,588
INVESTMENTS	-	11,007,938
<b>TOTAL Assets</b>	<b>\$ -</b>	<b>\$ 11,811,526</b>
<b>TOTAL Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ 11,811,526</b>

**Fund 245 - BROWNFIELD REDEVELOPMENT AUTHORITY (GUN RANGE)**

<b>Assets</b>		
CASH	\$ -	\$ -
FIXED ASSETS	-	-
<b>TOTAL Assets</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Liabilities</b>		
ACCOUNTS PAYABLE	\$ -	\$ -
LIABILITIES - LONG TERM	-	-
<b>TOTAL Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>

# Regular Agenda Items

April 25, 2022

To the Board of Trustees  
Charter Township of Northville

We have audited the financial statements of the Charter Township of Northville (the "Township") as of and for the year ended December 31, 2021 and have issued our report thereon dated April 25, 2022. Professional standards require that we provide you with the following information related to our audit, which is divided into the following sections:

Section I - Internal Control Related Matters Identified in an Audit

Section II - Required Communications with Those Charged with Governance

Section III - Legislative and Informational Items

Sections I and II include information that we are required to communicate to those individuals charged with governance of the Township. Section I communicates a deficiency we observed in the Township's internal control that we believe is a material weakness. Section II communicates significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

Section III contains updated legislative and informational items that we believe will be of interest to you.

We would like to take this opportunity to thank the Township's staff for the cooperation and courtesy extended to us during our audit. Their assistance and professionalism are invaluable.

This report is intended solely for the use of the board of trustees and management of the Township and is not intended to be and should not be used by anyone other than these specified parties.

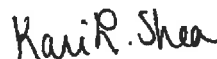
We welcome any questions you may have regarding the following communications, and we would be willing to discuss these or any other questions that you might have at your convenience.

Very truly yours,

Plante & Moran, PLLC



Beth Bialy  
Partner



Kari Shea  
Principal

## **Section I - Internal Control Related Matters Identified in an Audit**

In planning and performing our audit of the financial statements of the Township as of and for the year ended December 31, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the Township's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, we do not express an opinion on the effectiveness of the Township's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses, and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.

A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

We consider the following deficiency in the Township's internal control to be a material weakness:

The Township required assistance from us to properly record its 2021 debt issuance within the Seven Mile Construction Fund in accordance with generally accepted accounting principles.

## **Section II - Required Communications with Those Charged with Governance**

### **Our Responsibility Under U.S. Generally Accepted Auditing Standards**

As stated in our engagement letter dated February 3, 2022, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the Township. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

### **Planned Scope and Timing of the Audit**

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on February 16, 2022.

### **Significant Audit Findings**

#### ***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Township are described in Note 1 to the financial statements.

No new accounting policies were adopted, and the application of existing policies was not changed during 2021.

We noted no transactions entered into by the Township during the year for which there is a lack of authoritative guidance or consensus.

There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements were the calculation of the self-insurance liability and net pension and other postemployment benefit (OPEB) unfunded liabilities.

- Management's estimate of the self-insurance liability is based on information received from Michigan Municipal Risk Management Authority.
- The net pension liability, deferred pension outflows and inflows, net other postemployment benefit liability, and the related deferred OPEB outflows and inflows are calculated based on underlying assumptions made by the actuary.

We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

**Section II - Required Communications with Those Charged with Governance  
(Continued)**

***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in performing and completing our audit.

***Disagreements with Management***

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report.

We are pleased to report that no such disagreements arose during the course of our audit.

***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

Management has corrected all such misstatements, including a material adjustment to record the premium on newly issued bonds.

***Significant Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the Township, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the Township's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

***Management Representations***

We have requested certain representations from management that are included in the management representation letter dated April 25, 2022.

***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the Township's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

**Other Information Included in Annual Reports**

Our responsibility for other information included in annual reports does not extend beyond the financial statements, and we do not express an opinion or any form of assurance on the other information. However, we read the introductory and statistical sections of the Township's Annual Comprehensive Financial Report, and nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially misstated or materially inconsistent with the information or manner of its presentation appearing in the financial statements.

## Section III - Legislative and Informational Items

### **COVID-19 Resource Center and ARPA**

Throughout the COVID-19 pandemic, Plante & Moran, PLLC's COVID-19 task force of leaders across the firm has monitored, addressed, and provided insight related to the virus and the unique challenges our local governments have faced while continuing to provide essential services to their communities through our COVID-19 resource center at <https://www.plantemoran.com/explore-our-thinking/areas-of-focus/covid-19-government-resource-center>. This will continue as our nation emerges from this crisis.

In March 2021, the president signed the American Rescue Plan Act (ARPA) into law, which included federal stimulus funding for state and local governments of all sizes. The largest of all funding streams, the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF), represents a \$350 billion top-line allocation for state and local governments. Funding began to be distributed nationwide in May 2021, although smaller municipalities will need to wait for the funding to pass through their state governments. The U.S. Department of the Treasury recently published the interim final rule (IFR), which establishes a framework for determining the types of programs and services that are eligible uses of the CSLFRF funding.

The ARPA award terms provide that payments from the Fiscal Recovery Funds as a general matter will be subject to the provision of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"), including the cost principles and restrictions on general provisions for selected items of cost. The Township will need to understand these reforms and may be required to evaluate, document, and monitor internal procedures around compliance, including maintaining certain required policies.

The COVID-19 resource center is being continuously updated for the latest guidance and strategy related to CSLFRF and will help keep the Township running smoothly through our nation's recovery.

Want to receive relevant content directly to your email? Subscribe at <https://www.plantemoran.com/subscribe> where you can customize your subscription preferences based on your specific interests and industry selection.

### **Michigan's COVID-19 Updates and Related Grant Programs**

The Michigan Department of Treasury has developed a webpage with numbered letters, memorandums, webinars, and resources regarding COVID-19 updates and related grant programs: [https://www.michigan.gov/treasury/0,4679,7-121-1751\\_98769---,00.html](https://www.michigan.gov/treasury/0,4679,7-121-1751_98769---,00.html).

### **AICPA State and Local Government Client Affiliates**

The AICPA has adopted a revised auditor independence interpretation that impacts entities reporting under the GASB framework. The new rules define four types of affiliates (entities affiliated with your financial statements) that may expand the scope of our required auditor independence related to your audit. The four types of affiliates defined by the AICPA include entities included in your financial statements and certain entities excluded from your financial statements and may also include certain of your investment holdings. Because auditor independence is a shared responsibility between your organization and Plante & Moran, PLLC, you should be aware of and understand these changes. In addition, we will need your help to perform an initial evaluation under these revised standards and will also likely need your continuing assistance to comply with these rules in the future. The changes are effective for years beginning after December 15, 2021, which means we must be independent of your affiliates as of the first day of the year of required adoption, or July 1, 2022. For more information on these changes, please view our on-demand webinar [here](#).

### **Auditor Reporting Standards**

The AICPA Auditing Standards Board (ASB) issued several new standards that will be effective shortly, which will significantly change the independent auditor's report and make some changes to certain required audit procedures. The standards discussed below are both first effective for your fiscal year ended December 31, 2021.

### **Section III - Legislative and Informational Items (Continued)**

Statement on Auditing Standards No. 137 addresses auditors' responsibilities relating to other information included in annual reports. This new standard may increase the scope of audit procedures and may result in some audit work being performed outside of the normal timing. To the extent that the Township issues a document meeting the AICPA's definition of an annual report under the standard, additional audit procedures will need to be performed on that separate document before it is issued.

Statement on Auditing Standards No. 134 requires changes in the form and content of the auditor's report issued as a result of an audit of financial statements in order to provide financial statement users with more meaningful information about the audit process and meaning of auditor opinions. This is the first significant change to auditors' reports in years.

Significant elements of the new standard include:

- Revision of order for elements of the opinion letter, including moving the auditor's opinion to the top of the letter
- Expansion of information to be included within a basis of opinion section and notification to the user that the auditor is required to be independent of the entity and meet other ethical responsibilities
- Explanation of how misstatements to financial statements are determined to be material
- Addition of definition of "reasonable assurance" and identifying that the risk of material misstatement due to fraud is greater than the risk due to error
- Enhanced reporting related to going concern, including a description of management's responsibilities when required by the applicable reporting framework
- Description of the auditor's responsibilities, including responsibilities relating to professional judgment and professional skepticism, internal controls, identification of risks of material misstatement to the financial statements, evaluation of accounting policies used, conclusion on the entity's ability to continue as a going concern, and the auditor's communications with those charged with governance

We are happy to discuss these changes with you so that you are well prepared.

#### **Cybersecurity and Information Technology Controls**

Cyberattacks are on the rise across the globe, and the cost of these attacks is ever increasing. Because of these attacks, municipalities stand to lose their reputation, the ability to operate efficiently, and proprietary information or assets. Communities potentially can also be subject to financial and legal liabilities. Managing this issue is especially challenging because even a municipality with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner. We understand that the technology department continues to monitor and evaluate this risk, which are critical best practices. Additionally, periodic assessments of the system in order to verify that the control environment is working as intended are key parts of measuring associated business risk. We encourage administration and those charged with governance to work with the technology team on this very important topic. If we can be of assistance in the process, we would be happy to do so.

#### **Revenue Sharing**

The fiscal year 2022 governor's budget recommendation includes \$1.4 billion for revenue sharing. Further details of the breakdown of this amount are available at [https://www.michigan.gov/treasury/0,7-121-1751\\_2197--,00.html](https://www.michigan.gov/treasury/0,7-121-1751_2197--,00.html).



### Section III - Legislative and Informational Items (Continued)

In order to receive the City, Village, and Township Revenue Sharing (CVTRS) payments in FY 2022, qualified local units will once again need to comply with the same best practices as they did last year as follows:

- A citizen's guide to local finances with disclosure of unfunded liabilities
- Performance dashboard
- Debt service report
- Two-year budget projection

#### **Rules Governing Management of Federal Programs**

The Office of Management and Budget (OMB) issued significant reforms to the compliance requirements that must be followed by nonfederal entities receiving federal funding related to awards on or after December 26, 2014. While these revisions were not too recent, the revisions were the most significant change to occur to federal grants management in recent history. While many communities have historically been below the \$750,000 single audit threshold, recent legislation provides for an increase in federal spending and, therefore, may be subject to an audit requirement; the Township will need to understand these reforms and may be required to make changes to internal procedures, processes, and controls.

- **Cost Principles** - There were certain changes made to allowable costs and significant changes in the area of time and effort reporting and indirect costs.
- **Administrative Requirements** - Nonfederal entities receiving federal funding must adhere to revised rules related to administering federal awards. Most notably, the requirements may impact the Township's procurement systems, including maintaining written conflict of interest policies and disclosures.

The Township will need to ensure that consideration of the implementation of these regulations has occurred; if it has not, the Township needs to work quickly to put the requirements into practice. Plante & Moran, PLLC has many experts in this area and welcomes any questions or needs you may have.

#### **Administrative Charges**

The services provided by employees that are traditionally charged to the General Fund, like treasury, finance, HR, etc., oftentimes significantly benefit other funds. As a result, it is a fairly common practice to allocate a portion of these costs via an administrative charge to other funds of the government. Administrative charges can take many forms, such as interfund allocations, chargebacks, and payment in lieu of taxes to other funds (such as a golf course). While the practice of charging for administrative services provided to other funds may certainly be justified, there seems to be a heightened focus lately on the methodology and amount of charges. Given the fact that many cost allocation methodologies were implemented several years ago, it would be prudent to revisit your current methodology and the related inputs to ensure that any administrative charges are fully substantiated.

#### **Legacy Costs**

Legacy costs and the challenge of funding them continue to be topics of discussion. GASB pronouncements of late have placed even more focus on the net long-term liability arising from these benefit promises by requiring governmental financial statements to reflect the net pension and OPEB liabilities. For many governments, these net liabilities are significant. In addition, Public Act 202 of 2017 has brought further focus on the funding level of these plans.

Maintaining or even improving the funded status of the plan(s) is dependent upon a number of factors, including the government's contribution policies, its amortization policy for funding the unfunded actuarial accrued liability, its benefit levels, and the ability to make future changes to the plan.

### Section III - Legislative and Informational Items (Continued)

As of December 31, 2020 (the valuation date of the Municipal Employees' Retirement System (MERS) plan), the MERS pension plan is 96.4 percent funded. As of December 31, 2021, the other postemployment benefits plan is 92.7 percent funded. While both plans have a funded status that is well above the State's thresholds for additional reporting, there are some baseline reporting requirements for all plans:

Public Act 503 of 2016 requires that the Township publish a summary annual report setting forth key information related to pension and retiree health care plans. This should be submitted to the Michigan Department of Treasury within 30 days of publication.

Public Act 202 of 2017 requires that the Township file Form 5572 for both pension and OPEB plans no later than six months after the end of the fiscal year.

Questions should be directed via email to the Treasury offices at [LocalRetirementReporting@michigan.gov](mailto:LocalRetirementReporting@michigan.gov) or by visiting its website at [www.Michigan.gov/LocalRetirementReporting](http://www.Michigan.gov/LocalRetirementReporting).

#### **Other New Legislation**

##### ***Transformational Brownfields (PA 46-50 of 2017)***

This reintroduced legislation became Public Acts 46-50 of 2017 with immediate effect. Public Act 46 of 2017 has created a new type of brownfield, while Public Acts 47-50 of 2017 amend prior acts for this change. The acts grant the ability to create transformational brownfields allowing the capture of income taxes and exemption of sales and use tax from certain personal property. In order to qualify, projects must obtain approval from the local brownfield redevelopment authority, the local governing body, and the Michigan Strategic Fund (MSF).

Projects should have a transformational impact on local economic development and community revitalization. Each project must meet the definition of a large-scale investment. This definition varies based upon population. The minimum is \$15 million for communities under 25,000 but increases based upon population (for example, the City of Detroit, Michigan, at over 600,000 in population, would have a minimum of \$500 million).

During the construction, renovation, or improvement phases, projects could capture up to 50 percent of income taxes (state and city, if applicable) related to the wages paid for those physically present and working on the project. Upon completion, the project would capture up to 50 percent of income taxes related to those domiciled within the property. The limit for total tax capture over the life of the bill is \$1 billion, with a maximum of \$40 million per year and a further limit of five projects in any one community prior to December 31, 2022. In addition, in one calendar year, the MSF may not approve more than five transformational brownfield plans (with the exception that, if fewer than five are approved in a year, the unused quota can carry over to the next calendar year). Tax captures per parcel are limited to 20 years.

Public Act 47 amends the Income Tax Act to allow for the income tax captures noted above. Public Act 48 amends the General Sales Tax Act to exempt from sales tax the sale of goods for use in eligible projects. Public Act 49 amends the Use Tax Act and would not apply to goods used in the project. Public Act 50 amends the Michigan Renaissance Zone Act so that income tax exemptions would not apply.

#### **Upcoming Accounting Standards Requiring Preparation**

##### ***GASB Statement No. 95 - Postponement of the Effective Dates of Certain Authoritative Guidance***

This new pronouncement was adopted in May 2020 and is effective immediately. This statement postpones the effective dates of the following pronouncements and implementation guides by one year:

- Statement No. 83, *Certain Asset Retirement Obligations*
- Statement No. 84, *Fiduciary Activities*
- Statement No. 88, *Certain Disclosures Related to Debt*
- Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*
- Statement No. 90, *Majority Equity Interests*

### Section III - Legislative and Informational Items (Continued)

- Statement No. 91, *Conduit Debt Obligations*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Implementation Guide No. 2017-3, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (and Certain Issues Related to OPEB Plan Reporting)*
- Implementation Guide No. 2018-1, *Implementation Guidance Update - 2018*
- Implementation Guide No. 2019-1, *Implementation Guidance Update - 2019*
- Implementation Guide No. 2019-2, *Fiduciary Activities*

The effective dates of the following pronouncement and implementation guide are postponed by 18 months:

- Statement No. 87, *Leases*
- Implementation Guide No. 2019-3, *Leases*

#### ***GASB Statement No. 87 - Leases***

This new accounting pronouncement will be effective for reporting periods beginning after December 15, 2019 (June 15, 2021 after extension within GASB Statement No. 95). This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

We recommend beginning to accumulate information now related to all significant lease agreements in order to more efficiently implement this new standard once it becomes effective.

Plante & Moran, PLLC will be providing trainings and other resources to our clients in the coming months to help prepare for the implementation of all these new standards. In the interim, please reach out to your engagement team for assistance in getting started.

#### ***GASB Statement No. 92 - Omnibus 2020***

This new accounting pronouncement has various effective dates that were postponed by one year after extension within GASB Statement No. 95. This statement addresses eight unrelated practice issues and technical inconsistencies in authoritative literature. The standard addresses leases, intraentity transfers of assets, postemployment benefits, government acquisitions, risk financing and insurance-related activities of public entity risk pools, fair value measurements, and derivative instruments.

2021

# *A Legacy of Leading*

"A solid **legacy** plants the seeds from which **consistency** and **expectations** sprout"

## CHARTER TOWNSHIP *of* NORTHVILLE



### BOARD OF TRUSTEES

Scott Frush, Cynthia Jankowski,  
Roger Lundberg, Mark J. Abbo, Chris Roosen,  
Mindy Herrmann, Jason Rhines

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
*For the year ended December 31, 2021*  
**Charter Township of Northville, Michigan**

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# Charter Township of Northville, Michigan

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## **Annual Comprehensive Financial Report with Supplemental Information Fiscal Year Ended December 31, 2021**

### **Board of Trustees**

Mark J. Abbo, Supervisor  
Roger Lundberg, Clerk  
Jason Rhines, Treasurer  
Scott Frush, Trustee  
Mindy Herrmann, Trustee  
Cynthia Jankowski, Trustee  
Christopher Roosen, Trustee

### **Township Manager**

Todd Mutchler

### **Prepared by:**

Township's Finance and Budget Department



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## BOARD OF TRUSTEES

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Mark J. Abbo, *Supervisor*  
Roger Lundberg, *Clerk*  
Jason Rhines, *Treasurer*  
Scott Frush, *Trustee*  
Mindy Herrmann, *Trustee*  
Cynthia Jankowski, *Trustee*  
Christopher Roosen, *Trustee*

April 25, 2022

Honorable Supervisor, Mark J. Abbo

Members of the Board of Trustees

Citizens of the Charter Township of Northville, Michigan

We are pleased to submit the Annual Comprehensive Financial Report of the Charter Township of Northville for the fiscal year ended December 31, 2021. This report is prepared for the purpose of disclosing the Township's financial condition to its residents, elected officials and other interested parties. The financial statements contain all disclosures necessary to enable the reader to gain an understanding of the Township's financial activities. Responsibility for both the accuracy of the data and completeness and fairness of the presentation, including all disclosures, rests with the Township. We believe the data presented is accurate in all material aspects, that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Township, and that all disclosures necessary to enable the reader to gain the maximum understanding of the Township's financial affairs have been included.

Generally accepted accounting principles (GAAP) require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

All local units of government within the State of Michigan must comply with the Uniform Budgeting and Accounting Act, PA 2 of 1968, as amended, which requires an annual audit of the financial records and transactions of the Township by independent certified public accountants. The primary purpose of the auditing requirements of this act is to maintain the confidence of all interested parties in the integrity of the record keeping and financial reporting of local units of government.

### ***Profile of the Government***

The Charter Township of Northville, incorporated in 1829, is strategically located in the northwestern portion of Wayne County. Located just 15 miles east of Ann Arbor and 30 miles west of downtown Detroit, the Township serves over 28,000 residents and encompasses an area of approximately 16.5 square miles. Northville Township is considered a choice community to live. A dynamic, growing community, Northville Township, offers an abundance of rolling, wooded acreage, which provides a unique natural backdrop for residential and commercial land development. Northville Township is well connected to highway, rail, and air transportation routes offering outstanding accessibility.

The Township of Northville is governed by a Board of Trustees which is composed of seven members who are elected for four year terms. The Board is composed of a Supervisor, a Clerk, a Treasurer and four trustees under the Trustee-Manager form of government. Policy-making and legislative authority are vested in the Board of Trustees which is presided over by the Supervisor, who is the chief executive of the Township.



The Township provides a full range of municipal services including police and fire protection; parks, recreational and cultural activities; building inspection; code enforcement and planning and development. The Township is a member of the Western Township Utilities Authority (WTUA), which provides sewage disposal services to the residents of Canton, Northville and Plymouth Townships.

The Township of Northville prepares budgets in accordance with the Uniform Budgeting and Accounting Act, PA 2 of 1968, as amended. Under the direction of the Township Manager, the Finance and Budget Director prepares an initial projection of revenue for the next fiscal year. Spending priorities are then established based upon the Township's financial policies and mandated requirements. Activities of the General Fund and Special Revenue Funds are included in the annual appropriated budget. The level of budgetary control (that is the level at which expenditures cannot exceed the appropriated amount) is established by function and category.

### ***Factors affecting financial condition***

In 2021, Standard & Poor's Rating Service raised Northville Township's long-term general obligation bond rating to a "AAA" citing the stability of the Township's financial outlook. This rating places Northville Township in an elite group throughout the state. S&P assigns AAA ratings to communities that have a very strong capacity to meet their financial commitments.

The strong rating demonstrates the Township Board's continued commitment and wisdom in overseeing township government and reflects the continuing cooperation between our Directors and the Board of Trustees. S&P officials listed several reasons for the upgrade, including strong management with good financial policies and practices. These policies serve as a guide in the decision making process and were established to ensure:

- Reserves aren't used to fund recurring expenditures therefore prohibiting unsustainable uses of fund balance.
- Strategic long-term policy decisions are properly identified.
- Capital improvement projects are carefully planned and funded.

The agency credits Northville Township for its transparency in financial reporting, updating the three-year financial forecast and capital improvement plan annually. S&P's upgraded rating also reflects the Township's strong budgetary performance and strong liquidity.

**The AAA bond rating confirms the Township's ability to effectively manage financial resources, making it an attractive destination for both new business and residential development.**

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The AAA rating is also a sign of financial stability with good management systems in place and a strong set of fiscal policies established by the Board. Standard & Poor's notes that Northville Township has an extremely strong market value per capita as well as a moderate overall debt burden. The 2020 Census reports Northville Township's population at 31,758, which represents an 11% increase from the 2010 Census population of 28,497.

### ***Long-term financial planning and major initiatives***

One of the largest sources of revenue for the Township remains property taxes. To maintain existing services levels within the Township, in 2020 Northville Township residents approved both a millage renewal and a 0.4623 mill increase dedicated specifically for public safety, 0.0324 mills for shared services, and 0.0053 dedicated to general operating services. This approval reflects the public's confidence in the continued commitment to provide quality and dependable services by the dedicated staff of this Township.

A feasibility study was completed for the current public safety headquarters for the purpose of determining whether it was economically and operationally feasible to renovate the existing structure or build a new structure. A committee was formed to monitor this project and is expecting to make a recommendation to the Board in 2022.

The Township follows a capital renewal and replacement program that budgets for known cyclic repair and replacement requirements that extend the life and retain usable condition of facilities and systems. By planning ahead and systematically saving for future capital needs, the Township can help mitigate the financial impact of major, nonrecurring expenditures on future budgets.

In 2021, the Township issued \$12 million in bonds at an interest rate of 2.49%. The proceeds of the bond issuance will be used towards the demolition of the existing psychiatric hospital buildings along seven mile, within the brownfield redevelopment authority.

### ***Managing the Township's Long-Term Legacy Costs***

The fundamental financial objective of the Township is to effectively manage and fund the long-term costs for both its defined benefit pension and retiree health care plan. To ensure sustainability, the target funded ratio for public pensions based on a recent Government Finance Officers Association industry best practice recommends that public officials and associated trustees should, at a minimum, adopt a funding policy with a target funded ratio of 100% or more (full funding).

During 2021, the Township contributed \$1,298,530 in excess of the required pension minimum contributions into its defined benefit pension plan administered by MERS. The additional contributions support the financial objective of the Township to strive for 100% funding of its pension obligations.

### ***Relevant Financial Policies***

Included in the 2021 Annual Budget and Financial Plan are the financial policies which set forth the basic framework for the overall fiscal management of the Township. Operating independently of changing economic circumstances and conditions, these policies help the decision making process of the Township Board and administration.

The Township's fund balance policy was established to be at least at the Government Finance Officers Association (GFOA) minimum recommended level of 16.7% to cover extraordinary events and contingencies for budgeted expenditures.

The **Northville Township Water & Sewer Fund Fiscal Policy** was adopted by the Board of Trustees and establishes recommended reserve levels and continues the Board's vision to set in writing the framework for the overall fiscal management of the Township to ensure the highest standards of financial stewardship are followed. A written and adopted Reserve Fund Policy provides for and facilitates attainment of program and financial goals relative to the prudent accumulation and management of designated reserves and reserve funds. It is the intent of the Reserve Fund Policy to set target levels for reserves that are consistent with the Township's overall financial framework.

### ***Internal Controls***

In developing and evaluating the Township's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition; and (2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework. We believe that the Township's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

### ***Awards and Acknowledgements***

The GFOA awarded a Certificate of Excellence in Financial Reporting to Northville Township for its comprehensive annual financial report for the fiscal year ended December 31, 2020. This represents the ninth consecutive year the Township has received this prestigious award.

A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate. The preparation of this Annual Comprehensive Financial Report was made possible by the dedicated service of many individuals. We wish to express our sincere appreciation to each of them. Special thanks to the independent auditing firm of Plante & Moran, LLC and to Township Supervisor, Mark J. Abbo, the entire Board of Trustees as well as Township Manager, Todd Mutchler for their leadership and support in matters pertaining to the financial affairs of the Township.

Respectfully submitted,



Wendy Hillman, CPA  
Finance and Budget Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Charter Township of Northville  
Michigan**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

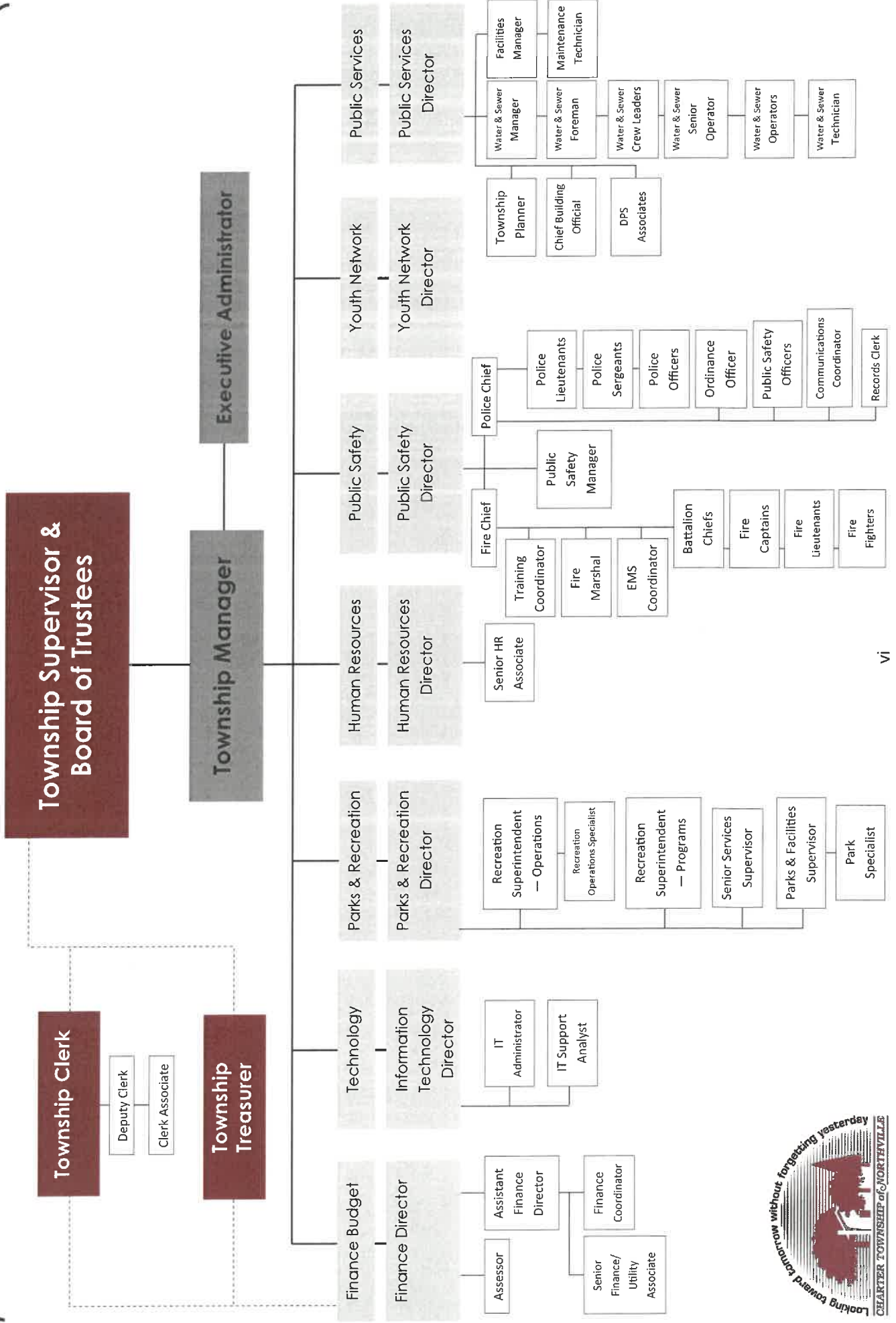
December 31, 2020

*Christopher P. Morrill*

Executive Director/CEO

# Charter Township of Northville | Organizational Chart

CITIZENS OF NORTHVILLE TOWNSHIP



**Township of Northville, Michigan**

**List of Principal Officials**

**December 31, 2021**

<b>Title</b>	<b>Name</b>
<b>Township Supervisor</b>	<b>Mark J. Abbo</b>
<b>Township Clerk</b>	<b>Roger Lundberg</b>
<b>Township Treasurer</b>	<b>Jason Rhines</b>
<b>Township Trustee</b>	<b>Scott Frush</b>
<b>Township Trustee</b>	<b>Cynthia Jankowski</b>
<b>Township Trustee</b>	<b>Mindy Herrmann</b>
<b>Township Trustee</b>	<b>Christopher Roosen</b>
<b>Township Manager/Public Safety Director</b>	<b>Todd L. Mutchler</b>
Finance and Budget Director	<b>Wendy Hillman</b>
Public Services Director	<b>Bob Belair</b>
Human Resources Director	<b>Glenn Caldwell</b>
Parks & Recreation Director	<b>Mark Gasche</b>
Information Technology Director	<b>Shaun Nicoloff</b>
Youth Network Director	<b>Amy Prevo</b>
Deputy Director of Fire Services / Fire Chief	<b>Brent Siegel</b>
Deputy Director of Police Services / Police Chief	<b>Scott Hilden</b>

Northville Township, Michigan  
Fund Organization Chart

**Governmental Funds**

<u>General Fund</u>	<u>Capital Project Funds</u>
	Capital Improvement Fund Tree Fund
<u>Debt Service Funds</u>	<u>Special Revenue Funds</u>
Edenderry Paving SAD 2012 Refunding Debt Seven Mile Road Property Purchase	Public Safety Shared Services Youth Network

**Proprietary Fund - Enterprise Funds**

Water and Sewer
-----------------

**Fiduciary Funds**

<u>Custodial Funds</u>	<u>Pension and Other Employee Benefit Trust Fund</u>
Tax Collection Fund Agency	Retiree Health Care Trust Fund

**Component Unit**

Economic Development Corporation	Brownfield Redevelopment Authority
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## Independent Auditor's Report

To the Board of Trustees  
Charter Township of Northville

### **Opinions**

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Charter Township of Northville (the "Township") as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the Charter Township of Northville's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Charter Township of Northville as of December 31, 2021 and the respective changes in its financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Township and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



To the Board of Trustees  
Charter Township of Northville

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### ***Required Supplemental Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, major fund budgetary comparison schedules for the General Fund and the major special revenue fund, schedule of changes in the township net pension liability and related ratios, schedule of township pension contributions, schedule of changes in the township net OPEB liability and related ratios, schedule of township OPEB contributions, schedule of OPEB investment returns, and notes to required supplemental information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Supplemental Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Charter Township of Northville's basic financial statements. The other supplemental information, as identified in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplemental information is fairly stated in all material respects in relation to the basic financial statements as a whole.

#### ***Other Information***

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory section and statistical section schedules but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

To the Board of Trustees  
Charter Township of Northville

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements or whether the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Plante & Moran, PLLC*

April 25, 2022

## Township of Northville, Michigan Management's Discussion and Analysis

The Township of Northville's discussion and analysis is a narrative overview of the Township's financial activities for the fiscal year ended December 31, 2021. The information presented here should be read in conjunction with our letter of transmittal, the financial statements, and notes to the financial statements that follow.

### Financial Highlights

- \* In 2021, the Brownfield Redevelopment Authority successfully issued \$12,000,000 in bonds for the demolition of the psychiatric hospital on Seven Mile Road. The debt service will be paid with tax increment revenue from the Seven Mile Brownfield. Demolition is expected to begin in summer 2022.
- \* Total assets and deferred outflows of the Township exceeded liabilities and deferred inflows at December 31, 2021 by \$201,235,416.
- \* The Township's total combined net position for both governmental and business-type activities increased during the year by \$13,887,791. This increase was driven by:
  - The contribution of \$2.0 million in capital and connection fees paid by developers into the Water and Sewer Fund. In addition, developers contributed almost \$540,000 in contributed water and sewer assets constructed by developers.
  - State-shared revenue was higher than anticipated with a total amount received of \$3,032,338. In addition, the Township will receive additional state-shared revenue in the amount of \$400,772 due to adjustments made by the state in 2022 based on 2020 census data. This additional allocation has been deferred at December 31, 2021 and will be recognized as revenue in 2022.
  - Both the General Fund and the Public Safety Fund received increased tax increment revenue from the Brownfield Redevelopment Authority for the reimbursement of expenditures incurred on the seven mile psychiatric hospital.
  - Due to increased development in 2021, the Township had an increase in permit fees of over \$400,000.
- \* As of December 31, 2021, the Township's governmental funds reported combined ending fund balances of \$39,546,977. Fund balance of the General Fund totaled \$15,605,103 at December 31, 2021, which represents an increase of \$2,779,787 in comparison with the prior year. This increase was driven by \$1,621,548 received in permit fee revenue, including building, mechanical, electrical, and plumbing; \$3,032,338 received in state-shared revenue; and \$441,688 in payments received from the Brownfield Redevelopment Authority.
- \* **The Township's total direct and other debt obligations were reduced by \$2,655,187** from the prior year. Total governmental and business-type debt at December 31, 2021 was \$16,966,305 (including unamortized bond premium). The total debt of the component unit at December 31, 2021 was \$12,541,404. Moody's Investor Service has established guidelines for a municipalities debt burden as measured by the ratio of total tax supported debt to the actual value of taxable property of the jurisdiction. In general, a government's total tax supported debt burden should remain below 4% of its total taxable value. The Township's percent of direct and other debt as of December 31, 2021 was well below this ratio at 0.72% of the Township's total 2020 taxable value.

# Township of Northville, Michigan

## Management's Discussion and Analysis

### Overview of the Financial Statements

This discussion and analysis provides an introduction and overview to the Township's basic financial statements. This information will assist users in interpreting the basic statements. We will also provide other financial discussion and analysis of certain plans, projects, and trends necessary for understanding the full context of the financial condition of the Township.

**Basic Financial Statements** – The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. The financial section of this report also contains required supplementary information, in addition to the basic financial statements.

**Government-wide Financial Statements** – Government-wide financial statements provide readers with a broad overview of the Township's finances in a manner similar to a private sector business, distinguishing functions of Northville Township that are principally supported by taxes and intergovernmental revenues (referred to as "governmental activities") from functions that are intended to recover all or a significant portion of their costs through user fees and charges (referred to as "business-type activities").

The statement of net position presents information on all of the Township's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. This statement serves a purpose similar to that of the balance sheet of a private-sector business and presents a longer-term view of the Township's finances. Over time, increases or decreases in net position can serve as one indicator of the financial position of the Township. Other indicators include changes in the property tax base and general economic conditions within the Township.

The statement of activities presents information showing how the Township's net position changed during the year. This statement separates program revenue (revenue generated by specific programs through charges for services, grants, and contributions) from general revenue (revenue provided by taxes and other sources not tied to a particular program). This shows the extent each program relies on taxes for funding. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Items such as special assessments and earned but unused employee leave time will be included in the statement of activities as revenue and expense, even though the cash flows associated with these items will be recognized in future fiscal periods.

In accordance with GASB No. 14, *The Financial Reporting Entity*, as amended by GASB No. 39, *Determining Whether Certain Organizations are Component Units – an Amendment of GASB Statements No. 14*, the Township has identified certain entities as component units in the government-wide financial statements. By virtue of its authority to exercise influence over their operations, the Township has included the financial statements of both the Economic Development Corporation and the Northville Township Brownfield Redevelopment Authority, which are discretely presented component units within the government-wide financial statements.

**Fund Financial Statements** – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Township of Northville, Michigan, like other state and local governments, establishes funds for compliance with finance-related legal requirements. All of the funds of the Township fall into three categories: governmental funds, proprietary funds, and fiduciary funds. Governmental funds account for most, if not all, of a government's tax-supported functions. Proprietary funds account for a government's business-type activities; all or part of the costs of activities are supported by fees and charges that are paid by those who benefit from the activities. Fiduciary funds account for resources that are held by the government as a trustee or agent for parties outside of the government.

## Township of Northville, Michigan Management's Discussion and Analysis

**Governmental Funds** – The Township of Northville maintains nine individual governmental funds. The governmental fund balance sheet and statement of revenues, expenditures, and changes in fund balances present separate columns of financial data for the General Fund, Public Safety and the Capital Projects Fund. These funds are considered major funds as of December 31, 2021. The remaining governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements located in the other supplementary information section of this report.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources and on balances of spendable resources available at the end of the fiscal year; this information is useful in evaluating a government's near-term financing requirements in comparison to near-term resources available.

Because the measurement focus of governmental funds is narrower than that of government-wide financial statements, it is useful to compare information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The government-wide statements give readers a better understanding of the long-term impact of the government's near-term financing decisions. The governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliation to the governmental activities column in the government-wide statements, facilitating this comparison.

The Township adopts an annual appropriated budget for its General Fund and Special Revenue Funds. A budgetary comparison statement has been provided for each major fund within the required supplementary information. Budgetary comparisons for other nonmajor Special Revenue Funds are presented within the other supplementary section of the report.

**Proprietary Funds** – The Township maintains one type of proprietary fund used to report the same functions presented as business-type activities in the government-wide financial statements. The Township uses enterprise funds to account for its water and sewer activities. Proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail, since both apply the accrual basis of accounting.

**Fiduciary Funds** – Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Township's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided and are an integral part of the government-wide and fund financial statements.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report also contains certain required supplementary information concerning budgetary comparisons of the General and all major funds. The combining statements in connection with nonmajor governmental funds and the component units are presented immediately following the required supplementary information.

# Township of Northville, Michigan

## Management's Discussion and Analysis

### Government-wide Financial Analysis

**Statement of Net Position** – As noted earlier, changes in net position may serve as a useful indicator of a government's financial position. The Township's total assets and deferred outflows exceeded its liabilities and deferred inflows by \$201,235,416 (net position) at the close of December 31, 2021. The following table shows, in a condensed format, the Township's net position as of December 31, 2021 and 2020:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
<b>Assets</b>						
Current and other assets	\$ 69,183,609	\$ 60,562,834	\$ 63,025,478	\$ 58,721,449	\$ 132,209,087	\$ 119,284,283
Capital assets	61,669,593	62,410,206	47,560,086	48,142,950	109,229,679	110,553,156
Total assets	130,853,202	122,973,040	110,585,564	106,864,399	241,438,766	229,837,439
<b>Deferred Outflows of Resources</b>						
	11,452,482	8,137,692	1,220,773	1,122,540	12,673,255	9,260,232
<b>Liabilities</b>						
Current liabilities	4,704,833	2,750,554	1,590,090	1,365,202	6,294,923	4,115,756
Noncurrent liabilities :						
Due within one year	3,449,059	2,950,365	593,208	556,770	4,042,267	3,507,135
Due in more than one year	15,036,958	18,617,811	3,370,949	4,139,814	18,407,907	22,757,625
Total liabilities	23,190,850	24,318,730	5,554,247	6,061,786	28,745,097	30,380,516
<b>Deferred Inflow of Resources</b>						
	23,802,844	21,264,745	328,664	104,785	24,131,508	21,369,530
<b>Net Position</b>						
Net investment in capital assets	48,240,367	46,851,756	44,174,684	44,290,283	92,415,051	91,142,039
Restricted	16,548,604	13,224,232	-	-	16,548,604	13,224,232
Unrestricted	30,523,019	25,451,269	61,748,742	57,530,085	92,271,761	82,981,354
Total net position	\$ 95,311,990	\$ 85,527,257	\$ 105,923,426	\$ 101,820,368	\$ 201,235,416	\$ 187,347,625

Over 45% of the Township's net position reflects its investment in capital assets. The portion of restricted net position represents resources that are subject to external restrictions on how they may be used. Unrestricted net position related specifically to governmental activities of \$30,523,019 represents the amount that may be used to meet the Township's ongoing obligations, without legal restrictions.

## Township of Northville, Michigan Management's Discussion and Analysis

**Changes in Net Position** – In total, governmental activities increased the Township's net position by \$9,784,733. The Township recognized an increase in charges for service due to increased permit fees. The Township experienced increased development in 2021 which increased the building permit revenue over \$400,000 compared to 2020. State-shared revenue, originally estimated to be significantly decreased due to the impact of COVID-19, was higher than budgeted and higher when compared to 2020. The Township recognized \$3,032,338 in state shared revenue in 2021. Other income increased due to additional tax increment capture reimbursement to both the general and public safety funds.

The impact of the CARES monies received in 2020 led to a perceived decrease in both revenue and expenditures in 2021. Over \$1.5 million in Township CARES money was used in 2020 to pay public safety payroll costs. This did not re-occur in 2021.

Business-type activities increased net position in total by \$4,103,058. The majority of this increase is mostly a result of \$2,477,013 in capital contributions and donated water and sewer assets constructed by developers. This is an increase due to higher than anticipated development within the Township compared to 2020.

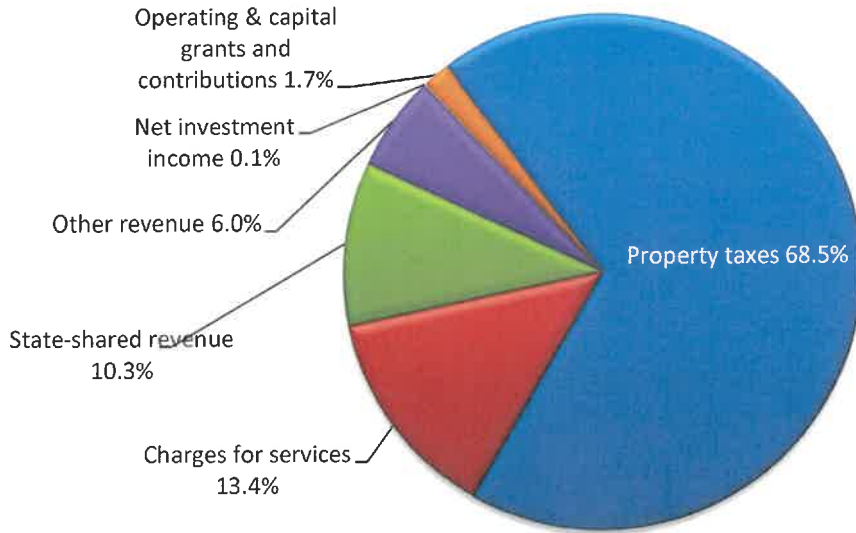
Key elements in the Township's change in net position are shown in the following table:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
<b>Revenue</b>						
Program revenue:						
Charges for services	\$ 3,971,076	\$ 3,660,980	\$ 15,259,102	\$ 16,698,964	\$ 19,230,178	\$ 20,359,944
Operating grants and contributions	508,520	1,890,453	-	-	508,520	1,890,453
Capital grants and contributions	-	227,102	2,477,013	1,647,021	2,477,013	1,874,123
General revenue:						
Property taxes	20,377,918	20,370,481	-	-	20,377,918	20,370,481
State-shared revenue	3,047,338	2,626,793	-	-	3,047,338	2,626,793
Net investment income	21,326	161,328	(16,483)	274,267	4,843	435,595
Other miscellaneous income	1,804,806	923,611	-	-	1,804,806	923,611
Gain on sale of capital assets	-	-	2,500	-	2,500	-
<b>Total revenue</b>	<b>29,730,984</b>	<b>29,860,748</b>	<b>17,722,132</b>	<b>18,620,252</b>	<b>47,453,116</b>	<b>48,481,000</b>
<b>Expenses</b>						
General government	3,626,493	3,636,956	-	-	3,626,493	3,636,956
Public safety:						
Police and fire	13,867,355	15,169,219	-	-	13,867,355	15,169,219
Building department	450,454	505,532	-	-	450,454	505,532
Community and economic development	228,459	228,294	-	-	228,459	228,294
Recreation and culture	1,229,765	1,116,097	-	-	1,229,765	1,116,097
Interest on long-term debt	543,725	639,431	-	-	543,725	639,431
Water and sewer	-	-	13,619,074	13,510,540	13,619,074	13,510,540
<b>Total expenses</b>	<b>19,946,251</b>	<b>21,295,529</b>	<b>13,619,074</b>	<b>13,510,540</b>	<b>33,565,325</b>	<b>34,806,069</b>
<b>Change in Net Position</b>	<b>9,784,733</b>	<b>8,565,219</b>	<b>4,103,058</b>	<b>5,109,712</b>	<b>13,887,791</b>	<b>13,674,931</b>
<b>Net Position - Beginning of year</b>	<b>85,527,257</b>	<b>76,962,038</b>	<b>101,820,368</b>	<b>96,710,656</b>	<b>187,347,625</b>	<b>173,672,694</b>
<b>Net Position - End of year</b>	<b>\$ 95,311,990</b>	<b>\$ 85,527,257</b>	<b>\$ 105,923,426</b>	<b>\$ 101,820,368</b>	<b>\$ 201,235,416</b>	<b>\$ 187,347,625</b>

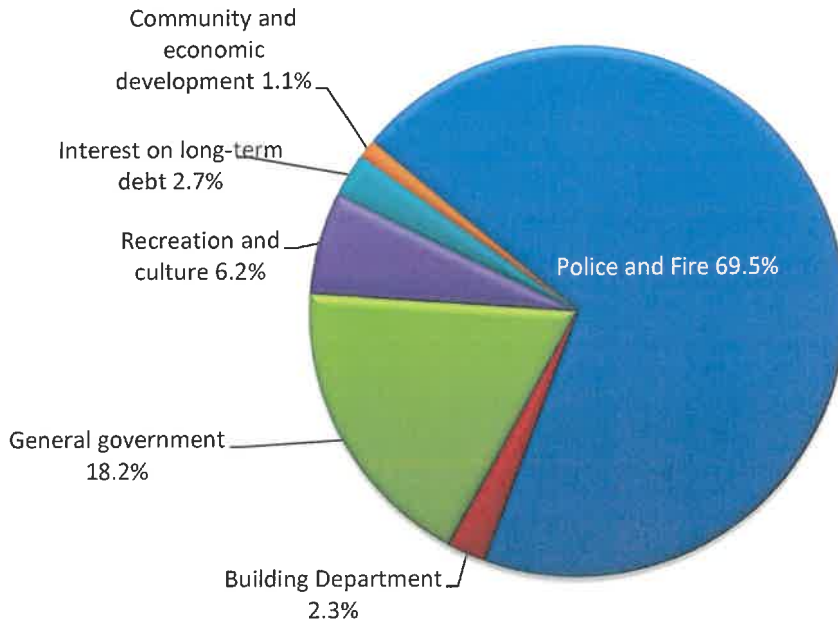
**Governmental Activities** – Program revenue, which includes user fees and charges and restricted operating and capital grants and contributions, represents 15% of total governmental revenue sources. Program revenues reduce the net cost of the governmental functions to be financed from the Township's general revenues, which are comprised primarily of property taxes and state revenue sharing.

Township of Northville, Michigan  
Management's Discussion and Analysis

**Revenue by Source - Governmental Activities**



**Expenses by Activity - Governmental Activities**



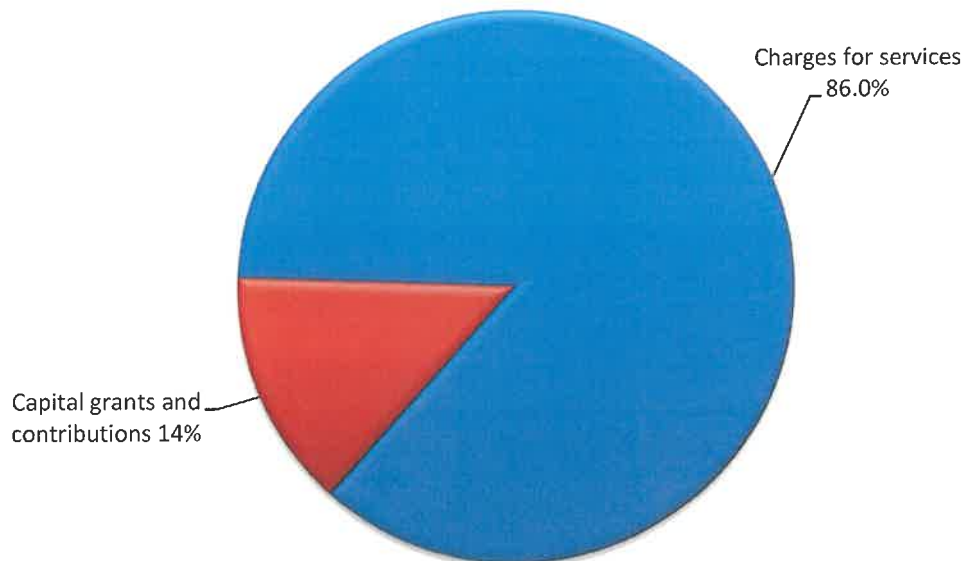


## Township of Northville, Michigan Management's Discussion and Analysis

**Business-type Activities** – Business-type activities realized an increase in net position of \$4,103,058. This is a result of the following:

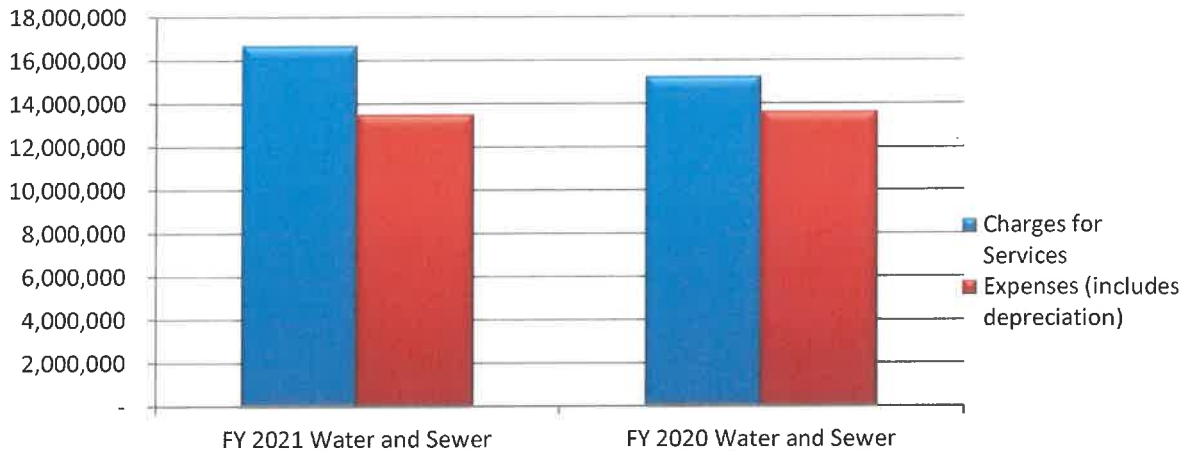
- The contribution of \$2 million in capital and connection fees paid by developers into the Water and Sewer Fund. In addition, developers contributed over \$500,000 in contributed water and sewer assets constructed by developers.
- The Township is a partial owner of WTUA, in conjunction with Plymouth and Canton Townships. The WTUA system is comprised of a number of gravity interceptors, lift stations, pump stations, force mains and equalization basins. General flows are intercepted from the local township sanitary sewer systems using a combination of newly constructed and older sanitary sewer interceptors. Any debt issued in conjunction with these sanitary systems is passed through WTUA, to each community based on their proportionate share of the system. As of December 31, 2021, the Township's share of WTUA debt service costs decreased by approximately \$52,000 from the prior year. The equity in WTUA increased by \$1.9 million.

### Revenue by Source - Business-type Activities



Township of Northville, Michigan  
Management's Discussion and Analysis

**Expenses and Program Revenue - Business-type Activities**



**Financial Analysis of the Township's Funds**

**Governmental Funds** – The Township has nine governmental funds, categorized into three fund types. Each fund type has a unique purpose. The governmental fund balance sheet and statement of revenues, expenditures, and changes in fund balances present separate columns of financial data for the General Fund, Public Safety and the Capital Projects Fund. These funds are considered major funds based on criteria as set forth by the Governmental Accounting Standards Board.

As of December 31, 2021, the governmental funds of the Township reported a combined fund balance of \$39,546,977, an increase of \$6,813,750 in comparison to the prior year.

**Reserves and balances.**

As of December 31, 2021, fund balance of the General Fund totaled over \$15.6 million and is not restricted as to use, with the exception of the construction code surplus in the amount of \$461,670. The Township's unassigned fund balance has increased by over \$13 million in the General Fund since 2009. The Township set aside these funds to pay for expenditures which could result from unforeseen emergencies and to weather the next economic downturn. These "rainy day funds" provide a buffer to withstand periodic deficits without endangering the Township's fiscal health over the long run.

Within the General Fund, the majority of this increase is attributable to an increase in state shared revenue of \$425,000 as well as an increase in building permit revenue due to increased development within the Township. The Township recognized over \$1.2 million in building permit revenue compared to just over \$800,000 in 2020. In addition, the Township's general fund was reimbursed an increased amount of tax increment revenue in 2021 due to higher taxable value on the properties within the brownfield redevelopment authority. In 2021, those funds received reimbursement of over \$900,000 versus \$400,000 received in 2020. The tax increment revenue is reimbursement for costs incurred by the general fund on the seven mile psychiatric hospital demolition.

As of December 31, 2021, the fund balance of the Public Safety Fund totaled over \$10.6 million. Fund balance is restricted for use on public safety operations and capital. Fund balance increased \$1,358,867 over 2020. Increases in fund balance are budgeted in an effort to build the capital reserve needed to replace capital as well as to maintain a fund balance operating minimum of 20% of operating expenses.

As of December 31, 2021, the fund balance of the Capital Projects Fund totaled over \$7 million. Fund balance is unrestricted for use however has been assigned for the purposes of funding township infrastructure and capital projects. This funds are currently assigned towards facility replacement,

## Township of Northville, Michigan Management's Discussion and Analysis

pathways, municipal services complex, and seven mile and five mile redevelopment. These projects are primarily funded with budgeted transfers in from the general fund.

**Proprietary Funds** – For the year ended December 31, 2021, the Water and Sewer Fund reported operating income of \$1,755,968. Total cash reserves increased by \$672,572 largely the result of the cash flows from capital and related financing activities. The reserve fund is primarily funded with connection fees and reduced by capital projects.

The **Northville Township Water & Sewer Fund Fiscal Policy** adopted by the Board of Trustees and establishes recommended reserve levels and continues the Board's vision to set in writing the framework for the overall fiscal management of the Township. Working capital reserves will be closely monitored to ensure that recurring revenues, including user rates, are adequate to fund recurring operating expenses

### General Fund Budgetary Highlights

The Township recognized favorable budget results for the fiscal year ended December 31, 2021. In total, revenues of the General Fund came in **over amended budget estimates for the year by \$931,242 or 13%**. During 2021, the budget was amended to account for the increase in state-shared revenue and building permit revenue. Even with this budget amendment, the actual results exceeded budget in both of these funding sources by \$610,596. The budget was not amended, however, for the increase in tax increment revenue reimbursement received from the brownfield redevelopment authority. This higher than anticipated revenue was almost \$441,688 over budget.

The Township's General Fund expenditures as of December 31, 2021 were **under amended budget in total by \$324,255 or 5.8%**. During the year, the Township did not incur expenditures that were in excess of the amounts budgeted. The Legislative activity amended its budget in anticipated of higher legal costs due to tax tribunals and a pending landfill lawsuit against. The actual costs, however, came in over \$100,000 under budget.

### Capital Asset and Debt Administration

**Capital Assets** – The Township's investment in capital assets, including construction in progress, for its governmental and business-type activities as of December 31, 2021 totals \$109,229,679 (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, machinery and equipment, infrastructure, and construction in progress.

**Capital Assets** – The following table is a comparison of the summary information for the fiscal years ended December 30, 2021 and 2020:

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Land	\$ 49,154,814	\$ 49,163,914	\$ -	\$ -	\$ 49,154,814	\$ 49,163,914
Intangible assets	10,800	-	-	-	10,800	-
Bike paths	644,110	750,945	-	-	644,110	750,945
Buildings and improvements	9,217,283	9,351,015	7	19,637	9,217,290	9,370,652
Vehicles and equipment	1,089,269	1,441,374	269,790	288,277	1,359,059	1,729,651
Furniture and equipment	1,290,211	1,556,231	-	-	1,290,211	1,556,231
Computer equipment	100,882	113,930	-	-	100,882	113,930
Infrastructure	-	-	47,055,327	47,380,777	47,055,327	47,380,777
Construction in progress	162,224	32,797	234,962	454,259	397,186	487,056
<b>Total</b>	<b>\$ 61,669,593</b>	<b>\$ 62,410,206</b>	<b>\$ 47,560,086</b>	<b>\$ 48,142,950</b>	<b>\$ 109,229,679</b>	<b>\$ 110,553,156</b>

Additional information on the Township's capital assets can be found in Note 7 of this report.

## Township of Northville, Michigan Management's Discussion and Analysis

**Long-term Debt** – The following table is a comparison of the summary information for the fiscal years ended December 30, 2021 and 2020:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation bonds	\$ 13,334,326	\$ 15,458,651	\$ 2,570,174	\$ 2,986,037	\$ 15,904,500	\$ 18,444,688
Special assessment bonds	135,000	180,000	-	-	135,000	180,000
State revolving loan fund	-	-	926,805	996,805	926,805	996,805
Total bonds payable	13,469,326	15,638,651	3,496,979	3,982,842	16,966,305	19,621,493
Estimated self-insurance claims	60	3,050	-	-	60	3,050
Accumulated compensated absences	2,307,461	2,338,410	206,266	266,100	2,513,727	2,604,510
Total	<u>\$ 15,776,847</u>	<u>\$ 17,980,111</u>	<u>\$ 3,703,245</u>	<u>\$ 4,248,942</u>	<u>\$ 19,480,092</u>	<u>\$ 22,229,053</u>

Additional information on the Township's long-term debt can be found in Note 9 of this report.

### Economic Factors and Next Year's Budget and Rates

*Having the **vision** to set the framework for the overall fiscal management of the Township and the courage to stay on course*

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For 2022, Northville Township's financial plan includes:

An overall budget of \$43.2 million consisting of:

- Water & Sewer Fund operations totaling \$14.5 million.
- General Government expenditures totaling \$28.7 million.
- The 2021 total millage rate which funds the 2022 Budget was reduced to 8.6118 mills – **a reduction of 0.0114 mills from the 2020 millage rate**
- 2022 General Government revenue totaling \$29.5 million are estimated to increase overall by 12% from the 2021 budgeted revenue.
- No water or sewer rate increases are proposed for 2022.

# Township of Northville, Michigan Management's Discussion and Analysis

## Constitutional Tax Limitations - Headlee Amendment Reduction to 2021 Authorized Millage Rates

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- The Headlee Amendment of the State Constitution can also reduce the amount of operating millages allowed by Township Law. This amendment limits the growth in property tax revenue from existing property to the rate of inflation. It accomplishes this by reducing millage rates proportionally by the amount that market changes exceed the State's inflation rate multiplier.
- One of the largest sources of revenue for the Township remains property taxes. To maintain existing services levels within the Township, in 2020 Northville Township residents approved both a millage renewal and a 0.4623 mill increase dedicated specifically for public safety, 0.0324 mills for shared services, and 0.0053 dedicated to general operating services. This approval reflects the public's confidence in the continued commitment to provide quality and dependable services by the dedicated staff of this Township. The 2020 levies funded the operations of the 2021 budget.

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## *Factors affecting financial condition*

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During 2018, the Township Board approved amendments to the Defined Benefit Pension Plan administered by MERS for Police, Fire and AFSME Water & Sewer employees to freeze the existing cost-of-living benefit rider and bridge the benefit multiplier from 2.5 percent to 2.55 percent for active participants.

This pension reform eliminated approximately \$6.4 million of unfunded pension liability, which was first reported for the fiscal year ended December 31, 2019. To accelerate to a 100% funding ratio, the Township contributed an additional \$1.3 million to MERS during 2021 in addition to the required minimum pension contributions.

Northville Township residents continue to see their property values rising. Northville Township's total state equalized value, which represents half of a property's market value has grown 16.8 percent since 2008. Michigan's property taxes however do not respond to market gains in property values because of constitutional tax limitations placed on property tax growth. After declining nearly 14% between 2007 and 2013, it has taken over a decade for taxable values in Northville Township to return to 2008 levels.

### **Requests for Information**

This financial report is designed to provide a general overview of the Township of Northville, Michigan's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the finance department, Township of Northville, 44405 Six Mile Road, Northville, MI 48168. You may also visit our website at [www.twp.northville.mi.us](http://www.twp.northville.mi.us) or contact the Finance and Budget Office directly at 248-348-5810.

# Charter Township of Northville

## Statement of Net Position

December 31, 2021

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Assets</b>				
Cash and investments	\$ 47,949,276	\$ 15,175,704	\$ 63,124,980	\$ 185,991
Receivables:				
Taxes	15,425,803	-	15,425,803	991,483
Customer receivables	-	2,415,731	2,415,731	-
Accrued interest receivable	133	6,467	6,600	-
Due from other governmental units	962,366	-	962,366	-
Special assessments (Note 6)	108,662	28,012	136,674	-
Other	299,731	-	299,731	-
Prepaid items	334,740	93,438	428,178	-
Restricted cash (Note 5)	-	17,172,678	17,172,678	11,807,820
Investment in joint ventures (Note 14)	4,102,898	28,133,448	32,236,346	-
Capital assets: (Note 7)				
Assets not subject to depreciation	49,317,038	234,962	49,552,000	869,587
Assets subject to depreciation - Net	12,352,555	47,325,124	59,677,679	-
<b>Total assets</b>	<b>130,853,202</b>	<b>110,585,564</b>	<b>241,438,766</b>	<b>13,854,881</b>
<b>Deferred Outflows of Resources</b>				
Deferred charge on refunding	40,100	111,577	151,677	-
Deferred outflows related to pension (Note 11)	8,482,622	868,177	9,350,799	-
Deferred outflows related to OPEB (Note 13)	2,929,760	241,019	3,170,779	-
<b>Total deferred outflows of resources</b>	<b>11,452,482</b>	<b>1,220,773</b>	<b>12,673,255</b>	<b>-</b>
<b>Liabilities</b>				
Accounts payable	753,162	1,524,976	2,278,138	4,000
Due to other governmental units	-	-	-	96,727
Accrued liabilities and other:				
Accrued salaries and wages	357,924	44,487	402,411	-
Accrued interest payable	138,439	20,627	159,066	46,270
Accrued other liabilities	2,500	-	2,500	21,167
Unearned revenue	1,820,593	-	1,820,593	-
Bonds and deposits	1,632,215	-	1,632,215	-
Noncurrent liabilities:				
Due within one year:				
Compensated absences	1,298,999	123,208	1,422,207	-
Provision for claims	60	-	60	-
Current portion of long-term debt	2,150,000	470,000	2,620,000	140,000
Due in more than one year:				
Compensated absences	1,008,462	83,058	1,091,520	-
Net pension liability (Note 11)	1,894,282	193,876	2,088,158	-
Net OPEB liability (Note 13)	814,888	67,036	881,924	-
Long-term debt (Note 9)	11,319,326	3,026,979	14,346,305	12,401,404
<b>Total liabilities</b>	<b>23,190,850</b>	<b>5,554,247</b>	<b>28,745,097</b>	<b>12,709,568</b>
<b>Deferred Inflows of Resources</b>				
Property taxes levied for the following year	20,382,515	-	20,382,515	991,483
Deferred pension cost reductions (Note 11)	2,354,801	241,009	2,595,810	-
Deferred OPEB cost reductions (Note 13)	1,065,528	87,655	1,153,183	-
<b>Total deferred inflows of resources</b>	<b>23,802,844</b>	<b>328,664</b>	<b>24,131,508</b>	<b>991,483</b>

# Charter Township of Northville

## Statement of Net Position (Continued)

December 31, 2021

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<b>Net Position</b>				
Net investment in capital assets	\$ 48,240,367	\$ 44,174,684	\$ 92,415,051	\$ 136,003
Restricted:				
Drug forfeiture	645,842	-	645,842	-
Police and fire operations	10,034,367	-	10,034,367	-
Debt service	3,834,577	-	3,834,577	-
Youth assistance	219,919	-	219,919	-
Shared service	1,232,264	-	1,232,264	-
Metro act funds	119,965	-	119,965	-
Construction code fees	461,670	-	461,670	-
Unrestricted	30,523,019	61,748,742	92,271,761	17,827
<b>Total net position</b>	<b>\$ 95,311,990</b>	<b>\$ 105,923,426</b>	<b>\$ 201,235,416</b>	<b>\$ 153,830</b>

## Charter Township of Northville

Functions/Programs	Program Revenue			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 3,626,493	\$ 591,430	\$ 29,741	\$ -
Public safety:				
Police and fire	13,867,355	1,021,044	209,289	-
Building department	450,454	1,621,548	-	-
Community and economic development	228,459	104,278	-	-
Recreation and culture	1,229,765	632,776	269,490	-
Interest on long-term debt	543,725	-	-	-
Total governmental activities	19,946,251	3,971,076	508,520	-
Business-type activities - Water and Sewer Fund	13,619,074	15,259,102	-	2,477,013
Total primary government	<u>\$ 33,565,325</u>	<u>\$ 19,230,178</u>	<u>\$ 508,520</u>	<u>\$ 2,477,013</u>
Component units - Brownfield Redevelopment Authority Fund	<u>\$ 2,644,275</u>	<u>\$ -</u>	<u>\$ 5,024</u>	<u>\$ -</u>
General revenue:				
Property taxes				
Unrestricted state-shared revenue				
Gain on sale of capital assets				
Net investment income (loss)				
Other miscellaneous income				
Total general revenue				
<b>Change in Net Position</b>				
<b>Net Position - Beginning of year</b>				
<b>Net Position - End of year</b>				



## Statement of Activities

Year Ended December 31, 2021

Net (Expense) Revenue and Changes in Net Position			
Primary Government			
Governmental Activities	Business-type Activities	Total	Component Units
\$ (3,005,322)	\$ -	\$ (3,005,322)	\$ -
(12,637,022)	-	(12,637,022)	-
1,171,094	-	1,171,094	-
(124,181)	-	(124,181)	-
(327,499)	-	(327,499)	-
(543,725)	-	(543,725)	-
(15,466,655)	-	(15,466,655)	-
-	4,117,041	4,117,041	-
(15,466,655)	4,117,041	(11,349,614)	-
-	-	-	(2,639,251)
20,377,918	-	20,377,918	2,257,745
3,047,338	-	3,047,338	-
-	2,500	2,500	-
21,326	(16,483)	4,843	232
1,804,806	-	1,804,806	-
25,251,388	(13,983)	25,237,405	2,257,977
9,784,733	4,103,058	13,887,791	(381,274)
85,527,257	101,820,368	187,347,625	535,104
<b>\$ 95,311,990</b>	<b>\$ 105,923,426</b>	<b>\$ 201,235,416</b>	<b>\$ 153,830</b>

# Charter Township of Northville

## Governmental Funds Balance Sheet

December 31, 2021

	General Fund	Public Safety Fund	Capital Projects Fund	Nonmajor Funds	Total Governmental Funds
<b>Assets</b>					
Cash and investments (Note 3)	\$ 16,914,593	\$ 14,852,039	\$ 9,051,653	\$ 7,130,991	\$ 47,949,276
Receivables:					
Taxes	1,373,868	11,503,115	-	2,548,820	15,425,803
Special assessments	15,304	-	37,096	56,262	108,662
Accrued interest receivable	26	26	-	81	133
Other	226,483	62,881	7,444	2,923	299,731
Due from other governmental units	925,172	26,768	-	10,426	962,366
Prepaid items	75,146	259,577	-	17	334,740
<b>Total assets</b>	<b>\$ 19,530,592</b>	<b>\$ 26,704,406</b>	<b>\$ 9,096,193</b>	<b>\$ 9,749,520</b>	<b>\$ 65,080,711</b>
<b>Liabilities</b>					
Accounts payable	\$ 82,299	\$ 467,821	\$ 125,092	\$ 77,950	\$ 753,162
Accrued liabilities and other	75,170	282,812	-	2,442	360,424
Unearned revenue	1,535,593	-	250,000	35,000	1,820,593
Bonds and deposits	-	-	1,632,215	-	1,632,215
Compensated absences	-	53,317	-	-	53,317
<b>Total liabilities</b>	<b>1,693,062</b>	<b>803,950</b>	<b>2,007,307</b>	<b>115,392</b>	<b>4,619,711</b>
<b>Deferred Inflows of Resources (Note 6)</b>	<b>2,232,427</b>	<b>15,220,247</b>	<b>44,541</b>	<b>3,416,808</b>	<b>20,914,023</b>
<b>Total liabilities and deferred inflows of resources</b>	<b>3,925,489</b>	<b>16,024,197</b>	<b>2,051,848</b>	<b>3,532,200</b>	<b>25,533,734</b>
<b>Fund Balances (Note 17)</b>					
Nonspendable	75,146	259,577	-	17	334,740
Restricted	461,670	10,420,632	119,965	5,230,481	16,232,748
Assigned	6,000,000	-	6,924,380	986,822	13,911,202
Unassigned	9,068,287	-	-	-	9,068,287
<b>Total fund balances</b>	<b>15,605,103</b>	<b>10,680,209</b>	<b>7,044,345</b>	<b>6,217,320</b>	<b>39,546,977</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 19,530,592</b>	<b>\$ 26,704,406</b>	<b>\$ 9,096,193</b>	<b>\$ 9,749,520</b>	<b>\$ 65,080,711</b>

## Charter Township of Northville

### Governmental Funds Reconciliation of the Balance Sheet to the Statement of Net Position

December 31, 2021

<b>Fund Balances Reported in Governmental Funds</b>	<b>\$ 39,546,977</b>
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and are not reported in the funds	61,669,593
Investments in joint ventures are not financial resources and are not reported in the funds	4,102,898
Special assessment receivables are expected to be collected over several years and are not available to pay for current year expenditures	108,662
Bonds payable are not due and payable in the current period and are not reported in the funds	(13,469,326)
Accrued interest is not due and payable in the current period and is not reported in the funds	(138,439)
The excess deposit into the escrow account in connection with the bond refunding is deferred and recognized as a deferred outflow of resources	40,100
Some employee fringe benefits are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities:	
Employee compensated absences	(2,254,144)
Estimated self-insurance claims	(60)
Net pension and OPEB liabilities and related deferred outflows and inflows	5,282,883
Grants and other miscellaneous funds deferred and recognized as a deferred inflow of resources	422,846
<b>Net Position of Governmental Activities</b>	<b><u>\$ 95,311,990</u></b>

# Charter Township of Northville

## Governmental Funds

### Statement of Revenue, Expenditures, and Changes in Fund Balances

**Year Ended December 31, 2021**

	General Fund	Public Safety Fund	Capital Projects Fund	Nonmajor Funds	Total Governmental Funds
<b>Revenue</b>					
Property taxes	\$ 2,177,189	\$ 13,817,786	\$ -	\$ 4,382,943	\$ 20,377,918
Building department	1,621,548	-	-	-	1,621,548
Intergovernmental:					
Federal sources	2,044	383,265	-	-	385,309
State sources	3,038,338	75,065	27,697	144,000	3,285,100
Fines and forfeitures	-	4,550	-	-	4,550
Net investment income	2,816	12,289	2,213	4,008	21,326
Licensing and enforcement	-	885,665	-	-	885,665
Other revenue	1,234,007	712,172	598,412	502,669	3,047,260
<b>Total revenue</b>	<b>8,075,942</b>	<b>15,890,792</b>	<b>628,322</b>	<b>5,033,620</b>	<b>29,628,676</b>
<b>Expenditures</b>					
Current services:					
General government:					
Legislative	1,341,330	-	-	-	1,341,330
Facility operations	490,798	-	-	-	490,798
Information technology and communications	407,624	-	-	-	407,624
Treasurer	894,429	-	-	-	894,429
Clerk	413,145	-	-	-	413,145
Public safety:					
Police and fire	4,055	14,584,204	-	-	14,588,259
Building department	450,454	-	-	-	450,454
Community and economic development - Zoning	174,170	-	-	-	174,170
Recreation and culture	-	-	-	1,554,391	1,554,391
Capital outlay	-	-	155,902	-	155,902
Debt service	-	-	-	2,697,444	2,697,444
<b>Total expenditures</b>	<b>4,176,005</b>	<b>14,584,204</b>	<b>155,902</b>	<b>4,251,835</b>	<b>23,167,946</b>
<b>Excess of Revenue Over Expenditures</b>	<b>3,899,937</b>	<b>1,306,588</b>	<b>472,420</b>	<b>781,785</b>	<b>6,460,730</b>
<b>Other Financing Sources (Uses)</b>					
Transfers in (Note 8)	-	-	330,000	790,150	1,120,150
Transfers out (Note 8)	(1,120,150)	-	-	-	(1,120,150)
Proceeds from sale of capital assets	-	52,279	300,741	-	353,020
<b>Total other financing (uses) sources</b>	<b>(1,120,150)</b>	<b>52,279</b>	<b>630,741</b>	<b>790,150</b>	<b>353,020</b>
<b>Net Change in Fund Balances</b>	<b>2,779,787</b>	<b>1,358,867</b>	<b>1,103,161</b>	<b>1,571,935</b>	<b>6,813,750</b>
<b>Fund Balances - Beginning of year</b>	<b>12,825,316</b>	<b>9,321,342</b>	<b>5,941,184</b>	<b>4,645,385</b>	<b>32,733,227</b>
<b>Fund Balances - End of year</b>	<b>\$ 15,605,103</b>	<b>\$ 10,680,209</b>	<b>\$ 7,044,345</b>	<b>\$ 6,217,320</b>	<b>\$ 39,546,977</b>

## Charter Township of Northville

### Governmental Funds Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities

Year Ended December 31, 2021

<b>Net Change in Fund Balances Reported in Governmental Funds</b>	<b>\$ 6,813,750</b>
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation:	
Net book value of assets disposed	(53,827)
Depreciation expense	(1,776,049)
Capital outlay	1,089,263
Special assessment revenue is recorded in the statement of activities when the assessment is set; it is not reported in the funds until collected or collectible within 60 days of year end	(19,323)
Grants and other miscellaneous funds received after period of availability are recognized as revenue in the statement of activities	121,633
Repayment of bond principal is an expenditure in the governmental funds but not in the statement of activities (where it reduces long-term debt)	2,085,000
Change in accrued interest payable and amortization of premiums	68,719
Change in compensated absences and self-insurance liability	40,391
Equity interest in the Northville Parks and Recreation Commission is not reported in the governmental funds	308,390
Net prepayments of pension and retiree health care obligations relate to expenditures in the funds and are not reported in the statement of activities	<u>1,106,786</u>
<b>Change in Net Position of Governmental Activities</b>	<b><u>\$ 9,784,733</u></b>

Proprietary Fund  
Statement of Net Position

December 31, 2021

	Water and Sewer Fund
<b>Assets</b>	
Current assets:	
Cash and investments (Note 3)	\$ 15,175,704
Receivables:	
Special assessments receivable	28,012
Customer receivables	2,415,731
Accrued interest receivable	6,467
Prepaid items	93,438
Total current assets	17,719,352
Noncurrent assets:	
Cash segregated for capital reserves (Note 5)	17,172,678
Investment in joint ventures (Note 14)	28,133,448
Capital assets - Net (Note 7)	47,560,086
Total noncurrent assets	92,866,212
Total assets	110,585,564
<b>Deferred Outflows of Resources</b>	
Deferred charge on refunding	111,577
Deferred outflows related to pension (Note 11)	868,177
Deferred outflows related to OPEB (Note 13)	241,019
Total deferred outflows of resources	1,220,773
<b>Liabilities</b>	
Current liabilities:	
Accounts payable	1,524,976
Accrued liabilities and other	65,114
Compensated absences	123,208
Current portion of long-term debt (Note 9)	470,000
Total current liabilities	2,183,298
Noncurrent liabilities:	
Compensated absences	83,058
Net pension liability (Note 11)	193,876
Net OPEB liability (Note 13)	67,036
Long-term debt (Note 9)	3,026,979
Total noncurrent liabilities	3,370,949
Total liabilities	5,554,247
<b>Deferred Inflows of Resources</b>	
Deferred pension cost reductions (Note 11)	241,009
Deferred OPEB cost reductions (Note 13)	87,655
Total deferred inflows of resources	328,664
<b>Net Position</b>	
Net investment in capital assets	44,174,684
Unrestricted	61,748,742
Total net position	<b>\$ 105,923,426</b>

# Charter Township of Northville

## Proprietary Fund Statement of Revenue, Expenses, and Changes in Net Position

Year Ended December 31, 2021

	Water and Sewer Fund
<b>Operating Revenue</b>	
Sale of water and sewer services	\$ 15,219,319
Other	39,783
Total operating revenue	<u>15,259,102</u>
<b>Operating Expenses</b>	
Cost of water	5,825,443
Cost of sewage treatment	2,866,475
Personnel services	1,762,930
System maintenance and operations	556,149
General and administrative	654,351
Depreciation	1,837,786
Total operating expenses	<u>13,503,134</u>
<b>Operating Income</b>	1,755,968
<b>Nonoperating (Expense) Revenue</b>	
Net investment loss	(16,483)
Interest expense	(115,940)
Gain on sale of assets	2,500
Total nonoperating expense	<u>(129,923)</u>
<b>Income - Before capital contributions</b>	1,626,045
<b>Capital Contributions</b>	
Collection of connection fees	1,934,535
Lines constructed by developers	542,478
Total capital contributions	<u>2,477,013</u>
<b>Change in Net Position</b>	4,103,058
<b>Net Position - Beginning of year</b>	<u>101,820,368</u>
<b>Net Position - End of year</b>	<u><u>\$ 105,923,426</u></u>

## Charter Township of Northville

## Proprietary Fund Statement of Cash Flows

Year Ended December 31, 2021

	Water and Sewer Fund
<b>Cash Flows from Operating Activities</b>	
Receipts from customers	\$ 15,298,043
Payments to suppliers	(12,036,879)
Payments to employees	(1,294,647)
Other	36,338
	<u>2,002,855</u>
Net cash provided by operating activities	2,002,855
<b>Cash Flows from Capital and Related Financing Activities</b>	
Special assessment collections	3,870
Collection of connection fees	1,934,535
Proceeds from sale of capital assets	2,500
Purchase of capital assets	(712,444)
Principal and interest paid on capital debt	(604,291)
	<u>624,170</u>
Net cash provided by capital and related financing activities	624,170
<b>Cash Flows Used in Investing Activities - Net purchases of investment securities</b>	<u>(14,312)</u>
<b>Net Increase in Cash</b>	2,612,713
<b>Cash - Beginning of year</b>	<u>29,735,669</u>
<b>Cash - End of year</b>	<u><b>\$ 32,348,382</b></u>
<b>Classification of Cash</b>	
Cash and investments	\$ 15,175,704
Cash segregated for capital reserves	17,172,678
	<u><b>\$ 32,348,382</b></u>
<b>Total cash</b>	
<b>Reconciliation of Operating Income to Net Cash from Operating Activities</b>	
Operating income	\$ 1,755,968
Adjustments to reconcile operating income to net cash from operating activities:	
Depreciation	1,837,786
Changes in assets and liabilities:	
Receivables	38,941
Prepaid and other assets	(1,806,079)
Accrued and other liabilities	(84,147)
Accounts payable	224,048
Other	36,338
	<u>2,002,855</u>
Net cash provided by operating activities	<u><b>\$ 2,002,855</b></u>
<b>Significant Noncash Transactions - Donated water and sewer lines</b>	\$ 542,478



**Charter Township of Northville**

**Fiduciary Funds  
Statement of Fiduciary Net Position**

**December 31, 2021**

	Retiree Health Care Trust Fund	Custodial Fund Current Tax Fund
<b>Assets</b>		
Cash and cash equivalents	\$ 612,877	\$ 7,164,442
Investments:		
Certificates of deposit	299,827	-
U.S. government securities	99,747	-
Equities	5,704,069	-
Corporate bonds	568,043	-
Municipal bonds - Federal taxable	302,546	-
Mutual funds	3,573,448	-
Receivables	4,321	14,985,125
Total assets	11,164,878	22,149,567
<b>Liabilities</b>		
Accounts payable	1,179	-
Tax collections distributable	-	7,164,442
Total liabilities	1,179	7,164,442
<b>Deferred Inflows of Resources</b> - Property taxes levied for the following year	-	14,985,125
<b>Net Position</b> - Restricted -		
Postemployment benefits other than pension	\$ 11,163,699	\$ -

## Charter Township of Northville

### Fiduciary Funds Statement of Changes in Fiduciary Net Position

Year Ended December 31, 2021

	Retiree Health Care Trust Fund	Custodial Fund Current Tax Fund
<b>Additions</b>		
Investment income:		
Interest and dividends	\$ 166,501	\$ -
Net increase in fair value of investments	1,234,994	-
Net investment income	1,401,495	-
Contributions - Employer contributions	450,190	-
Property tax collections	-	71,035,013
Total additions	1,851,685	71,035,013
<b>Deductions</b>		
Benefit payments	582,697	-
Administrative expenses	70,392	-
Tax distributions to other governments	-	71,035,013
Total deductions	653,089	71,035,013
<b>Net Increase in Fiduciary Net Position</b>	1,198,596	-
<b>Net Position - Beginning of year</b>	9,965,103	-
<b>Net Position - End of year</b>	<b>\$ 11,163,699</b>	<b>\$ -</b>

## Charter Township of Northville

### Component Units Statement of Net Position

December 31, 2021

	Brownfield Redevelopment Authority Fund	Economic Development Corporation	Total
<b>Assets</b>			
Cash and investments	\$ 184,888	\$ 1,103	\$ 185,991
Receivables - Taxes	991,483	-	991,483
Restricted cash	11,807,820	-	11,807,820
Capital assets - Net	869,587	-	869,587
Total assets	13,853,778	1,103	13,854,881
<b>Liabilities</b>			
Accounts payable	4,000	-	4,000
Due to other governmental units	96,727	-	96,727
Accrued liabilities and other	67,437	-	67,437
Noncurrent liabilities	12,541,404	-	12,541,404
Total liabilities	12,709,568	-	12,709,568
<b>Deferred Inflows of Resources</b> (Note 6)	991,483	-	991,483
<b>Net Position</b>			
Net investment in capital assets	136,003	-	136,003
Unrestricted	16,724	1,103	17,827
Total net position	<u>\$ 152,727</u>	<u>\$ 1,103</u>	<u>\$ 153,830</u>

# Charter Township of Northville

## Component Units Statement of Activities

Year Ended December 31, 2021

Functions/Programs	Expenses	Program Revenue	Net (Expense) Revenue and Changes in Net Position		
		Operating Grants and Contributions	Brownfield Redevelopment Authority Fund	Economic Development Corporation	Total
Brownfield Redevelopment Authority Fund	\$ 2,644,275	\$ 5,024	\$ (2,639,251)	\$ -	\$ (2,639,251)
Economic Development Corporation	-	-	-	-	-
Total component units	<u>\$ 2,644,275</u>	<u>\$ 5,024</u>	(2,639,251)	-	(2,639,251)
General revenue:					
Property taxes			2,257,745	-	2,257,745
Interest on investments			232	-	232
Total general revenue			<u>2,257,977</u>	<u>-</u>	<u>2,257,977</u>
<b>Change in Net Position</b>			(381,274)	-	(381,274)
<b>Net Position - Beginning of year</b>			<u>534,001</u>	<u>1,103</u>	<u>535,104</u>
<b>Net Position - End of year</b>			<u>\$ 152,727</u>	<u>\$ 1,103</u>	<u>\$ 153,830</u>

**Note 1 - Significant Accounting Policies**

***Accounting and Reporting Principles***

The Charter Township of Northville (the "Township") follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB). The following is a summary of the significant accounting policies used by the Township:

***Reporting Entity***

The Township is governed by an elected seven-member board of trustees. The accompanying financial statements present the Township and its component units, entities for which the Township is considered to be financially accountable. Blended component units are, in substance, part of the Township's operations, even though they are separate legal entities. Thus, blended component units are appropriately presented as funds of the Township. Discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the Township.

***Blended Component Units***

The Township Building Authority is governed by a three-member board appointed by the Township's governing body. Although it is legally separate from the Township, the Building Authority is reported as if it were part of the primary government because its sole purpose is to finance and construct the Township's public buildings.

***Discretely Presented Component Units***

The Economic Development Corporation (EDC) is reported within the component unit column in the financial statements. It is reported in a separate column to emphasize that it is separate from the Township. The EDC was created to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the Township so as to provide needed services and facilities of such enterprises to the residents of the Township. The EDC's governing body, which consists of nine individuals, is selected by the Township's board of trustees. The EDC is included within the Township's financial statements because the Township is able to impose its will on the organization. The EDC does not separately issue financial statements.

The Charter Township of Northville Brownfield Redevelopment Authority was created under the provisions of Act 381, Public Acts of 1996 of the State of Michigan and is governed by a seven-member board that is appointed by the Township's board of trustees. The Charter Township of Northville Brownfield Redevelopment Authority is legally separate from the Township. The purpose of the Charter Township of Northville Brownfield Redevelopment Authority is to use tax increment revenue to promote revitalization of environmentally distressed areas within the boundaries of the Township. The Charter Township of Northville Brownfield Redevelopment Authority is included within the Township's financial statements because the Township is able to impose its will on the organization. The Charter Township of Northville Brownfield Redevelopment Authority does not separately issue financial statements.

***Fiduciary Component Unit***

The Retiree Health Care Trust Fund is governed by the township board. Although the Retiree Health Care Trust Fund is legally separate from the Township, it is reported as a fiduciary component unit because the township board serves as the plan's board and the plan imposes a financial burden on the Township.

***Jointly Governed Organization***

Jointly governed organizations are discussed in Note 14.

**Note 1 - Significant Accounting Policies (Continued)**

***Report Presentation***

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units, as applicable. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The statements also present a schedule reconciling these amounts to the modified accrual-based presentation found in the fund-based statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the Township's water and sewer function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

***Basis of Accounting***

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available if it is collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Township considers revenue to be available if it is collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, expenditures relating to debt service, compensated absences, and claims and judgments are recorded only when payment is due.

Property taxes, franchise fees, licenses, state-shared revenue (which is unrestricted), and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenue of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be available only when cash is received by the Township. Receivables have been recorded for these, along with a deferred inflow.

**Note 1 - Significant Accounting Policies (Continued)**

***Fund Accounting***

The Township accounts for its various activities in several different funds in order to demonstrate accountability for how it spends certain resources; separate funds allow the Township to show the particular expenditures for which specific revenue is used. The various funds are aggregated into three broad fund types:

**Governmental Funds**

Governmental funds include all activities that provide general governmental services that are not business-type activities. Governmental funds can include the General Fund, special revenue funds, debt service funds, capital project funds, and permanent funds. The Township reports the following funds as major governmental funds:

- General Fund - The General Fund is the Township's primary operating fund. It accounts for all financial resources of the general government except those required to be accounted for in another fund.
- Public Safety Fund - The Public Safety Fund, a special revenue fund, is used to account for the operations of strictly police and fire. This fund receives its revenue pursuant to a voter-approved millage.
- Capital Projects Fund - The Capital Projects Fund accounts for the acquisition and construction of assets in the Township.

**Proprietary Funds**

Proprietary funds include enterprise funds, which provide goods or services to users in exchange for charges or fees. The Township reports the following major proprietary fund:

- Water and Sewer Fund - The Water and Sewer Fund accounts for the activities of the water distribution system and sewage collection system.

**Fiduciary Funds**

Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts are not used to operate the Township's programs. The Township reports the following fiduciary fund types:

- Tax Collection Fund - The Tax Collection Fund collects taxes on behalf of all the taxing authorities (State, county, school district, and various others) and remits the taxes to each authority.
- Retiree Health Care Trust Fund - The Retiree Health Care Trust Fund accumulates resources to pay retiree health care payments.

***Specific Balances and Transactions***

**Cash and Investments**

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired. Investments are stated at fair value.

**Prepaid Items**

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements. These prepaid items are accounted for using the consumption method.



**Note 1 - Significant Accounting Policies (Continued)**

Inventories are valued at cost, on a first-in, first-out basis. Inventories are recorded as expenditures when purchased.

**Due from Other Governmental Units**

Due from other governmental units includes a receivable for state-shared revenue.

**Capital Assets**

Capital assets, which include property, plant, equipment, intangible assets, and infrastructure assets (e.g., bike paths and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the Township as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

Infrastructure, intangibles, buildings, equipment, and vehicles are depreciated using the straight-line method over the following useful lives:

Capital Asset Class	Depreciable Life - Years
Bike paths and similar items	15
Water and sewer lines	50-75
Buildings and improvements	25-30
Equipment	5-15
Vehicles	5
Office equipment and furniture	3-5

**Long-term Obligations**

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the lives of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances as other financing sources, as well as bond premiums and discounts. The debt service funds are generally used to liquidate governmental long-term debt.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then.

The Township reports deferred outflows of resources for deferred charge on bond refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.



**Note 1 - Significant Accounting Policies (Continued)**

The deferred outflows of resources related to the defined benefit pension and OPEB plans are reported in the government-wide financial statements and the Water and Sewer Fund. The deferred outflows of resources result from the following transactions: contributions to the defined benefit pension plan subsequent to the plan's year end through the Township's fiscal year end, changes in actuarial assumptions, the difference between expected and actual experience, and the variance between the plan's actual investment earnings compared to the plan's assumed investment earnings.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time.

The Township has the following type of items that qualify for reporting in this category: unavailable revenue, which is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from special assessments, miscellaneous revenue, and grant revenue. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Property taxes received in advance of the period levied are reported as deferred inflows of resources in the government-wide statement of net position and governmental funds balance sheet.

The other item, deferred inflows related to pension and other postemployment benefit plans, represents the variance between the plans' actual investment earnings compared to the plans' assumed investment earnings, as well as differences between expected and actual experience, and is reported in the government-wide statement of net position and the Water and Sewer Fund statement of net position.

**Net Position**

Net position of the Township is classified in three components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

**Net Position Flow Assumption**

The Township will sometimes fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**Fund Balance Flow Assumptions**

The Township will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first followed by assigned fund balance. Unassigned fund balance is applied last.

December 31, 2021

**Note 1 - Significant Accounting Policies (Continued)**

**Fund Balance Policies**

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The board of trustees is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Township has, by resolution, authorized the finance director to assign fund balance. The board of trustees may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally exist only temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Included in the 2021 annual budget and financial plan are the financial policies that set forth the basic framework for the overall fiscal management of the Township. Operating independently of changing economic circumstances and conditions, these policies help the decision-making process of the Township's board and administration.

The Township's fund balance was established to be at least at the Government Finance Officers Association (GFOA) minimum recommended level of 16.7 percent to cover extraordinary events and contingencies for budgeted expenditures and projects.

**Property Tax Revenue**

Property taxes are levied on each December 1 and become an enforceable lien at that time; the tax is based on the taxable valuation of property as of the preceding December 31. Taxes are considered delinquent on March 1 of the following year, at which time penalties and interest are assessed.

The Township's 2020 property tax revenue was levied and collectible on December 31, 2020 and is recognized as revenue in the year ended December 31, 2021 when the proceeds of the levy are budgeted and available for the financing of operations.

The 2020 taxable valuation of the Township totaled \$2.3 billion, net of brownfield captured taxable value. Taxes were levied as follows:

Purpose	Millage Rate	Revenue
General operating	0.7648 \$	1,804,050
Public safety special voted mills	5.9847	13,806,743
Shared services special voted mills	0.7250	1,672,556
Debt service special voted mills	1.1487	2,706,992
Total		<u>\$ 19,990,341</u>

**Note 1 - Significant Accounting Policies (Continued)**

**Pension**

The Township offers a defined benefit pension plan to its employees. The Township records a net pension liability for the difference between the total pension liability calculated by the actuary and the pension plan's fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plan and additions to/deductions from the pension plan's fiduciary net position have been determined on the same basis as they are reported by the pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Other Postemployment Benefit Costs**

The Township offers retiree health care benefits to retirees. The Township records a net OPEB liability for the difference between the total OPEB liability calculated by the actuary and the OPEB plan's fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Retiree Health Care Trust Fund and additions to/deductions from the OPEB plan's fiduciary net position have been determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Compensated Absences (Vacation and Sick Leave)**

It is the Township's policy to permit employees to accumulate earned but unused sick and vacation pay benefits. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only for employee terminations as of year end; generally, the funds that report each employee's compensation are used to liquidate the obligation.

**Proprietary Funds Operating Classification**

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Township's proprietary funds relates to charges to customers for sales and services. The Water and Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. The portion intended to recover the cost of the infrastructure is recognized as nonoperating revenue. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

**Note 1 - Significant Accounting Policies (Continued)**

*Upcoming Accounting Pronouncements*

In June 2017, the GASB issued Statement No. 87, *Leases*, which improves accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Township is currently evaluating the impact this standard will have on the financial statements when adopted. The provisions of this statement were originally effective for the Township's financial statements for the year ended December 31, 2020 but were extended to December 31, 2022 with the issuance of GASB Statement No. 95, *Postponement of the Effective Date of Certain Authoritative Guidance*.

In May 2019, the GASB issued Statement No. 91, *Conduit Debt Obligations*, which clarifies the existing definition of conduit debt, provides a single method of reporting conduit debt obligations by issuers, and eliminates diversity in practice associated with commitments extended by issuers, arrangements associated with conduit debt obligations, and related note disclosures. As a result, issuers should not recognize a liability for items meeting the definition of conduit debt; however, a liability should be recorded for additional or voluntary commitments to support debt service if certain recognition criteria are met. The standard also addresses the treatment of arrangements where capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by a third-party obligor. The requirements of the standard will be applied retrospectively and were originally effective for the Township's financial statements for the December 31, 2021 fiscal year but were extended to December 31, 2022 with the issuance of GASB Statement No. 95, *Postponement of the Effective Date of Certain Authoritative Guidance*.

**Note 2 - Stewardship, Compliance, and Accountability**

*Construction Code Fees*

The Township oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation, to ensure compliance with the building codes. The Township charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Shortfall at January 1, 2021		\$	(340,426)
Current year permit revenue			1,621,548
Related expenses:			
Direct costs	\$	450,454	
Estimated indirect costs		368,998	819,452
			<u>802,096</u>
Current year excess			<u>802,096</u>
Cumulative surplus at December 31, 2021		\$	<u><u>461,670</u></u>



December 31, 2021

**Note 3 - Deposits and Investments**

The following is a reconciliation of deposit and investment balances at December 31, 2021:

	Governmental and Business- type	Fiduciary Funds	Component Units
Cash and cash equivalents	\$ 39,293,781	\$ 7,777,319	\$ 993,579
Investments	41,003,877	10,547,680	11,000,232
Total deposits and investments	\$ 80,297,658	\$ 18,324,999	\$ 11,993,811

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

The Township has designated eight banks for the deposit of its funds. The investment policy adopted by the board of trustees in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government and bank accounts and CDs but not the remainder of state statutory authority, as listed above.

The Township's cash and investments are subject to several types of risk, which are examined in more detail below:

***Custodial Credit Risk of Bank Deposits***

Custodial credit risk is the risk that, in the event of a bank failure, the Township's deposits may not be returned to it. The Township does not have a deposit policy for custodial credit risk. At year end, the Township had bank deposits of \$34,287,522 (certificates of deposit and checking and savings accounts) that were uninsured and uncollateralized. The Township believes that, due to the dollar amounts of cash deposits and the limits of Federal Deposit Insurance Corporation (FDIC) insurance, it is impractical to insure all deposits. As a result, the Township evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

***Interest Rate Risk***

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The Township's investment policy does not restrict investment maturities other than commercial paper, which can only be purchased with a 270-day maturity.

At year end, the Township had the following investments and maturities:

Primary Government	Carrying Value	Less Than 1 Year	1-5 Years	6-10 Years	More Than 10 Years
U.S. government agency securities	\$ 12,191,333	\$ 7,999,920	\$ 4,191,413	\$ -	\$ -

December 31, 2021

**Note 3 - Deposits and Investments (Continued)**

Fiduciary Funds	Carrying Value	Less Than 1 Year	1-5 Years	6-10 Years	No Maturity
Retiree Health Care Trust Fund	\$ 10,547,680	\$ 203,489	\$ 1,066,674	-	\$ 9,277,517

**Credit Risk**

State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The Township has no investment policy that would further limit its investment choices. As of year end, the Township had investments in three governmental investment funds that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. These funds are fully liquid for withdrawal at any time, and the price per unit does not fluctuate with interest earned according to the amount and duration of the investment.

At December 31, 2021, the Township's fiduciary funds had the following investments:

Investment	Carrying Value	Rating	Rating Organization
<b>Fiduciary Funds</b>			
Municipal bonds	\$ 98,886	AAA	S&P
U.S. government agency bonds	99,747	AA+	S&P
Municipal bonds	203,660	AA	S&P
Corporate bonds	318,292	A	S&P
Corporate bonds	196,725	A-	S&P
Corporate bonds	53,026	BBB+	S&P
Not subject to credit risk	9,577,344	N/A	N/A
Total	<u>\$ 10,547,680</u>		

**Note 4 - Fair Value Measurements**

Accounting standards require certain assets and liabilities to be reported at fair value in the financial statements and provide a framework for establishing that fair value. The framework for determining fair value is based on a hierarchy that prioritizes the inputs and valuation techniques used to measure fair value.

The following table presents information about the Township's assets measured at fair value on a recurring basis at December 31, 2021 and the valuation techniques used by the Township to determine those fair values.

Fair values determined by Level 1 inputs use quoted prices in active markets for identical assets that the Township has the ability to access.

Fair values determined by Level 2 inputs use other inputs that are observable, either directly or indirectly. These Level 2 inputs include quoted prices for similar assets in active markets and other inputs, such as interest rates and yield curves, that are observable at commonly quoted intervals.

Level 3 inputs are unobservable inputs, including inputs that are available in situations where there is little, if any, market activity for the related asset. These Level 3 fair value measurements are based primarily on management's own estimates using pricing models, discounted cash flow methodologies, or similar techniques taking into account the characteristics of the asset.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Township's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

**Note 4 - Fair Value Measurements (Continued)**

The Township has the following recurring fair value measurements as of December 31, 2021:

- U.S. agency bonds of \$12,191,333 are valued using a matrix pricing model (Level 2 inputs).

The table below shows the fair values for the fiduciary fund as of December 31, 2021:

	Assets Measured at Fair Value on a Recurring Basis at December 31, 2021			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at December 31, 2021
<b>Retiree Health Care Trust Fund</b>				
U.S. agency securities	\$ -	\$ 99,747	\$ -	\$ 99,747
Negotiable certificates of deposit	-	299,827	-	299,827
Corporate bonds	-	568,043	-	568,043
Municipal bonds - Federal taxable	-	302,546	-	302,546
Equities	5,704,069	-	-	5,704,069
Mutual funds	-	3,573,448	-	3,573,448
<b>Total assets</b>	<b>\$ 5,704,069</b>	<b>\$ 4,843,611</b>	<b>\$ -</b>	<b>\$ 10,547,680</b>

Equity securities classified as Level 1 are valued using prices quoted in active markets for those securities.

The fair value of certain U.S. agency securities, negotiable certificates of deposit, corporate bonds, municipal bonds, and mutual funds at December 31, 2021 were determined primarily based on Level 2 inputs using a pricing matrix.

**Investments in Entities that Calculate Net Asset Value per Share**

The Township holds shares or interests in investment companies at year end where the fair value of the investment held is estimated based on net asset value per share (or its equivalent) of the investment company.

At year end, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	Investments Held at December 31, 2021			
	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
MI CLASS	\$ 32,947,913	\$ -	None	None
Comerica Investment Pool	3,414,031	-	None	None
<b>Total</b>	<b>\$ 36,361,944</b>	<b>\$ -</b>		

The Michigan CLASS investment pool invests in U.S. Treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated A1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102 percent by treasuries and agencies), and approved money market funds. The program is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities, and other public agencies.

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**Note 4 - Fair Value Measurements (Continued)**

The Comerica Investment Pool is not registered with the Securities and Exchange Commission (SEC) and does not issue a separate report. The fair value in the pool is not the same as the value of the pool shares since the pool does not meet the requirements under GASB Statement No. 79 to report its value for financial reporting purposes at amortized cost.

**Note 5 - Restricted Assets**

Segregated assets at December 31, 2021 consist of bank deposits and investments. For business-type activities, these assets are segregated by board resolution for replacement of plant, major repairs, acquisition of capacity, and facility expansion. Component unit restricted assets consist of unspent bond proceeds. The restricted assets are as follows:

	Business-type Activities	Component Units
Cash segregated for capital reserve	\$ 17,172,678	\$ -
Unspent bond proceeds	-	11,807,820
Total	<u>\$ 17,172,678</u>	<u>\$ 11,807,820</u>

**Note 6 - Deferred Inflows of Resources**

Governmental funds report deferred inflows of resources in connection with receivables that are not collectible soon enough after the end of the year (60 days) that they are considered to be available to liquidate liabilities of the current period. In addition, property taxes that have been levied on December 1 to support the following year's budget are deferred and recognized in the following year (in both the government-wide and fund-based statements). At December 31, 2021, the various components of deferred inflows of resources were as follows:

	Governmental Funds			Component Units
	Unavailable	Levied for the Next Year	Total	Levied for the Next Year
Property taxes	\$ -	\$ 20,382,515	\$ 20,382,515	\$ 991,483
Special assessments	108,662	-	108,662	-
Miscellaneous revenue	411,090	-	411,090	-
Grant revenue	11,756	-	11,756	-
Total	<u>\$ 531,508</u>	<u>\$ 20,382,515</u>	<u>\$ 20,914,023</u>	<u>\$ 991,483</u>



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**Note 7 - Capital Assets**

Capital asset activity of the Township's governmental and business-type activities was as follows:

**Governmental Activities**

	Balance January 1, 2021	Reclassifications	Additions	Disposals and Adjustments	Balance December 31, 2021
Capital assets not being depreciated:					
Land	\$ 49,163,914	\$ -	\$ -	\$ (9,100)	\$ 49,154,814
Construction in progress	32,797	(32,797)	162,224	-	162,224
Subtotal	49,196,711	(32,797)	162,224	(9,100)	49,317,038
Capital assets being depreciated:					
Intangible assets	-	-	12,000	-	12,000
Bike paths	2,194,505	-	-	-	2,194,505
Buildings and improvements	18,816,505	32,797	495,968	(34,474)	19,310,796
Vehicles	4,327,241	-	269,169	(350,241)	4,246,169
Furniture and equipment	3,726,592	-	115,783	(125,072)	3,717,303
Computer equipment	287,334	-	34,119	(33,007)	288,446
Subtotal	29,352,177	32,797	927,039	(542,794)	29,769,219
Accumulated depreciation:					
Intangible assets	-	-	1,200	-	1,200
Bike paths	1,443,560	-	106,835	-	1,550,395
Buildings and improvements	9,465,490	-	649,170	(21,147)	10,093,513
Vehicles	2,885,867	-	589,874	(318,841)	3,156,900
Furniture and equipment	2,170,361	-	381,803	(125,072)	2,427,092
Computer equipment	173,404	-	47,167	(33,007)	187,564
Subtotal	16,138,682	-	1,776,049	(498,067)	17,416,664
Net capital assets being depreciated	13,213,495	32,797	(849,010)	(44,727)	12,352,555
Net governmental activities capital assets	\$ 62,410,206	\$ -	\$ (686,786)	\$ (53,827)	\$ 61,669,593

December 31, 2021

**Note 7 - Capital Assets (Continued)**

***Business-type Activities***

	Balance January 1, 2021	Reclassifications	Additions	Disposals and Adjustments	Balance December 31, 2021
Capital assets not being depreciated - Construction in progress	\$ 454,259	\$ (485,922)	\$ 266,625	\$ -	\$ 234,962
Capital assets being depreciated:					
Water and sewer systems	84,186,577	485,922	906,725	-	85,579,224
Buildings and improvements	1,549,787	-	-	-	1,549,787
Equipment	884,406	-	352,030	(20,215)	1,216,221
Subtotal	86,620,770	485,922	1,258,755	(20,215)	88,345,232
Accumulated depreciation:					
Water and sewer systems	36,805,800	-	1,718,097	-	38,523,897
Buildings and improvements	1,530,150	-	19,630	-	1,549,780
Equipment	596,129	-	100,059	250,243	946,431
Subtotal	38,932,079	-	1,837,786	250,243	41,020,108
Net capital assets being depreciated	47,688,691	485,922	(579,031)	(270,458)	47,325,124
Net business-type activities capital assets	\$ 48,142,950	\$ -	\$ (312,406)	\$ (270,458)	\$ 47,560,086

Capital asset activity for the Charter Township of Northville Brownfield Redevelopment Authority for the year ended December 31, 2021 was as follows:

***Component Unit***

	Balance January 1, 2021	Additions	Disposals and Adjustments	Balance December 31, 2021
Capital assets not being depreciated - Land	\$ 500,181	\$ 371,797	\$ (2,391)	\$ 869,587

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities:	
General government	\$ 426,513
Public safety	1,251,349
Economic development	92,884
Recreation and culture	5,303
Total governmental activities	\$ 1,776,049
Business-type activities - Water and sewer	\$ 1,837,786

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**Note 7 - Capital Assets (Continued)**

**Construction Commitments**

The Township has active construction projects at year end. As of December 31, 2021, the Township's commitments with contractors are as follows:

	Spent to Date	Remaining Commitment	Total
Demolition of buildings on the former State of Michigan Psychiatric Hospital	\$ 131,407	\$ 115,143	\$ 246,550
Public safety repavement project	-	24,740	24,740
Park pathway improvements	30,816	141,298	172,114
Other capital projects	4,879	10,121	15,000
Total	<u>\$ 167,102</u>	<u>\$ 291,302</u>	<u>\$ 458,404</u>

**Note 8 - Interfund Receivables, Payables, and Transfers**

Interfund transfers reported in the fund financial statements are composed of the following:

Paying Fund (Transfer Out)	Receiving Fund (Transfer In)	Amount
General Fund	Capital Projects Fund	\$ 330,000
	Nonmajor governmental funds	790,150
	Total	<u>\$ 1,120,150</u>

The transfers from the General Fund to the Capital Projects Fund represent the use of unrestricted resources to finance capital improvements.

The transfers from the General Fund to other nonmajor governmental funds represent the use of unrestricted resources to finance debt service.

**Note 9 - Long-term Debt**

Long-term debt activity for the year ended December 31, 2021 can be summarized as follows:

**Governmental Activities**

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds payable - Other debt:					
General obligations	\$ 15,290,000	\$ -	\$ (2,040,000)	\$ 13,250,000	\$ 2,105,000
Special assessment bonds	180,000	-	(45,000)	135,000	45,000
Issuance premium	168,651	-	(84,325)	84,326	-
Total bonds payable	15,638,651	-	(2,169,325)	13,469,326	2,150,000
Estimated self-insurance claims	3,050	12,634	(15,624)	60	60
Accumulated compensated absences	2,338,410	1,214,732	(1,245,681)	2,307,461	1,298,999
Total governmental activities	<u>\$ 17,980,111</u>	<u>\$ 1,227,366</u>	<u>\$ (3,430,630)</u>	<u>\$ 15,776,847</u>	<u>\$ 3,449,059</u>

December 31, 2021

**Note 9 - Long-term Debt (Continued)**

***Business-type Activities***

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds payable - Other debt:					
Direct borrowings and direct placements - State revolving loan - EPA loan	\$ 996,805	\$ -	\$ (70,000)	\$ 926,805	\$ 75,000
Other debt:					
General obligation	2,875,000	-	(400,000)	2,475,000	395,000
Issuance premium	111,036	-	(15,862)	95,174	-
Total bonds payable	3,982,841	-	(485,862)	3,496,979	470,000
Accumulated compensated absences	266,100	63,374	(123,208)	206,266	123,208
Total business-type activities	\$ 4,248,941	\$ 63,374	\$ (609,070)	\$ 3,703,245	\$ 593,208

***Component Units***

The Charter Township of Northville Brownfield Redevelopment Authority received an EPA Loan in 2020 and began drawing down on this loan for a total \$10,250 in 2020 and an additional \$395,311 in 2021. The loan is not payable for five years and does not incur interest. Therefore, the outstanding balance of the loan at December 31, 2021 is \$405,561 with no amount due within one year.

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds payable - Other debt:					
Direct borrowings and direct placements - EPA loan	\$ 10,250	\$ 395,311	\$ -	\$ 405,561	\$ -
Other debt:	-	12,000,000	-	12,000,000	140,000
Issuance premium	-	135,843	-	135,843	-
Total bonds payable	\$ 10,250	\$ 12,531,154	\$ -	\$ 12,541,404	\$ 140,000

***General Obligation Bonds***

The Township issues general obligation bonds to provide for the acquisition and construction of major capital facilities. General obligations have been issued for both governmental and business-type activities and component units. General obligation bonds are direct obligations and pledge the full faith and credit of the Township. Special assessment bonds provide for capital improvements that benefit specific properties and will be repaid from amounts levied against these properties benefiting from the construction. In the event that a deficiency exists because of unpaid or delinquent special assessments at the time a debt service payment is due, the Township is obligated to provide resources to cover the deficiency until other resources (such as tax sale proceeds or a reassessment of the Township) are received.

**Note 9 - Long-term Debt (Continued)**

Description	Amount
<b>Governmental Activities</b>	
General obligations:	
2009 Unlimited Tax General Obligation Bonds Series B: Amount of issue - \$18,145,000 Maturing through 2029 Interest rate 6.066% - 6.478%	\$ 11,270,000
2012 Refunding Limited Tax General Obligation Bonds: Amount of issue - \$9,115,000 Maturing through 2023 Interest rate 2.00% - 4.00%	<u>1,980,000</u>
Total general obligations	13,250,000
Special assessment bonds -	
2009 Special Assessment Limited Tax Bonds: Amount of issue - \$625,000 Maturing through 2024 Interest rate 3.10% - 5.00%	<u>135,000</u>
Total governmental activities	<u>\$ 13,385,000</u>
<b>Business-type Activities</b>	
General obligations:	
Drinking Water Revolving Fund Project #7299-01: Amount of issue - \$1,664,907 Maturing through 2032 Interest rate 2.50%	\$ 926,805
2009 General Obligation Bonds: Amount of issue - \$1,125,000 Maturing through 2024 Interest rate 3.25% - 4.50%	350,000
2015 Refunding Limited Tax General Obligation Bonds: Amount of issue - \$3,565,000 Maturing through 2027 Interest rate 2.00% - 3.50%	<u>2,125,000</u>
Total business-type activities	<u>\$ 3,401,805</u>
<b>Component Units</b>	
General obligations -	
Tax Increment Bonds, Series 2021: Amount of issue - \$12,000,000 Maturing through 2043 Interest rate: 2.00% - 4.00% (True interest cost of 2.49%)	<u>\$ 12,000,000</u>

December 31, 2021

**Note 9 - Long-term Debt (Continued)**

**Debt Service Requirements to Maturity**

Total interest expense for the year was approximately \$706,000. Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

Years Ending December 31	Governmental Activities			Business-type Activities				
	Other Debt		Total	Direct Borrowings and Direct Placements		Other Debt		Total
	Principal*	Interest (Net of Interest Subsidy)		Principal	Interest	Principal*	Interest	
2022	\$ 2,150,000	\$ 510,920	\$ 2,660,920	\$ 75,000	\$ 23,170	\$ 395,000	\$ 77,600	\$ 570,770
2023	2,310,000	422,065	2,732,065	75,000	21,295	420,000	64,450	580,745
2024	1,345,000	347,609	1,692,609	75,000	19,420	515,000	48,675	658,095
2025	1,370,000	290,328	1,660,328	80,000	17,545	385,000	31,425	513,970
2026	1,470,000	230,536	1,700,536	80,000	15,545	380,000	19,475	495,020
2027-2031	4,740,000	302,960	5,042,960	445,000	46,101	380,000	6,650	877,751
2032-2036	-	-	-	96,805	2,420	-	-	99,225
2037-2041	-	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 13,385,000</b>	<b>\$ 2,104,418</b>	<b>\$ 15,489,418</b>	<b>\$ 926,805</b>	<b>\$ 145,496</b>	<b>\$ 2,475,000</b>	<b>\$ 248,275</b>	<b>\$ 3,795,576</b>

Years Ending December 31	Component Unit Activities				
	Direct Borrowings and Direct Placements		Other Debt		Total
	Principal	Interest	Principal*	Interest	
2022	\$ -	\$ -	\$ 140,000	\$ 237,849	\$ 377,849
2023	-	-	155,000	288,293	443,293
2024	-	-	165,000	282,668	447,668
2025	405,641	-	180,000	276,668	862,309
2026	-	-	195,000	270,068	465,068
2027-2031	-	-	2,395,000	1,215,538	3,610,538
2032-2036	-	-	4,550,000	792,863	5,342,863
2037-2041	-	-	2,870,000	377,166	3,247,166
2042-2043	-	-	1,350,000	37,373	1,387,373
<b>Total</b>	<b>\$ 405,641</b>	<b>\$ -</b>	<b>\$ 12,000,000</b>	<b>\$ 3,778,486</b>	<b>\$ 16,184,127</b>

\*Principal balance excludes the issuance premiums of \$84,326, \$95,174, and \$135,843 for governmental activities, business-type activities, and component units, respectively.

**Repayment of Refunding Bonds**

The Water and Sewer Fund has committed to repay a portion of the 2012 Refunding bonds issued to construct the municipal building. The outstanding amount of principal and interest to be paid by the Water and Sewer Fund at December 31, 2021 is \$164,880.

**Defeased Debt**

In prior years, the Township defeased certain bonds by placing the proceeds in an irrevocable trust to provide for all future debt service payments on the bonds. Accordingly, the trust account assets and the liability for the defeased bond are not included in the financial statements. At December 31, 2021, \$3,300,000 of bonds outstanding is considered to be defeased.

**Note 9 - Long-term Debt (Continued)**

***Special Assessment Bonds***

The Township has pledged substantially all revenue from the Edenderry Hills Special Assessment District to repay the above special assessment bonds. Proceeds from the bonds provided financing for the Edenderry Hills Special Assessment District (SAD). The bonds are payable solely from the revenue of the SAD. The remaining principal and interest to be paid on the bonds total \$144,619. During the current year, net revenue of the SAD was \$23,055. In 2021, the Township paid \$45,000 and \$7,481 toward principal and interest, respectively.

***Build America Bonds***

The 2009 General Obligation Unlimited Tax bonds are Build America Bonds and have an interest subsidy component. For the year ended December 31, 2021, the interest subsidy was \$248,571.

**Note 10 - Risk Management**

The Township is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Township has purchased commercial insurance for employee medical benefits. The Township has purchased insurance through the Michigan Municipal League Workers' Compensation Fund for workers' compensation claims and participates in the Michigan Municipal Risk Management Authority for claims relating to property loss, torts, errors and omissions, and medical benefits paid related to settlements, if any.

The Michigan Municipal League Workers' Compensation Fund operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

The Michigan Municipal Risk Management Authority (the "Authority") risk pool program operates as a claims servicing pool for amounts up to member retention limits and operates as a common risk-sharing management program for losses in excess of member retention amounts. Although premiums are paid annually to the Authority that it uses to pay claims up to the retention limits, the ultimate liability for those claims remains with the Township.

The Township estimates the liability for general liability claims that have been incurred through the end of the fiscal year, including claims that have been reported and those that have not yet been reported. Changes in the estimated liability for the past two fiscal years were as follows:

	2021	2020
Estimated liability - Beginning of year	\$ 3,050	\$ 26,800
Estimated incurred claims, including changes in estimates	12,634	16,580
Claim payments	(15,624)	(40,330)
Estimated liability - End of year	<u>\$ 60</u>	<u>\$ 3,050</u>

**Note 11 - Pension Plan**

***Plan Description***

The Township participates in an agent multiple-employer defined benefit pension plan administered by the Municipal Employees' Retirement System of Michigan (MERS), which covers all eligible employees of the Township. MERS was established as a statewide public employee pension plan by the Michigan Legislature under PA 135 of 1945 and is administered by a nine-member retirement board. MERS issues a publicly available financial report that includes the financial statements and required supplemental information of this defined benefit plan. This report can be obtained at [www.mersofmichigan.com](http://www.mersofmichigan.com) or in writing to MERS at 1134 Municipal Way, Lansing, MI 48917.



**Note 11 - Pension Plan (Continued)**

***Benefits Provided***

The plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. PA 427 of 1984, as amended, established and amends the benefit provisions of the participants in MERS.

The MERS plan covers eligible full-time union and nonunion employees. Retirement benefits for police/fire employees are calculated at 2.55 percent of the employee's 3-year average salary times the employee's years of service. Normal retirement is 60 with early retirement with 25 years of service (unreduced) or 55 with 15 years of service (reduced). The vesting period is 10 years. Employees are eligible for nonduty disability benefits after 10 years of service and for duty-related disability benefits upon hire. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately without an actuarial reduction. A nonduty death benefit is payable after 10 years of service. A duty death benefit is payable upon hire equal to a minimum of 25 percent of the employee's final average compensation. An employee who leaves service may withdraw his or her contributions, plus any accumulated interest. Participants who retire on or after January 1, 2019 received a 2.5 percent cost of living adjustment calculated on the benefit accrued as of December 31, 2018 using a frozen final average compensation. Benefits accrued for service after January 1, 2019 will have no cost of living adjustment.

Retirement benefits for AFSCME DPS employees are calculated at 2.55 percent of the employee's 5-year average salary times the employee's years of service. Normal retirement is 60 with early retirement at 50 with 25 years of service (unreduced) or 55 with 15 years of service (reduced). The vesting period is 10 years. Employees are eligible for nonduty disability benefits after 10 years of service and for duty-related disability benefits upon hire. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately without an actuarial reduction. A nonduty death benefit is payable after 10 years of service. A duty death benefit is payable upon hire equal to a minimum of 25 percent of the employee's final average compensation. An employee who leaves service may withdraw his or her contributions, plus any accumulated interest. Participants who retire on or after January 1, 2019 received a 2.5 percent cost of living adjustment calculated on the benefit accrued as of December 31, 2018 using a frozen final average compensation. Benefits accrued for service after January 1, 2019 will have no cost of living adjustment.

Retirement benefits for nonunion employees are calculated at 2.50 percent of the employee's 5-year average salary times the employee's years of service. Normal retirement is 60 with early retirement with 20 years of service (unreduced) or 55 with 15 years of service (reduced). The vesting period is 10 years. Employees are eligible for nonduty disability benefits after 10 years of service and for duty-related disability benefits upon hire. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately without an actuarial reduction. A nonduty death benefit is payable after 10 years of service. A duty death benefit is payable upon hire equal to a minimum of 25 percent of the employee's final average compensation. An employee who leaves service may withdraw his or her contributions, plus any accumulated interest. Benefit terms do not provide for an annual cost of living adjustment to retirees.

Benefit terms, within the parameters established by MERS, are generally established and amended by authority of the Township's board of trustees, generally after negotiations of these terms with the affected unions. Police and fire employees' benefit terms may be subject to binding arbitration in certain circumstances.



December 31, 2021

**Note 11 - Pension Plan (Continued)**

**Employees Covered by Benefit Terms**

At the December 31, 2020 measurement date, the following members were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefits	50
Inactive plan members entitled to but not yet receiving benefits	8
Active plan members	<u>102</u>
Total employees covered by the plan	<u><u>160</u></u>

**Contributions**

Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, MERS retains an independent actuary to determine the annual contribution. The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS retirement board. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees.

For the year ended December 31, 2021, the average active employee contribution rate was 3.0 percent of annual pay for all eligible full-time union and nonunion employees, and the Township's annual required contribution was \$1,532,313. Actual contributions made during the year ended December 31, 2021 were \$2,830,843.

**Net Pension Liability**

The net pension liability reported at December 31, 2021 was determined using a measure of the total pension liability and the pension net position as of December 31, 2020. The December 31, 2020 total pension liability was determined by an actuarial valuation performed as of that date.

Changes in the net pension liability during the measurement year were as follows:

Changes in Net Pension Liability	Increase (Decrease)		
	Total Pension Liability	Plan Net Position	Net Pension Liability
<b>Balance at December 31, 2019</b>	\$ 51,977,528	\$ 47,941,820	\$ 4,035,708
Changes for the year:			
Service cost	1,141,964	-	1,141,964
Interest	3,904,813	-	3,904,813
Differences between expected and actual experience	1,368,047	-	1,368,047
Changes in assumptions	1,933,208	-	1,933,208
Contributions - Employer	-	2,727,267	(2,727,267)
Contributions - Employee	-	697,510	(697,510)
Net investment gain	-	6,968,376	(6,968,376)
Benefit payments, including refunds	(2,338,792)	(2,338,792)	-
Administrative expenses	-	(97,571)	97,571
Net changes	<u>6,009,240</u>	<u>7,956,790</u>	<u>(1,947,550)</u>
<b>Balance at December 31, 2020</b>	<u>\$ 57,986,768</u>	<u>\$ 55,898,610</u>	<u>\$ 2,088,158</u>

Included in the net pension liability is \$1,894,282 related to governmental activities and \$193,876 related to business-type activities. The General Fund, Public Safety Fund, or the Water and Sewer Fund, based on the fund to which an employee is assigned and to which the employee's pension costs are charged, will be the fund to liquidate the net pension liability.

December 31, 2021

**Note 11 - Pension Plan (Continued)**

***Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

For the year ended December 31, 2021, the Township recognized pension expense of \$1,918,156, of which \$1,740,064 is related to governmental activities and \$178,092 is related to business-type activities. At December 31, 2021, the Township reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 3,180,429	\$ (147,819)
Changes in assumptions	3,339,527	-
Net difference between projected and actual earnings on pension plan investments	-	(2,447,991)
Employer contributions to the plan subsequent to the measurement date	<u>2,830,843</u>	<u>-</u>
Total	<u>\$ 9,350,799</u>	<u>\$ (2,595,810)</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending December 31	Amount
2022	\$ 1,333,151
2023	1,212,656
2024	164,587
2025	663,543
2026	<u>550,209</u>
Total	<u>\$ 3,924,146</u>

These amounts are exclusive of the employer contributions to the plan made subsequent to the measurement date of \$2,830,843, which will impact the net pension liability in fiscal year 2022, rather than pension expense.

***Actuarial Assumptions***

The total pension liability in the December 31, 2020 actuarial valuation was determined using an inflation assumption of 2.50 percent, assumed salary increases (including inflation) of 3.00 percent, and an investment rate of return (net of pension plan investment expenses, including inflation) of 7.60 percent. These assumptions were applied to all periods included in the measurement.

Mortality rates were based on the Pub-2010 Mortality Tables. The mortality assumptions include a margin for future mortality improvements using scale MP-2019 applied fully generationally from the Pub-2010 base year of 2010.

***Discount Rate***

The discount rate used to measure the total pension liability was 7.60 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate.

December 31, 2021

**Note 11 - Pension Plan (Continued)**

***Projected Cash Flows***

Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

***Investment Rate of Return***

The long-term expected rate of return on pension plan investments was determined using a model in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return as of December 31, 2020, the measurement date, for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Global equity	60.00 %	5.25 %
Global fixed income	20.00	1.25
Private investments	20.00	7.25

***Sensitivity of the Net Pension Liability to Changes in the Discount Rate***

The following presents the net pension liability of the Township, calculated using the discount rate of 7.60 percent, as well as what the Township’s net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.60%)	Current Discount Rate (7.60%)	1 Percentage Point Increase (8.60%)
Net pension liability (asset) of the Township	\$ 10,107,526	\$ 2,088,158	\$ (4,509,622)

***Pension Plan Fiduciary Net Position***

Detailed information about the plan’s fiduciary net position is available in the separately issued financial report. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the plan’s fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and the full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with the benefit terms.

***Assumption Changes***

Beginning with the 2020 valuation, changes to the demographic assumptions were made as a result of an experience study being performed for the period from 2013 through 2018. The most notable change was that the mortality tables were updated to the Pub-2010 mortality tables. The valuation adopted new final average compensation load assumptions.

**Note 12 - Retirement Plans**

The Township provides pension benefits to all of its full-time employees not enrolled in the defined benefit plan through a defined contribution plan administered by Allerus Financial. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. As established by the board of trustees, the Township contributes between 7 and 15 percent of employees' base earnings, and voluntary employee contributions are allowed. In accordance with these requirements, the Township contributed \$43,322 during the current year.

**Note 13 - Other Postemployment Benefit Plan**

*Plan Description*

The Township provides health benefits to certain full-time employees upon retirement in accordance with labor contracts. This is a single-employer defined benefit plan administered by the Township. Administrative costs are paid by the plan.

*Benefits Provided*

Full-time employees who have completed 25 years of service (15 years if management) can retire and receive benefits under this plan. There is effectively a minimum retirement age of 50 years for water and sewer employees. The Township includes pre-Medicare retirees and their dependents in its insured health care plan and requires a contribution by the participant for 10 percent of annual premiums. The Township does not provide retiree health benefits beyond age 65, but it does provide \$100 per month for each retiree (and covered spouse, if any).

*Employees Covered by Benefit Terms*

At December 31, 2021, the date of the most recent actuarial valuation, the following members were covered by the benefit terms:

Active employees	106
Retirees and covered spouses	88
	<hr/>
Total plan members	194
	<hr/> <hr/>

*Contributions*

The Township has no obligation to make contributions in advance of when the insurance premiums are due for payment (in other words, this may be financed on a pay-as-you-go basis). However, as shown below, the Township has made contributions to advance fund these benefits, as determined by the township board through annual budget resolutions. For the year ended December 31, 2021, contributions for postemployment health care benefits totaled \$450,190.

*Net OPEB Liability*

The Township has chosen to use the December 31 measurement date as its measurement date for the net OPEB liability. The December 31, 2021 fiscal year end reported net OPEB liability was determined using a measure of the total OPEB liability as of that date.

December 31, 2021

**Note 13 - Other Postemployment Benefit Plan (Continued)**

Changes in the net OPEB (asset) liability during the measurement year were as follows:

Changes in Net OPEB Liability	Increase (Decrease)		
	Total OPEB Liability	Plan Net Position	Net OPEB (Asset) Liability
<b>Balance at January 1, 2021</b>	\$ 9,268,317	\$ 9,965,103	\$ (696,786)
Changes for the year:			
Service cost	209,756	-	209,756
Interest	635,729	-	635,729
Changes in benefits	(44,991)	-	(44,991)
Differences between expected and actual experience	846,710	-	846,710
Changes in assumptions	1,712,799	-	1,712,799
Contributions - Employer	-	450,190	(450,190)
Net investment income	-	1,331,103	(1,331,103)
Benefit payments, including refunds	(582,697)	(582,697)	-
Net changes	2,777,306	1,198,596	1,578,710
<b>Balance at December 31, 2021</b>	<b>\$ 12,045,623</b>	<b>\$ 11,163,699</b>	<b>\$ 881,924</b>

The plan's fiduciary net position represents 92.68 percent of the total OPEB liability.

Included in the net OPEB liability is \$814,888 related to governmental activities and \$67,036 related to business-type activities. The General Fund, Public Safety Fund, or the Water and Sewer Fund, based on the fund to which an employee is assigned and to which the employee's OPEB costs are charged, will be the fund to liquidate the net OPEB liability.

***OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

For the year ended December 31, 2021, the Township recognized OPEB expense of \$246,190, of which \$227,477 is related to governmental activities and \$18,713 is related to business-type activities.

At December 31, 2021, the Township reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1,473,449	\$ -
Changes in assumptions	1,697,330	-
Net difference between projected and actual earnings on OPEB plan investments	-	(1,153,183)
Total	<b>\$ 3,170,779</b>	<b>\$ (1,153,183)</b>

**Note 13 - Other Postemployment Benefit Plan (Continued)**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending December 31	Amount
2022	\$ 138,616
2023	(225)
2024	190,996
2025	324,008
2026	451,645
Thereafter	912,556
Total	<u>\$ 2,017,596</u>

**Actuarial Assumptions**

The total OPEB liability in the December 31, 2021 actuarial valuation was determined using an inflation assumption of 2.50 percent; assumed salary increases (including inflation) of 3.00 percent; an investment rate of return (net of investment expenses) of 7.00 percent; and a health care cost trend rate of 7.50 percent for 2021, decreasing 0.25 percent per year to an ultimate rate of 4.50 percent after 12 years. These assumptions were applied to all periods included in the measurement.

The Township's net OPEB liability was measured as of December 31, 2021 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

**Discount Rate**

The discount rate used to measure the total OPEB liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that township contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate.

Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.



**Note 13 - Other Postemployment Benefit Plan (Continued)**

**Investment Rate of Return**

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future rates of return by the target asset allocation percentage and adding expected inflation. Best estimates of arithmetic real rates of return as of the December 31, 2021 measurement date for each major asset class included in the OPEB plan's target asset allocation, as disclosed in the investment footnote, are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Cash or cash equivalents	2.00 %	- %
Investment-grade U.S. bonds	20.00	0.80
Emerging markets bonds	5.00	3.70
High-yield U.S. bonds	5.00	3.60
U.S. large-cap stocks	39.00	5.20
U.S. mid-cap stocks	5.00	5.80
Developed markets stock U.S.	2.00	5.00
Emerging markets stocks	18.00	7.50
Listed real estate	2.00	4.90
Listed infrastructure	2.00	5.00

**Sensitivity of the Net OPEB Liability to Changes in the Discount Rate**

The following presents the net OPEB liability of the Township, calculated using the discount rate of 7.00 percent, as well as what the Township's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.00%)	Current Discount Rate (7.00%)	1 Percentage Point Increase (8.00%)
Net OPEB liability of the Northville Township Retiree Health Care Plan	\$ 3,123,055	\$ 881,924	\$ 575,454

**Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate**

The following presents the net OPEB liability of the Township, calculated using the health care cost trend rate of 7.50 percent, as well as what the Township's net OPEB liability would be if it were calculated using a health care cost trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.50%)	Current Health Care Cost Trend Rate (7.50%)	1 Percentage Point Increase (8.50%)
Net OPEB liability of the Northville Township Retiree Health Care Plan	\$ 483,066	\$ 881,924	\$ 3,274,585

December 31, 2021

**Note 13 - Other Postemployment Benefit Plan (Continued)**

***OPEB Plan Fiduciary Net Position***

For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the plan's fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and the full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with the benefit terms.

***Rate of Return***

For the year ended December 31, 2021, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was 13.72 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

***Assumption Changes***

The assumed salary increase was decreased from 3.75 percent to 3.00 percent. The immediate medical trend rate was decreased from 8.25 percent to 7.50 percent and the mortality improvement scale was updated from Scale MP-2019 to Scale MP-2021.

**Note 14 - Joint Ventures**

***Western Township Utilities Authority***

The Township is a member of the Western Township Utilities Authority (WTUA), which provides sewage disposal services to the residents of Canton, Northville, and Plymouth townships. The participating communities provide annual funding for its operations. During the current year, the Township paid WTUA \$4,726,392 for operations, debt, and capital. The Township's equity interest is recorded within the Water and Sewer Fund. The Township is unaware of any circumstances that would cause an additional financial benefit or burden to the participating governments in the near future. Complete financial statements for WTUA can be obtained from the administrative offices at 40905 Joy Road, Canton, MI 48187.

***Northville Parks and Recreation Commission***

The Township also participates in the Northville Parks and Recreation Commission (the "Recreation Commission") as a joint venture with the City of Northville, Michigan. The Recreation Commission has been subsidized to the extent that expenditures exceed operating revenue. The Township's equity interest is recorded within the governmental activities column in the statement of net position. The participating communities provide annual funding for its operations. During the current year, the Township contributed \$1,011,230 for the Recreation Commission's operations. The Township is unaware of any circumstances that would cause an additional financial benefit or burden to the Township in the near future. Complete financial statements for the Recreation Commission can be obtained from the administrative office at 44405 Six Mile Road, Northville, MI 48168.

***MITC Redevelopment Authority***

An intergovernmental agreement between the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority creating the MITC Redevelopment Authority (MITC stands for Michigan International Technology Center) became effective on January 4, 2019, pursuant to the provisions of the Urban Cooperation Act of 1967, Act 7 of the Public Acts of Michigan, as amended, MCL 125.501 to 125.512.



December 31, 2021

**Note 14 - Joint Ventures (Continued)**

The MITC Redevelopment Authority, a separate legal entity and public body corporate, was created to jointly exercise the brownfield economic development powers shared by the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority within the geographic boundaries of the Five Mile Corridor development zone. Various sites along the Five Mile Corridor are known to be contaminated, and other areas require infrastructure installation and improvement, which qualify as eligible project properties under the Brownfield Redevelopment Financing Act, PA 381 of 1996.

The MITC Redevelopment Authority shall be governed by the MITC Redevelopment Authority Board, which shall be a five-member board. The MITC Redevelopment Authority Board shall consist of the following members:

- One member appointed by the board of the Charter Township of Northville Brownfield Redevelopment Authority
- One member appointed by the board of the Plymouth Township Brownfield Redevelopment Authority
- One member appointed by the Northville Township supervisor and the Plymouth Township supervisor
- The Northville Township supervisor
- The Plymouth Township supervisor

The MITC Redevelopment Authority may borrow money and issue bonds or notes in its name pursuant to Act 381 for local public improvements or for economic development purposes provided that the MITC Redevelopment Authority shall not borrow money or issue bonds or notes for a sum that, together with the total outstanding bonded indebtedness of the MITC Redevelopment Authority, exceeds 2 mills of the taxable value of the taxable property within the townships, as determined under Section 27a of The General Property Tax Act, 1893 PA 206, 211.27a, unless otherwise authorized by Act 7.

The combined authority will create one or more brownfield plans for the purpose of capturing tax increment revenue to finance eligible costs of the MITC Redevelopment Authority. The obligations of the Authority to fund such improvements are to be repaid from captured tax increment revenue, which relies on anticipated economic growth along the Five Mile Corridor. The future collection of tax increment revenue is dependent on several factors, including the timing of when properties along Five Mile will be sold and developed. Both Plymouth and Northville townships have retained the consulting services of G.D. Roberts Company, LLC to assist with the marketing of properties for sale within each respective community. In addition to providing consulting services to Northville Township, G.D. Roberts Company, LLC provides land planning and private real estate development consulting services for developers that have purchased properties located within the geographic boundaries of the Five Mile Corridor development zone.

During 2019, the Charter Township of Northville transferred land with a value of \$422,722 to the Charter Township of Northville Brownfield Redevelopment Authority for future MITC development purposes.

On March 19, 2020, Northville Township entered into a Property Transfer and Loan Repayment Agreement effective September 20, 2019 between the Township and the Township's Brownfield Redevelopment Authority (BRDA). In the agreement, the Township agrees to transfer certain property to the BRDA and the BRDA agreed to obtain a loan from The Michigan Land Bank for the purpose of conducting certain defined response activities. The loan is secured by tax increment revenue attributable to the land. Upon sale of the land, the proceeds shall be paid to satisfy the loan. If the proceeds are insufficient to pay off the loan, the Township is required to pay the BRDA sufficient amounts so the BRDA may satisfy the loan. If there are excess proceeds from the sale, the excess may be used for additional environmental response activities by the BRDA, or, if none, the remaining proceeds shall be paid to the Township.

December 31, 2021

**Note 14 - Joint Ventures (Continued)**

The following table displays the Township's equity interest in joint ventures recorded on the financial statements:

	Governmental Activities	Business-type Activities	Total
Western Township Utilities Authority	\$ -	\$ 28,133,448	\$ 28,133,448
Northville Parks and Recreation Commission	4,102,898	-	4,102,898
Total	<u>\$ 4,102,898</u>	<u>\$ 28,133,448</u>	<u>\$ 32,236,346</u>

**Note 15 - Tax Abatements**

The Township uses the Industrial Facilities Tax exemption (PA 198 of 1974) to enter into agreements with local businesses to construct new industrial facilities or rehabilitate historical facilities. Under the program, the Township grants reductions of 50 percent of the property tax bill for new property (or it can freeze taxable values for rehabilitation purposes) for up to 12 years. For the fiscal year ended December 31, 2021, the Township abated \$53,706 of taxes under this program. There are no significant abatements made by other governments that reduce the Township's tax revenue.

In addition, the Charter Township of Northville Brownfield Redevelopment Authority was created under the provisions of Act 381, Public Acts of 1996 of the State of Michigan and is governed by a seven-member board that is appointed by the Township's board of trustees. The purpose of the Charter Township of Northville Brownfield Redevelopment Authority is to use tax increment revenue to promote revitalization of environmentally distressed areas within the boundaries of the Township. For the fiscal year ended December 31, 2021, the Township captured \$2,257,745 of tax increment revenue (approximately \$364,000 from township levies) under this program for both payment to the developer and the Township for the redevelopment of the former Northville Psychiatric Hospital property and the former Scott Correctional Facility.

**Note 16 - Commitments from Component Units**

The Five Mile Property Brownfield Plan was amended in 2017 to create a local site remediation revolving fund to provide resources to facilitate the redevelopment of brownfield properties within the Township. The Brownfield Redevelopment Authority has committed to repay the Township \$5 million from future tax increment revenue captured by the Northville Township Brownfield Redevelopment Authority Revolving Fund to assist with the Seven Mile Property demolition and cleanup costs, beginning with the summer 2020 capture. As of December 31, 2021, the Township has been paid \$1,454,736. The future collection of tax increment revenue is dependent upon several factors, including development, increases in property valuation, and general economic conditions. It is not known when or if such amounts due from the revolving fund will be repaid. Because collectibility cannot be reasonably estimated or assured due to the uncertainties discussed above and the extended period of the expected payments, the Township has not recorded the outstanding balances due from component units.

December 31, 2021

**Note 17 - Fund Balance Constraints**

The detail of the various components of fund balance is as follows:

	General Fund	Public Safety Fund	Capital Projects Fund	Nonmajor Funds	Total
Nonspendable - Prepaids	\$ 75,146	\$ 259,577	\$ -	\$ 17	\$ 334,740
Restricted:					
Drug forfeiture	-	645,842	-	-	645,842
Police and fire operations	-	9,774,790	-	-	9,774,790
Debt service	-	-	-	3,778,315	3,778,315
Youth assistance	-	-	-	219,902	219,902
Parks, recreation, and senior services	-	-	-	1,232,264	1,232,264
Construction code fees	461,670	-	-	-	461,670
Metro Act funds	-	-	119,965	-	119,965
Total restricted	461,670	10,420,632	119,965	5,230,481	16,232,748
Assigned:					
Debt service	-	-	-	488,932	488,932
Tree plantings and replacement	-	-	-	497,890	497,890
Local road improvement program	-	-	1,000,000	-	1,000,000
Other capital projects	3,000,000	-	524,380	-	3,524,380
Facility replacement reserve	-	-	1,400,000	-	1,400,000
Seven Mile demolition project	-	-	500,000	-	500,000
Municipal services building	3,000,000	-	2,000,000	-	5,000,000
Five Mile Corridor project	-	-	500,000	-	500,000
Pathways	-	-	500,000	-	500,000
Gun range	-	-	500,000	-	500,000
Total assigned	6,000,000	-	6,924,380	986,822	13,911,202
Unassigned	9,068,287	-	-	-	9,068,287
Total fund balance	\$ 15,605,103	\$ 10,680,209	\$ 7,044,345	\$ 6,217,320	\$ 39,546,977

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## Required Supplemental Information

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## Charter Township of Northville

### Required Supplemental Information Budgetary Comparison Schedule General Fund

Year Ended December 31, 2021

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
<b>Revenue</b>				
Property taxes	\$ 2,514,910	\$ 2,514,910	\$ 2,177,189	\$ (337,721)
Intergovernmental:				
Federal sources	-	-	2,044	2,044
State sources	1,734,190	2,734,190	3,038,338	304,148
Building department	610,100	1,315,100	1,621,548	306,448
Net investment income	-	-	2,816	2,816
Other revenue	546,500	580,500	1,234,007	653,507
Total revenue	5,405,700	7,144,700	8,075,942	931,242
<b>Expenditures</b>				
Current services:				
General government:				
Legislative	1,302,520	1,455,520	1,341,330	114,190
Facility operations	505,220	505,220	490,798	14,422
Information technology and communications	487,920	487,920	407,624	80,296
Treasurer	937,880	937,880	894,429	43,451
Clerk	351,460	431,460	413,145	18,315
Public safety	501,100	501,100	454,509	46,591
Community and Economic Development	181,160	181,160	174,170	6,990
Transfers out	1,120,150	1,120,150	1,120,150	-
Total expenditures	5,387,410	5,620,410	5,296,155	324,255
<b>Net Change in Fund Balance</b>	18,290	1,524,290	2,779,787	1,255,497
<b>Fund Balance - Beginning of year</b>	12,825,316	12,825,316	12,825,316	-
<b>Fund Balance - End of year</b>	<u>\$ 12,843,606</u>	<u>\$ 14,349,606</u>	<u>\$ 15,605,103</u>	<u>\$ 1,255,497</u>

**Charter Township of Northville**

**Required Supplemental Information  
Budgetary Comparison Schedule - Major Special Revenue Fund  
Public Safety Fund**

**Year Ended December 31, 2021**

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
<b>Revenue</b>				
Property taxes	\$ 13,686,000	\$ 13,686,000	\$ 13,817,786	\$ 131,786
Intergovernmental:				
Federal sources	-	240,000	383,265	143,265
State sources	40,000	40,000	75,065	35,065
Licensing and enforcement	952,880	952,880	885,665	(67,215)
Fines and forfeitures	2,550	2,550	4,550	2,000
Net investment income	-	-	12,289	12,289
Other revenue	209,840	209,840	712,172	502,332
Total revenue	14,891,270	15,131,270	15,890,792	759,522
<b>Expenditures - Public safety</b>	14,875,250	15,184,250	14,584,204	600,046
<b>Excess of Revenue Over (Under) Expenditures</b>	16,020	(52,980)	1,306,588	1,359,568
<b>Other Financing Sources - Proceeds from sale of capital assets</b>	-	-	52,279	52,279
<b>Net Change in Fund Balance</b>	16,020	(52,980)	1,358,867	1,411,847
<b>Fund Balance - Beginning of year</b>	9,321,342	9,321,342	9,321,342	-
<b>Fund Balance - End of year</b>	<u>\$ 9,337,362</u>	<u>\$ 9,268,362</u>	<u>\$ 10,680,209</u>	<u>\$ 1,411,847</u>

# Charter Township of Northville

## Required Supplemental Information Schedule of Changes in the Net Pension Liability and Related Ratios

	Last Seven Plan Fiscal Years (Built Prospectively from 2014)*						
	2020	2019	2018	2017	2016	2015	2014
<b>Total Pension Liability</b>							
Service cost	\$ 1,141,964	\$ 1,156,144	\$ 1,209,059	\$ 1,167,519	\$ 1,097,887	\$ 1,084,463	\$ 1,032,663
Interest	3,904,813	3,538,514	3,828,046	3,573,602	3,304,957	2,934,666	2,721,296
Changes in benefit terms	-	-	(6,427,647)	-	-	(23,197)	-
Differences between expected and actual experience	1,368,047	2,468,759	(295,636)	191,721	550,696	1,085,292	-
Changes in assumptions	1,933,208	2,155,927	-	-	-	2,038,650	-
Benefit payments, including refunds	(2,338,792)	(1,990,334)	(1,822,691)	(1,723,468)	(1,537,124)	(1,235,557)	(1,151,510)
<b>Net Change in Total Pension Liability</b>	6,009,240	7,329,010	(3,508,869)	3,209,374	3,416,416	5,884,317	2,602,449
<b>Total Pension Liability - Beginning of year</b>	51,977,528	44,648,518	48,157,387	44,948,013	41,531,597	35,647,280	33,044,831
<b>Total Pension Liability - End of year</b>	<b>\$ 57,986,768</b>	<b>\$ 51,977,528</b>	<b>\$ 44,648,518</b>	<b>\$ 48,157,387</b>	<b>\$ 44,948,013</b>	<b>\$ 41,531,597</b>	<b>\$ 35,647,280</b>
<b>Plan Fiduciary Net Position</b>							
Contributions - Employer	\$ 2,727,267	\$ 901,674	\$ 9,806,034	\$ 2,452,391	\$ 2,631,259	\$ 2,517,489	\$ 2,959,247
Contributions - Member	697,510	983,421	247,738	445,107	231,113	201,851	134,582
Net investment income (loss)	6,968,376	5,767,487	(1,650,952)	4,124,310	3,059,182	(394,527)	1,424,260
Administrative expenses	(97,571)	(99,323)	(72,426)	(65,096)	(60,333)	(56,750)	(52,913)
Benefit payments, including refunds	(2,338,792)	(1,990,334)	(1,822,691)	(1,723,468)	(1,537,124)	(1,235,557)	(1,151,510)
<b>Net Change in Plan Fiduciary Net Position</b>	7,956,790	5,562,925	6,507,703	5,233,244	4,324,097	1,032,506	3,313,666
<b>Plan Fiduciary Net Position - Beginning of year</b>	47,941,820	42,378,895	35,871,192	30,637,948	26,313,851	25,281,345	21,967,679
<b>Plan Fiduciary Net Position - End of year</b>	<b>\$ 55,898,610</b>	<b>\$ 47,941,820</b>	<b>\$ 42,378,895</b>	<b>\$ 35,871,192</b>	<b>\$ 30,637,948</b>	<b>\$ 26,313,851</b>	<b>\$ 25,281,345</b>
<b>Township's Net Pension Liability - Ending</b>	<b>\$ 2,088,158</b>	<b>\$ 4,035,708</b>	<b>\$ 2,269,623</b>	<b>\$ 12,286,195</b>	<b>\$ 14,310,065</b>	<b>\$ 15,217,746</b>	<b>\$ 10,365,935</b>
<b>Plan Fiduciary Net Position as a Percentage of Total Pension Liability</b>	96.40 %	92.24 %	94.92 %	74.49 %	68.16 %	63.36 %	70.92 %
<b>Covered Payroll</b>	\$ 9,138,203	\$ 8,921,421	\$ 8,217,324	\$ 8,007,361	\$ 7,534,853	\$ 7,639,502	\$ 7,271,632
<b>Township's Net Pension Liability as a Percentage of Covered Payroll</b>	22.85 %	45.24 %	27.62 %	153.44 %	189.92 %	199.20 %	142.55 %

\*Additional information will be displayed as it becomes available.

See notes to required supplemental information.



# Charter Township of Northville

## Required Supplemental Information Schedule of Pension Contributions

	Last Ten Fiscal Years									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Actuarially determined contribution	\$ 1,532,313	\$ 926,775	\$ 901,674	\$ 1,999,234	\$ 2,086,065	\$ 1,778,342	\$ 1,819,343	\$ 1,653,870	\$ 1,482,852	\$ 1,388,954
Contributions in relation to the actuarially determined contribution	2,830,843	2,727,267	901,674	9,806,034	2,452,391	2,631,259	2,517,489	2,959,247	1,400,362	1,337,281
<b>Contribution Excess (Deficiency)</b>	<b>\$ 1,298,530</b>	<b>\$ 1,800,492</b>	<b>\$ -</b>	<b>\$ 7,806,800</b>	<b>\$ 366,326</b>	<b>\$ 852,917</b>	<b>\$ 698,146</b>	<b>\$ 1,305,377</b>	<b>\$ (82,490)</b>	<b>\$ (51,673)</b>
<b>Covered Payroll</b>	<b>\$ 9,845,240</b>	<b>\$ 9,138,203</b>	<b>\$ 8,921,421</b>	<b>\$ 8,217,324</b>	<b>\$ 8,007,361</b>	<b>\$ 7,534,853</b>	<b>\$ 7,639,502</b>	<b>\$ 7,271,632</b>	<b>\$ 6,978,674</b>	<b>\$ 6,712,188</b>
<b>Contributions as a Percentage of Covered Payroll</b>	<b>28.75 %</b>	<b>28.77 %</b>	<b>10.97 %</b>	<b>114.73 %</b>	<b>30.59 %</b>	<b>34.92 %</b>	<b>32.95 %</b>	<b>40.70 %</b>	<b>20.07 %</b>	<b>19.92 %</b>

### Notes to Schedule of Pension Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date: Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method: Entry age  
 Amortization method: Level percentage of payroll, open  
 Remaining amortization period: 15 years  
 Asset valuation method: 5-year smoothed  
 Inflation: 2.50 percent  
 Salary increase: 3.00 percent  
 Investment rate of return: 7.60 percent  
 Retirement age: Varies depending on plan adoption  
 Mortality: 50 percent female/50 percent male RP-2014 Mortality Table  
 Other information: None



## Charter Township of Northville

### Required Supplemental Information Schedule of Changes in the Net OPEB Liability and Related Ratios

	Last Four Fiscal Years (Built Prospectively from 2018)*			
	2021	2020	2019	2018
<b>Total OPEB Liability</b>				
Service cost	\$ 209,756	\$ 199,655	\$ 173,441	\$ 167,172
Interest	635,729	610,951	503,288	493,165
Changes in benefit terms	(44,991)	-	131,851	-
Differences between expected and actual experience	846,710	-	1,099,302	-
Changes in assumptions	1,712,799	98,827	162,757	-
Benefit payments, including refunds	<u>(582,697)</u>	<u>(538,308)</u>	<u>(553,134)</u>	<u>(484,554)</u>
<b>Net Change in Total OPEB Liability</b>	2,777,306	371,125	1,517,505	175,783
<b>Total OPEB Liability - Beginning of year</b>	<u>9,268,317</u>	<u>8,897,192</u>	<u>7,379,687</u>	<u>7,203,904</u>
<b>Total OPEB Liability - End of year</b>	<b><u>\$ 12,045,623</u></b>	<b><u>\$ 9,268,317</u></b>	<b><u>\$ 8,897,192</u></b>	<b><u>\$ 7,379,687</u></b>
<b>Plan Fiduciary Net Position</b>				
Contributions - Employer	\$ 450,190	\$ 457,060	\$ 1,228,740	\$ 428,130
Net investment income (loss)	1,331,103	1,276,131	1,445,209	(211,938)
Benefit payments, including refunds	<u>(582,697)</u>	<u>(538,308)</u>	<u>(553,134)</u>	<u>(484,554)</u>
<b>Net Change in Plan Fiduciary Net Position</b>	1,198,596	1,194,883	2,120,815	(268,362)
<b>Plan Fiduciary Net Position - Beginning of year</b>	<u>9,965,103</u>	<u>8,770,220</u>	<u>6,649,405</u>	<u>6,917,767</u>
<b>Plan Fiduciary Net Position - End of year</b>	<b><u>\$ 11,163,699</u></b>	<b><u>\$ 9,965,103</u></b>	<b><u>\$ 8,770,220</u></b>	<b><u>\$ 6,649,405</u></b>
<b>Net OPEB Liability (Asset) - Ending</b>	<b><u>\$ 881,924</u></b>	<b><u>\$ (696,786)</u></b>	<b><u>\$ 126,972</u></b>	<b><u>\$ 730,282</u></b>
<b>Plan Fiduciary Net Position as a Percentage of Total OPEB Liability</b>	92.68 %	107.52 %	98.57 %	90.10 %
<b>Covered Payroll</b>	\$ 8,513,890	\$ 8,473,900	\$ 8,969,831	\$ 8,645,620
<b>Net OPEB Liability as a Percentage of Covered Payroll</b>	10.36 %	(8.22)%	1.42 %	8.45 %

\*Additional information will be displayed as it becomes available.

# Charter Township of Northville

## Required Supplemental Information Schedule of OPEB Contributions

	Last Ten Fiscal Years									
	Years Ended December 31									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Actuarially determined contribution	\$ 226,377	\$ 218,628	\$ 205,380	\$ 198,891	\$ 231,376	\$ 221,412	\$ 446,989	\$ 437,318	\$ 428,063	\$ 179,096
Contributions in relation to the actuarially determined contribution	450,190	457,060	1,228,740	428,130	432,750	432,590	446,989	437,318	428,063	179,455
<b>Contribution Excess</b>	<b>\$ 223,813</b>	<b>\$ 238,432</b>	<b>\$ 1,023,360</b>	<b>\$ 229,239</b>	<b>\$ 201,374</b>	<b>\$ 211,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 359</b>
<b>Covered Payroll</b>	<b>\$ 8,513,890</b>	<b>\$ 8,473,900</b>	<b>\$ 8,969,831</b>	<b>\$ 8,645,620</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Contributions as a Percentage of Covered Payroll</b>	<b>5.29 %</b>	<b>5.39 %</b>	<b>13.70 %</b>	<b>4.95 %</b>	<b>- %</b>	<b>- %</b>	<b>- %</b>	<b>- %</b>	<b>- %</b>	<b>- %</b>

Note: Prior to 2018, the annual required contribution was not based on a percentage of pay, but rather was a flat rate. Therefore, covered payroll amount for periods prior to 2018 are not shown.

### Notes to Schedule of Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date: Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Entry age normal as a percentage of payroll
- Amortization method: Level dollar
- Remaining amortization period: 20 years
- Asset valuation method: Fair value
- Inflation: 2.50 percent
- Health care cost trend rates: 4.50 percent
- Investment rate of return: 7.00 percent
- Mortality: 50 percent female/50 percent male RP-2014 Mortality Table
- Other information: None

**Charter Township of Northville**

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**Required Supplemental Information  
Schedule of OPEB Investment Returns**

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	<b>Last Five Fiscal Years Years Ended December 31</b>				
	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Annual money-weighted rate of return - Net of investment expense	13.72 %	14.84 %	21.94 %	(3.13)%	16.93 %

# Charter Township of Northville

## Notes to Required Supplemental Information

December 31, 2021

### ***Budgetary Information***

The annual budget is prepared by the Township's supervisor and adopted by the Township's board; subsequent amendments are approved by the Township's board. Unexpended appropriations lapse at year end; encumbrances are not included as expenditures. During the current year, the budget was amended in a legally permissible manner.

The budget has been prepared in accordance with accounting principles generally accepted in the United States of America for the General Fund and all special revenue funds, with the exception that transfers have been included in the revenue or expenditures categories, rather than as other financing sources (uses).

The Township follows procedures outlined below in establishing the budget reflected in the financial statements. The budget process begins in August via an email distribution to various township departments. In September, the budget is available for public viewing, and public hearings take place with the board of trustees. In October, the final operating budget is adopted.

The budget has been adopted on an activity basis; expenditures at this level in excess of amounts budgeted are a violation of Michigan law. Comparison of actual results of operations to the budgets of the General Fund and major special revenue funds, as adopted by the Township's board, is included in the required supplemental information of the basic financial statements.

A reconciliation of the budgetary comparison schedules to the fund-based statement of revenue, expenditures, and changes in fund balance is as follows:

Charter Township of Northville - General Fund	Total Revenue	Total Expenditures
Amounts per operating statement	\$ 8,075,942	\$ 4,176,005
Interfund transfers budgeted as revenue and expenditures	-	1,120,150
Amounts per budget statement	<u>\$ 8,075,942</u>	<u>\$ 5,296,155</u>

### ***Pension Information***

#### **Benefit Changes**

There were changes of benefit terms related to cost of living adjustments increases in the December 31, 2018 valuation.

#### **Changes in Assumptions**

In 2015, mortality tables were updated to the most recent tables.

In the December 31, 2019 valuation, there were changes of the economic assumptions lowering the investment rate of return assumption from 8.00 to 7.60 percent and lowering the assumed rate of wage inflation from 3.75 to 3.00 percent.

Beginning with the 2020 valuation, changes to the demographic assumptions were made as a result of an experience study being performed for the period from 2013 through 2018. The most notable change was that the mortality tables were updated to the Pub-2010 mortality tables. The valuation adopted new final average compensation load assumptions.

### ***OPEB Information***

#### **Benefit Changes**

In the December 31, 2021 valuation, benefit terms were changed to recognize Act 88 and purchased service toward retirement eligibility and to correct eligibility for duty-related disability and death benefits to reflect no minimum age or service requirement.

***Changes in Assumptions***

In the December 31, 2021 valuation, the assumed salary increase was decreased from 3.75 percent to 3.00 percent. The immediate medical trend rate was decreased from 8.25 percent to 7.50 percent, and the mortality improvement scale was updated from Scale MP-2019 to Scale MP-2021.

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## Other Supplemental Information

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# Charter Township of Northville

## Other Supplemental Information Combining Balance Sheet Nonmajor Governmental Funds

December 31, 2021

	Special Revenue Funds		Debt Service Funds			Capital Project Fund	Total
	Youth Assistance Fund	Shared Services Fund	Edenderry Paving SAD Fund	2012 Refunding Debt Fund	Seven Mile Road Property Purchase Fund	Tree Fund	
<b>Assets</b>							
Cash and investments	\$ 222,392	\$ 1,774,388	\$ 53,037	\$ 488,932	\$ 4,094,359	\$ 497,883	\$ 7,130,991
Receivables:							
Property taxes	-	1,351,355	-	-	1,197,465	-	2,548,820
Special assessments	-	-	56,262	-	-	-	56,262
Accrued interest receivable	-	25	-	-	49	7	81
Other	2,923	-	-	-	-	-	2,923
Due from other governmental units	-	4,034	-	-	6,392	-	10,426
Prepaid items	17	-	-	-	-	-	17
<b>Total assets</b>	<b>\$ 225,332</b>	<b>\$ 3,129,802</b>	<b>\$ 109,299</b>	<b>\$ 488,932</b>	<b>\$ 5,298,265</b>	<b>\$ 497,890</b>	<b>\$ 9,749,520</b>
<b>Liabilities</b>							
Accounts payable	\$ 48	\$ 75,902	\$ -	\$ -	\$ 2,000	\$ -	\$ 77,950
Accrued liabilities and other	2,442	-	-	-	-	-	2,442
Unearned revenue	-	35,000	-	-	-	-	35,000
<b>Total liabilities</b>	<b>2,490</b>	<b>110,902</b>	<b>-</b>	<b>-</b>	<b>2,000</b>	<b>-</b>	<b>115,392</b>
<b>Deferred Inflows of Resources</b>							
Unavailable revenue	-	-	56,262	-	-	-	56,262
Property taxes levied for the following year	-	1,786,636	-	-	1,570,987	-	3,357,623
Other deferred inflows	2,923	-	-	-	-	-	2,923
<b>Total deferred inflows of resources</b>	<b>2,923</b>	<b>1,786,636</b>	<b>56,262</b>	<b>-</b>	<b>1,570,987</b>	<b>-</b>	<b>3,416,808</b>
<b>Total liabilities and deferred inflows of resources</b>	<b>5,413</b>	<b>1,897,538</b>	<b>56,262</b>	<b>-</b>	<b>1,572,987</b>	<b>-</b>	<b>3,532,200</b>
<b>Fund Balances</b>							
Nonspendable	17	-	-	-	-	-	17
Restricted:							
Debt service	-	-	53,037	-	3,725,278	-	3,778,315
Youth assistance	219,902	-	-	-	-	-	219,902
Parks, recreation, and senior services	-	1,232,264	-	-	-	-	1,232,264
Assigned:							
Debt service	-	-	-	488,932	-	-	488,932
Tree plantings and replacement	-	-	-	-	-	497,890	497,890
<b>Total fund balances</b>	<b>219,919</b>	<b>1,232,264</b>	<b>53,037</b>	<b>488,932</b>	<b>3,725,278</b>	<b>497,890</b>	<b>6,217,320</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 225,332</b>	<b>\$ 3,129,802</b>	<b>\$ 109,299</b>	<b>\$ 488,932</b>	<b>\$ 5,298,265</b>	<b>\$ 497,890</b>	<b>\$ 9,749,520</b>

# Charter Township of Northville

## Other Supplemental Information Combining Statement of Revenue, Expenditures, and Changes in Fund Balances Nonmajor Governmental Funds

**Year Ended December 31, 2021**

	Special Revenue Funds		Debt Service Funds			Capital Project Fund	Total
	Youth Assistance Fund	Shared Services Fund	Edenderry Paving SAD Fund	2012 Refunding Debt Fund	Seven Mile Road Property Purchase Fund	Tree Fund	
<b>Revenue</b>							
Property taxes	\$ -	\$ 1,673,894	\$ -	\$ -	\$ 2,709,049	\$ -	\$ 4,382,943
Intergovernmental	-	135,000	-	-	9,000	-	144,000
Net investment income	-	95	3,704	-	182	27	4,008
Other revenue	135,490	5,688	19,351	263,390	-	78,750	502,669
<b>Total revenue</b>	<b>135,490</b>	<b>1,814,677</b>	<b>23,055</b>	<b>263,390</b>	<b>2,718,231</b>	<b>78,777</b>	<b>5,033,620</b>
<b>Expenditures</b>							
Recreation and culture	122,872	1,428,880	-	-	-	2,639	1,554,391
Debt service	-	-	53,232	1,053,550	1,590,662	-	2,697,444
<b>Total expenditures</b>	<b>122,872</b>	<b>1,428,880</b>	<b>53,232</b>	<b>1,053,550</b>	<b>1,590,662</b>	<b>2,639</b>	<b>4,251,835</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>12,618</b>	<b>385,797</b>	<b>(30,177)</b>	<b>(790,160)</b>	<b>1,127,569</b>	<b>76,138</b>	<b>781,785</b>
<b>Other Financing Sources - Transfers in</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>790,150</b>	<b>-</b>	<b>-</b>	<b>790,150</b>
<b>Net Change in Fund Balances</b>	<b>12,618</b>	<b>385,797</b>	<b>(30,177)</b>	<b>(10)</b>	<b>1,127,569</b>	<b>76,138</b>	<b>1,571,935</b>
<b>Fund Balances - Beginning of year</b>	<b>207,301</b>	<b>846,467</b>	<b>83,214</b>	<b>488,942</b>	<b>2,597,709</b>	<b>421,752</b>	<b>4,645,385</b>
<b>Fund Balances - End of year</b>	<b>\$ 219,919</b>	<b>\$ 1,232,264</b>	<b>\$ 53,037</b>	<b>\$ 488,932</b>	<b>\$ 3,725,278</b>	<b>\$ 497,890</b>	<b>\$ 6,217,320</b>



**Charter Township of Northville**

**Other Supplemental Information**  
**Budgetary Comparison Schedule - Nonmajor Governmental Funds**  
**Youth Assistance**

**Year Ended December 31, 2021**

	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
<b>Revenue - Other revenue</b>	\$ 125,540	\$ 135,490	\$ 9,950
<b>Expenditures - Recreation and culture</b>	136,970	122,872	14,098
<b>Net Change in Fund Balance</b>	(11,430)	12,618	24,048
<b>Fund Balance - Beginning of year</b>	207,301	207,301	-
<b>Fund Balance - End of year</b>	<u><u>\$ 195,871</u></u>	<u><u>\$ 219,919</u></u>	<u><u>\$ 24,048</u></u>

**Charter Township of Northville**

Other Supplemental Information  
 Budgetary Comparison Schedule - Nonmajor Governmental Funds  
 (Continued)  
 Shared Services

**Year Ended December 31, 2021**

	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
<b>Revenue</b>			
Property taxes	\$ 1,658,000	\$ 1,673,894	\$ 15,894
Intergovernmental	-	135,000	135,000
Net investment income	-	95	95
Other revenue	4,300	5,688	1,388
Total revenue	1,662,300	1,814,677	152,377
<b>Expenditures - Recreation and culture</b>	1,599,250	1,428,880	170,370
<b>Excess of Revenue Over Expenditures</b>	63,050	385,797	322,747
<b>Other Financing Uses - Transfers out</b>	(150,000)	-	150,000
<b>Net Change in Fund Balance</b>	(86,950)	385,797	472,747
<b>Fund Balance - Beginning of year</b>	846,467	846,467	-
<b>Fund Balance - End of year</b>	<u>\$ 759,517</u>	<u>\$ 1,232,264</u>	<u>\$ 472,747</u>

**Charter Township of Northville**

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Other Supplemental Information  
Balance Sheet  
Economic Development Corporation

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**December 31, 2021**

	Economic Development Corporation
<b>Assets</b> - Cash and investments	\$ 1,103
Total assets	<u>\$ 1,103</u>
<b>Liabilities</b>	\$ -
<b>Fund Balance</b> - Unassigned	<u>1,103</u>
Total liabilities and fund balance	<u>\$ 1,103</u>

**Charter Township of Northville**

Other Supplemental Information  
Statement of Revenue, Expenditures, and Changes in Fund Balance  
Economic Development Corporation

**Year Ended December 31, 2021**

	Economic Development Corporation
<b>Expenditures</b>	\$ -
<b>Net Change in Fund Balance</b>	-
<b>Fund Balance - Beginning of year</b>	1,103
<b>Fund Balance - End of year</b>	<u><u>\$ 1,103</u></u>

**Charter Township of Northville**

**Other Supplemental Information**  
**Statement of Net Position/Governmental Fund Balance Sheet**  
**Brownfield Redevelopment Authority**

**December 31, 2021**

	Brownfield Redevelopment Authority	Adjustments	Statement of Net Position
<b>Assets</b>			
Cash and investments	\$ 184,888	\$ -	\$ 184,888
Receivables - Taxes	991,483	-	991,483
Restricted cash	11,807,820	-	11,807,820
Capital assets - Net	-	869,587	869,587
	<b>\$ 12,984,191</b>	869,587	13,853,778
<b>Liabilities</b>			
Accounts payable	\$ 4,000	-	4,000
Due to other governmental units	96,727	-	96,727
Accrued liabilities and other	21,167	46,270	67,437
Noncurrent liabilities:			
Due within one year - Current portion of long-term debt	-	140,000	140,000
Due in more than one year - Long-term debt	-	12,401,404	12,401,404
	121,894	12,587,674	12,709,568
<b>Deferred Inflows of Resources</b> - Property taxes levied for the following year	991,483	-	991,483
	1,113,377	12,587,674	13,701,051
<b>Fund Balances</b>			
Restricted	11,803,820	(11,803,820)	-
Unassigned	66,994	(66,994)	-
	11,870,814	(11,870,814)	-
Total liabilities, deferred inflows of resources, and fund balances	<b>\$ 12,984,191</b>		
<b>Net Position</b>			
Net investment in capital assets		136,003	136,003
Unrestricted		16,724	16,724
		<b>\$ 152,727</b>	<b>\$ 152,727</b>
Total net position		<b>\$ 152,727</b>	<b>\$ 152,727</b>

## Charter Township of Northville

### Other Supplemental Information Statement of Revenue, Expenditures, and Changes in Fund Balance/Statement of Activities Brownfield Redevelopment Authority

**Year Ended December 31, 2021**

	Brownfield Redevelopment Authority	Adjustments	Statement of Activities
<b>Revenue</b>			
Property taxes	\$ 2,257,745	\$ -	\$ 2,257,745
Intergovernmental - Federal sources	5,024	-	5,024
Net investment income	232	-	232
Total revenue	2,263,001	-	2,263,001
<b>Expenditures - Current services</b>	2,967,411	(323,136)	2,644,275
<b>Excess of Expenditures Over Revenue</b>	(704,410)	323,136	(381,274)
<b>Other Financing Sources</b>			
New debt issued	12,395,311	(12,395,311)	-
Debt premium	135,843	(135,843)	-
Total other financing sources	12,531,154	(12,531,154)	-
<b>Net Change in Fund Balance/Net Position</b>	11,826,744	(12,208,018)	(381,274)
<b>Fund Balance/Net Position - Beginning of year</b>	44,070	489,931	534,001
<b>Fund Balance/Net Position - End of year</b>	<b>\$ 11,870,814</b>	<b>\$ (11,718,087)</b>	<b>\$ 152,727</b>

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## Statistical Section

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# Statistical Section

This part of the comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Township's overall financial health

The statistical section is organized into the following main categories:

- Financial trends

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

- Revenue capacity

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

- Debt capacity

These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.

- Demographic and economic information

These schedules help the reader understand the environment within which the government's financial activities take place.

- Operating information

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.



## Charter Township of Northville

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	As of December 31,			
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>Governmental Activities:</b>				
Net investment in capital assets	\$ 23,055,264	\$ 24,441,185	\$ 25,741,191	\$ 27,791,289
Restricted	8,666,302	7,352,257	5,641,118	6,891,613
Unrestricted	9,927,066	11,144,529	14,770,526	8,041,009
Total net position	<u>\$ 41,648,632</u>	<u>\$ 42,937,971</u>	<u>\$ 46,152,835</u>	<u>\$ 42,723,911</u>
<b>Business Type Activities:</b>				
Net investment in capital assets	\$ 46,350,805	\$ 46,098,141	\$ 46,582,470	\$ 46,295,825
Restricted	-	-	-	-
Unrestricted	35,809,582	34,320,753	33,951,924	34,966,807
Total net position	<u>\$ 82,160,387</u>	<u>\$ 80,418,894</u>	<u>\$ 80,534,394</u>	<u>\$ 81,262,632</u>
<b>Primary government in total:</b>				
Net investment in capital assets	\$ 69,406,069	\$ 70,539,326	\$ 72,323,661	\$ 74,087,114
Restricted	8,666,302	7,352,257	5,641,118	6,891,613
Unrestricted	45,736,648	45,465,282	48,722,450	43,007,816
Total net position	<u>\$ 123,809,019</u>	<u>\$ 123,356,865</u>	<u>\$ 126,687,229</u>	<u>\$ 123,986,543</u>

Source: Township's annual financial statements

## Net Position by Component

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,					
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 29,110,146	\$ 31,414,490	\$ 42,377,681	\$ 45,059,020	\$ 46,851,756	\$ 48,240,367
8,653,806	10,377,739	8,895,456	10,810,720	13,224,232	16,548,604
<u>15,362,234</u>	<u>18,638,232</u>	<u>12,991,218</u>	<u>21,092,298</u>	<u>25,451,269</u>	<u>30,523,019</u>
<b><u>\$ 53,126,186</u></b>	<b><u>\$ 60,430,461</u></b>	<b><u>\$ 64,264,355</u></b>	<b><u>\$ 76,962,038</u></b>	<b><u>\$ 85,527,257</u></b>	<b><u>\$ 95,311,990</u></b>
\$ 45,593,094	\$ 45,915,955	\$ 45,321,290	\$ 44,738,092	\$ 44,290,283	\$ 44,174,684
-	-	-	-	-	-
<u>36,897,950</u>	<u>40,634,504</u>	<u>45,824,024</u>	<u>51,972,564</u>	<u>57,530,085</u>	<u>61,748,742</u>
<b><u>\$ 82,491,044</u></b>	<b><u>\$ 86,550,459</u></b>	<b><u>\$ 91,145,314</u></b>	<b><u>\$ 96,710,656</u></b>	<b><u>\$ 101,820,368</u></b>	<b><u>\$ 105,923,426</u></b>
\$ 74,703,240	\$ 77,330,445	\$ 87,698,971	\$ 89,797,112	\$ 91,142,039	\$ 92,415,051
8,653,806	10,377,739	8,895,456	10,810,720	13,224,232	16,548,604
<u>52,260,184</u>	<u>59,272,736</u>	<u>58,815,242</u>	<u>73,064,862</u>	<u>82,981,354</u>	<u>92,271,761</u>
<b><u>\$ 135,617,230</u></b>	<b><u>\$ 146,980,920</u></b>	<b><u>\$ 155,409,669</u></b>	<b><u>\$ 173,672,694</u></b>	<b><u>\$ 187,347,625</u></b>	<b><u>\$ 201,235,416</u></b>

## Charter Township of Northville

	As of December 31,			
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>Expenses:</b>				
General government	\$ 3,493,755	\$ 2,653,730	\$ 2,854,999	\$ 3,433,997
Public safety:				
Police and fire	10,734,926	11,108,991	11,157,575	11,073,853
Building department	491,918	558,867	574,795	642,982
Community & economic development	195,707	186,797	186,394	217,583
Recreation and culture	1,989,540	1,833,427	1,436,843	1,587,317
Interest on long-term debt	1,485,959	1,182,782	1,118,780	1,061,054
Total governmental activities	<u>18,391,805</u>	<u>17,524,594</u>	<u>17,329,386</u>	<u>18,016,786</u>
<b>Program revenues:</b>				
Charges for services				
General government	870,261	980,963	836,203	867,597
Public safety:				
Police and fire	475,819	1,321,420	1,191,650	1,234,197
Building department	1,062,979	1,181,220	1,051,596	1,135,386
Community & economic development	34,171	254,269	148,868	114,522
Recreation and culture	140,731	142,802	135,413	63,298
Total charges for services	<u>2,583,961</u>	<u>3,880,674</u>	<u>3,363,730</u>	<u>3,415,000</u>
Operating grants and contributions	352,870	620,958	696,401	569,297
Capital grants and contributions	2,061,160	17,451	244,931	245,651
Total program revenue	<u>4,997,991</u>	<u>4,519,083</u>	<u>4,305,062</u>	<u>4,229,948</u>
Net (expense) revenue	<u>(13,393,814)</u>	<u>(13,005,511)</u>	<u>(13,024,324)</u>	<u>(13,786,838)</u>
General revenues:				
Property taxes	12,135,482	12,104,998	12,941,502	16,222,225
State-shared revenues	2,077,884	2,118,456	2,214,975	2,219,929
Unrestricted investment earnings/(loss)	86,826	(36,777)	124,336	79,256
Gain or loss on sales of assets	2,646	53,659	64,617	7,197
Miscellaneous	348,327	54,514	893,758	532,555
Total general revenues	<u>14,651,165</u>	<u>14,294,850</u>	<u>16,239,188</u>	<u>19,061,162</u>
Transfers	-	-	-	-
Change in net position	<u>\$ 1,257,351</u>	<u>\$ 1,289,339</u>	<u>\$ 3,214,864</u>	<u>\$ 5,274,324</u>

Source: Township's annual financial statements

## Changes in Governmental Net Position

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,					
2016	2017	2018	2019	2020	2021
\$ 3,709,606	\$ 3,421,527	\$ 3,051,711	\$ 2,279,440	\$ 3,636,956	\$ 3,626,493
11,957,837	12,199,157	13,369,529	9,601,064	15,169,219	13,867,355
558,062	554,962	599,594	631,644	505,532	450,454
3,654,250	311,904	702,317	608,377	228,294	228,459
1,499,753	1,663,267	1,164,707	1,577,654	1,099,097	1,229,765
999,369	1,042,526	838,687	727,041	639,431	543,725
<u>22,378,877</u>	<u>19,193,343</u>	<u>19,726,545</u>	<u>15,425,220</u>	<u>21,278,529</u>	<u>19,946,251</u>
957,220	1,114,059	585,042	583,131	619,893	591,430
1,304,376	1,261,022	1,157,736	1,132,800	1,086,007	1,021,044
999,861	1,414,821	1,654,299	1,440,917	1,133,441	1,621,548
138,014	278,375	266,761	116,405	63,068	104,278
442,547	407,794	287,226	1,104,090	758,571	632,776
<u>3,842,018</u>	<u>4,476,071</u>	<u>3,951,064</u>	<u>4,377,343</u>	<u>3,660,980</u>	<u>3,971,076</u>
421,855	716,885	297,130	572,470	1,890,453	508,520
155,762	105,687	304,249	120,906	227,102	-
<u>4,419,635</u>	<u>5,298,643</u>	<u>4,552,443</u>	<u>5,070,719</u>	<u>5,778,535</u>	<u>4,479,596</u>
<u>(17,959,242)</u>	<u>(13,894,700)</u>	<u>(15,174,102)</u>	<u>(10,354,501)</u>	<u>(15,499,994)</u>	<u>(15,466,655)</u>
16,713,080	17,027,702	18,305,872	19,199,346	20,370,481	20,377,918
2,281,802	2,470,135	2,527,787	2,633,619	2,626,793	3,047,338
87,050	189,036	702,837	82,630	-	21,326
8,514,323	1,018,264	250,977	747,423	161,328	-
765,262	493,838	877,815	389,166	906,611	1,804,806
<u>28,361,517</u>	<u>21,198,975</u>	<u>22,665,288</u>	<u>23,052,184</u>	<u>24,065,213</u>	<u>25,251,388</u>
-	-	-	-	-	-
<u>\$ 10,402,275</u>	<u>\$ 7,304,275</u>	<u>\$ 7,491,186</u>	<u>\$ 12,697,683</u>	<u>\$ 8,565,219</u>	<u>\$ 9,784,733</u>

## Charter Township of Northville

	As of December 31,			
	2012	2013	2014	2015
Operating Revenue				
Water and sewer	\$ 12,289,757	\$ 10,548,452	\$ 10,371,892	\$ 13,289,726
Solid waste	<u>1,221,220</u>	<u>1,220,996</u>	<u>1,231,692</u>	<u>1,240,316</u>
Total operating revenue	13,510,977	11,769,448	11,603,584	14,530,042
Operating Expenses				
Water and sewer	13,998,826	14,695,035	13,909,882	14,780,896
Solid waste	<u>1,273,154</u>	<u>934,679</u>	<u>1,133,997</u>	<u>1,145,022</u>
Total operating expenses	<u>15,271,980</u>	<u>15,629,714</u>	<u>15,043,879</u>	<u>15,925,918</u>
Operating Income (Loss)	(1,761,003)	(3,860,266)	(3,440,295)	(1,395,876)
Nonoperating Revenue (Expenses)				
Investment income	149,249	(831,373)	985,622	406,748
Interest expense	-	-	-	-
Gain (loss) on disposal of assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) - Before contributions and other items	(1,611,754)	(4,691,639)	(2,454,673)	(989,128)
Operating grants and contributions	320,675	-	-	-
Capital grants and contributions	<u>2,742,609</u>	<u>2,950,146</u>	<u>2,570,173</u>	<u>2,571,952</u>
Total capital contributions	3,063,284	2,950,146	2,570,173	2,571,952
Transfers to other funds	<u>(313,296)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in Net Position, business type	1,138,234	(1,741,493)	115,500	1,582,824
<b>Primary government in total:</b>				
Primary government revenue	\$ 36,372,666	\$ 32,702,154	\$ 35,703,629	\$ 40,799,852
Primary government expense	<u>33,977,081</u>	<u>33,154,308</u>	<u>32,373,265</u>	<u>33,942,704</u>
Total Primary government Change in Net Position	<u>\$ 2,395,585</u>	<u>\$ (452,154)</u>	<u>\$ 3,330,364</u>	<u>\$ 6,857,148</u>

Source: Township's annual financial statements

## Changes in Business Type Net Position

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,						
2016	2017	2018	2019	2020	2021	
\$ 14,986,362	\$ 15,858,043	\$ 15,354,365	\$ 14,802,478	\$ 16,698,964	\$ 15,259,102	
205,373	-	-	-	-	-	
<u>15,191,735</u>	<u>15,858,043</u>	<u>15,354,365</u>	<u>14,802,478</u>	<u>16,698,964</u>	<u>15,259,102</u>	
15,949,475	15,623,629	14,098,164	12,783,088	13,510,540	13,619,074	
269,639	93,448	523,999	-	-	-	
<u>16,219,114</u>	<u>15,717,077</u>	<u>14,622,163</u>	<u>12,783,088</u>	<u>13,510,540</u>	<u>13,619,074</u>	
(1,027,379)	140,966	732,202	2,019,390	3,188,424	1,640,028	
288,425	120,968	264,425	550,181	274,267	(16,483)	
-	-	-	-	-	2,500	
<u>(738,954)</u>	<u>261,934</u>	<u>996,627</u>	<u>2,569,571</u>	<u>3,462,691</u>	<u>1,626,045</u>	
-	-	-	-	-	-	
<u>1,967,366</u>	<u>3,797,481</u>	<u>4,093,237</u>	<u>2,995,771</u>	<u>1,647,021</u>	<u>2,477,013</u>	
1,967,366	3,797,481	4,093,237	2,995,771	1,647,021	2,477,013	
-	-	-	-	-	-	
<u>1,228,412</u>	<u>4,059,415</u>	<u>5,089,864</u>	<u>5,565,342</u>	<u>5,109,712</u>	<u>4,103,058</u>	
\$ 50,228,678	\$ 46,274,110	\$ 46,929,758	\$ 46,471,333	\$ 48,464,000	\$ 47,453,116	
38,597,991	34,910,420	34,348,708	28,208,308	34,789,069	33,565,325	
<u>\$ 11,630,687</u>	<u>\$ 11,363,690</u>	<u>\$ 12,581,050</u>	<u>\$ 18,263,025</u>	<u>\$ 13,674,931</u>	<u>\$ 13,887,791</u>	

**Charter Township of Northville**

	As of December 31,			
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
General Fund:				
Nonspendable:				
Prepays	\$ 47,588	\$ 39,012	\$ 24,955	\$ 28,931
Long-term receivable	1,159,884	960,111	816,853	673,595
Restricted	5,000	5,125	6,225	6,225
Assigned	-	-	-	-
Unassigned	4,429,642	5,752,961	7,036,145	8,458,234
Total general fund	<u>5,642,114</u>	<u>6,757,209</u>	<u>7,884,178</u>	<u>9,166,985</u>
All other governmental funds:				
Nonspendable:				
Prepays	17,697	-	81,243	108,660
Restricted:				
Parks, recreation, and cultural services	1,439,625	1,097,614	811,017	841,876
Debt service	1,360,894	1,207,110	431,690	390,854
Youth assistance	145,555	123,696	104,265	105,420
Drug forfeiture	1,590,962	1,455,089	1,339,507	1,249,549
Police and fire operations	3,533,774	2,862,861	2,356,783	3,758,701
Special operations	-	54,433	26,833	20,864
Conrad charitable trust	-	33,115	41,601	23,177
Metro act funds	-	-	-	-
Road improvements	-	-	-	-
Committed - Tree plantings & replacement	-	-	-	-
Assigned	437,084	551,014	1,508,423	1,650,392
Unassigned	-	-	-	-
Total all other governmental funds	<u>8,525,591</u>	<u>7,384,932</u>	<u>6,701,362</u>	<u>8,149,493</u>
Total of all governmental funds	<u>\$ 14,167,705</u>	<u>\$ 14,142,141</u>	<u>\$ 14,585,540</u>	<u>\$ 17,316,478</u>

Source: Township's annual financial statements

## Fund Balances, Governmental Funds

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,						
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	
\$ 24,980	\$ 5,373	\$ 95,944	\$ 90,917	\$ 104,648	\$ 75,146	
530,338	387,080	243,822	128,822	13,822	-	
-	-	-	-	-	461,670	
-	-	-	-	2,551,401	6,000,000	
<u>10,080,957</u>	<u>7,487,236</u>	<u>6,297,996</u>	<u>10,307,506</u>	<u>10,155,445</u>	<u>9,068,287</u>	
<u>10,636,275</u>	<u>7,879,689</u>	<u>6,637,762</u>	<u>10,527,245</u>	<u>12,825,316</u>	<u>15,605,103</u>	
95,178	18,616	327,873	327,573	348,874	259,594	
925,335	945,533	1,059,775	776,166	846,467	1,232,264	
486,429	679,406	1,090,585	1,725,103	2,680,923	3,778,315	
115,634	115,461	163,938	185,365	207,301	219,902	
1,312,353	1,423,510	1,075,318	820,682	603,139	645,842	
5,502,085	6,762,381	4,894,777	6,794,805	8,369,329	9,774,790	
15,806	-	-	-	-	-	
2,678	-	-	-	-	-	
-	137,317	149,108	77,403	92,586	119,965	
-	295,515	-	-	-	-	
321,574	363,807	-	-	-	-	
7,271,314	13,146,674	6,389,221	5,852,532	6,759,292	7,911,202	
-	-	-	-	-	-	
<u>16,048,386</u>	<u>23,888,220</u>	<u>15,150,595</u>	<u>16,559,629</u>	<u>19,907,911</u>	<u>23,941,874</u>	
<b>\$ 26,684,661</b>	<b>\$ 31,767,909</b>	<b>\$ 21,788,357</b>	<b>\$ 27,086,874</b>	<b>\$ 32,733,227</b>	<b>\$ 39,546,977</b>	



## Charter Township of Northville

	As of December 31,			
	2012	2013	2014	2015
<b>Revenue</b>				
Property taxes	\$ 12,135,482	\$ 12,104,998	\$ 12,941,502	\$ 16,222,255
Licenses, permits, and charges for services	1,062,979	1,361,730	1,282,307	2,007,797
Federal grants	2,211,091	474,722	462,664	463,088
State sources	2,157,804	2,147,098	2,261,359	2,427,018
Fines and forfeitures	196,471	272,560	-	153,631
Interest income	86,826	(36,777)	124,336	79,256
Other revenue	2,139,410	2,351,948	3,179,280	1,982,262
Total revenue	<u>19,990,063</u>	<u>18,676,279</u>	<u>20,251,448</u>	<u>23,335,307</u>
<b>Expenditures</b>				
Current:				
Legislative	1,615,843	1,275,674	2,314,508	1,954,709
Facility operations	-	-	-	-
Information technology and communciations				
Clerk	438,753	354,551	386,344	333,552
Treasurer	984,656	987,325	952,924	976,064
Police department	6,400,651	6,225,928	6,563,346	6,764,212
Fire department	4,259,831	4,299,760	4,750,283	4,747,836
Building department	482,455	548,026	526,861	640,655
Planning and zoning	165,172	173,747	186,394	217,583
Shared services	1,543,347	1,311,042	1,292,417	1,570,054
Community development programs	30,535	13,050	-	-
Other	-	-	-	-
Capital outlay	539,304	491,075	184,218	315,106
Debt service principal	-	-	-	1,980,000
Debt service interest	3,295,616	3,096,000	3,067,108	1,120,881
Total expenditures	<u>19,756,163</u>	<u>18,776,178</u>	<u>20,224,403</u>	<u>20,620,652</u>
<b>Excess of Revenue Over Expenditures</b>	233,900	(99,899)	27,045	2,714,655
Other Financing Sources (Uses)				
Payment to refunded bond escrow agent	(9,826,007)	-	-	-
Debt premium	843,254	-	-	-
Proceeds from issuance of debt	9,115,000	-	-	-
Proceeds from sale of assets	471	74,335	416,354	16,283
Transfers in	2,438,016	2,868,292	1,642,100	1,386,120
Transfers out	(2,124,720)	(2,868,292)	(1,642,100)	(1,386,120)
Total other financing sources (uses)	<u>446,014</u>	<u>74,335</u>	<u>416,354</u>	<u>16,283</u>
<b>Net change in fund balances</b>	679,914	(25,564)	443,399	2,730,938
Fund Balances - Beginning of year	13,487,791	14,167,705	14,142,141	14,585,540
Fund Balances - End of year	<u>\$ 14,167,705</u>	<u>\$ 14,142,141</u>	<u>\$ 14,585,540</u>	<u>\$ 17,316,478</u>
Debt service as a percentage of noncapital expenditures	17.38%	17.10%	15.66%	15.88%

## Changes in Fund Balances, Governmental Funds

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,						
2016	2017	2018	2019	2020	2021	
\$ 16,713,080	\$ 17,027,702	\$ 18,305,872	\$ 19,199,346	\$ 20,370,481	\$ 20,377,918	
1,953,377	2,405,813	2,641,913	2,397,131	2,087,771	2,507,213	
202,086	182,654	189,345	3,663	1,544,952	385,309	
2,507,912	2,978,795	2,721,729	3,190,442	2,817,330	3,285,100	
198,438	103,452	5,319	6,072	7,202	4,550	
87,050	189,036	702,837	747,423	161,328	21,326	
2,678,437	2,609,987	2,487,276	2,540,070	2,605,726	3,047,260	
<u>24,340,380</u>	<u>25,497,439</u>	<u>27,054,291</u>	<u>28,084,147</u>	<u>29,594,790</u>	<u>29,628,676</u>	
1,694,273	1,876,128	6,243,930	1,224,962	1,313,370	1,341,330	
280,128	358,201	390,477	366,433	489,264	490,798	
					407,624	
391,470	303,449	385,141	409,459	538,524	413,145	
881,256	918,012	938,565	945,327	986,506	894,429	
7,054,934	6,935,315	9,390,100	7,856,763	9,246,599	8,857,081	
4,621,109	5,073,888	6,373,614	5,041,169	6,021,364	5,731,178	
530,185	554,962	599,594	631,644	505,532	450,454	
235,544	311,904	630,261	179,223	168,788	174,170	
1,267,373	1,298,691	1,308,482	1,831,460	1,421,227	1,554,391	
-	-	-	-	-	-	
3,434,905	-	-	-	-	-	
74,517	698,601	8,156,799	1,302,011	190,122	155,902	
1,980,000	2,120,000	2,185,000	2,275,000	2,385,000	2,085,000	
1,056,128	983,304	896,389	804,809	708,091	612,444	
<u>23,501,822</u>	<u>21,432,455</u>	<u>37,498,352</u>	<u>22,868,260</u>	<u>23,974,387</u>	<u>23,167,946</u>	
838,558	4,064,984	(10,444,061)	5,215,887	5,620,403	6,460,730	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
8,529,625	1,018,264	464,509	82,630	25,950	353,020	
1,228,190	6,261,990	1,039,260	2,260,510	1,410,890	1,120,150	
(1,228,190)	(6,261,990)	(1,039,260)	(2,260,510)	(1,410,890)	(1,120,150)	
<u>8,529,625</u>	<u>1,018,264</u>	<u>464,509</u>	<u>82,630</u>	<u>25,950</u>	<u>353,020</u>	
9,368,183	5,083,248	(9,979,552)	5,298,517	5,646,353	6,813,750	
17,316,478	26,684,661	31,767,909	21,788,357	27,086,874	32,733,227	
<u>\$ 26,684,661</u>	<u>\$ 31,767,909</u>	<u>\$ 21,788,357</u>	<u>\$ 27,086,874</u>	<u>\$ 32,733,227</u>	<u>\$ 39,546,977</u>	
13.14%	15.35%	11.41%	15.06%	13.58%	12.22%	

**Charter Township of Northville**

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Taxable Value by Property Type

Real Property

Tax Year	Fiscal year	Residential	Commercial	Industrial	Developmental
2011	2012	1,424,964,550	180,692,481	39,321,526	1,523,677
2012	2013	1,481,357,931	174,471,840	37,602,545	1,496,813
2013	2014	1,530,830,084	159,848,207	34,106,264	1,532,735
2014	2015	1,588,937,304	166,723,196	34,596,194	-
2015	2016	1,649,321,507	172,157,844	33,462,273	-
2016	2017	1,689,242,557	176,600,072	32,142,847	-
2017	2018	1,748,352,259	186,713,022	30,863,501	-
2018	2019	1,827,580,514	197,511,924	31,676,272	-
2019	2020	1,925,406,222	215,350,463	36,955,322	-
2020	2021	2,003,225,626	222,073,760	42,064,743	-

Source: Assessor's records

## Taxable Value and Estimated Actual Value of Taxable Property

**December 31, 2021**  
**(Unaudited)**

### Taxable Value by Property Type

Personal Property	Total Taxable Value	Tax Rate (Mills)	State Equalized Value (SEV)	Taxable Value as a Percent of SEV
63,512,823	1,710,015,057	7.1574	1,764,076,740	96.94%
61,675,518	1,756,604,647	7.1074	1,836,113,250	95.67%
63,449,640	1,789,766,930	7.1074	1,867,281,729	95.85%
61,449,200	1,851,705,894	8.6564	2,014,863,081	91.90%
65,791,900	1,920,733,524	8.6564	2,200,717,244	87.28%
62,248,490	1,960,233,966	8.6564	2,320,473,362	84.48%
61,765,300	2,027,694,082	8.6564	2,452,109,475	82.69%
63,039,395	2,119,808,105	8.6564	2,515,166,900	84.28%
72,518,020	2,250,230,027	8.6564	2,660,103,904	84.59%
73,905,750	2,341,269,879	8.6232	2,751,543,350	85.09%

**Charter Township of Northville**

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Northville Township

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Tax Year	Fiscal Year	Operating	Operating*	Public Safety*	Shared Services*	Debt Service	Total
2011	2012	0.6824	0.1176	5.0000	0.4574	0.9000	7.1574
2012	2013	0.6824	0.1176	5.0000	0.4574	0.8500	7.1074
2013	2014	0.6824	0.1176	5.0000	0.4574	0.8500	7.1074
2014	2015	0.6816	0.1176	6.2500	0.7574	0.8498	8.6564
2015	2016	0.6804	0.1174	6.2386	0.7560	0.8640	8.6564
2016	2017	0.6750	0.1164	6.1899	0.7501	0.9250	8.6564
2017	2018	0.6702	0.1155	6.1465	0.7448	0.9794	8.6564
2018	2019	0.6642	0.1144	6.0917	0.7381	1.0480	8.6564
2019	2020	0.6554	0.1128	6.0112	0.7283	1.1487	8.6564
2020	2021	0.6525	0.1123	5.9847	0.7250	1.1487	8.6232

Note: All rates are expressed in dollars per \$1,000 of taxable value

Source: Township Treasury Department records

\* Voted millages

## Direct and Overlapping Property Tax Rates

December 31, 2021

(Unaudited)

### Overlapping Government

#### Northville Schools

		Northville Schools								Total All	Total All
		Northville	Wayne	Wayne	Schoolcraft	Zoo	DIA	Huron	State	Total All	Jurisdictions
Homestead	Non-	District	County	County	College	Authority	Authority	Clinton	Education	Jurisdictions	Non-
	Homestead	Library	County	RESA				Metro		Homestead	Homestead
5.5000	23.5000	1.3935	7.8220	3.4643	1.7967	0.1000	-	0.2146	6.0000	33.4485	51.4485
5.3000	23.3000	1.4223	7.8220	3.4643	1.7967	0.1000	0.2000	0.2146	6.0000	33.4273	51.4273
5.3000	23.3000	1.3913	7.8220	3.4643	1.7967	0.1000	0.2000	0.2146	6.0000	33.3963	51.3963
4.8678	22.8678	1.2856	7.8220	3.4643	1.7967	0.1000	0.2000	0.2146	6.0000	34.4074	52.4074
4.7937	22.7937	1.1530	8.7981	3.4643	1.7967	0.1000	0.2000	0.2146	6.0000	35.1768	53.1768
4.6248	22.6248	1.1431	7.8220	5.4643	1.7880	0.1000	0.2000	0.2146	6.0000	36.0132	54.0132
4.6140	22.6140	1.1337	7.8220	5.4643	1.7766	0.1000	0.2000	0.2140	6.0000	35.9810	53.9810
4.6041	22.6041	1.1224	7.8220	5.4643	1.7662	0.1000	0.2000	0.2129	6.0000	35.9483	53.9483
4.5919	22.5919	1.1077	7.8220	5.4643	2.2516	0.1000	0.2000	0.2117	6.0000	36.4056	54.4056
4.5853	22.5853	1.1015	7.8220	5.4643	2.2877	0.1000	0.2000	0.2104	6.0000	36.3944	54.3944

Principal Property Tax Payers

Current and Nine Years Ago

December 31, 2021

(Unaudited)

	2020	Percentage	2011	Percentage	2011
Taxpayer	Taxable Value	of Total	Taxable Value	of Total	Rank
1 Park Place Apts Property Owner LLC	25,111,182	1.07%	19,587,802	1.15%	1
2 Consumers Energy	23,855,412	1.02%	16,053,600	0.94%	2
3 DTE Electric Company	18,600,346	0.79%	14,797,761	0.87%	3
4 BMSH I Cedarbrook Northville MI LLC	16,054,400	0.69%			
5 REIS-MOB 1 LLC	12,792,039	0.55%			
6 Northville Woods Acquisition LLC	10,670,800	0.46%			
7 Kings Mill Cooperative	9,168,200	0.39%	8,644,057	0.51%	5
8 M/I Homes of Michigan	8,875,075	0.38%			
9 ZF North America	8,100,858	0.35%			
10 IRPF Northville Park Place LLC	7,759,600	0.33%			
ZF Technologies LTD, LLC	-	-	9,171,500	0.54%	4
Hayes-Lemmerz International LLC	-	-	7,415,659	0.43%	6
Meijer Inc	-	-	7,302,854	0.43%	7
Innsbrook LLC	-	-	6,461,800	0.38%	8
Huntington Management	-	-	5,592,544	0.33%	9
ZF Technologies, LLC	-	-	5,066,700	0.30%	10
<b>Total</b>	<b>\$ 140,987,912</b>	<b>6.02%</b>	<b>\$ 100,094,277</b>	<b>5.85%</b>	

Source: Assessor's records

Total taxable value for each year **\$ 2,341,269,879** **\$ 1,710,015,057**

**Charter Township of Northville**

**Property Tax Levies and Collections**

**Last Ten Fiscal Years  
December 31, 2021  
(Unaudited)**

Tax Year	Fiscal Year	Total Tax Levy	Collections to March 1 of Following Year	Percent of Levy Collected	Delinquent Collections	Total Tax Collections	Percent of Total Collections to Tax Levy
2011	2012	12,269,725	11,850,278	96.58%	235,814	12,086,092	98.50%
2012	2013	12,503,503	12,169,947	97.33%	327,879	12,497,826	99.95%
2013	2014	12,823,837	12,491,792	97.41%	332,045	12,812,270	99.91%
2014	2015	16,117,438	15,704,034	97.44%	389,749	16,093,783	99.85%
2015	2016	16,746,774	16,380,003	97.81%	360,679	16,740,682	99.96%
2016	2017	17,085,412	16,726,624	97.90%	354,696	17,081,320	99.98%
2017	2018	17,663,803	17,341,661	98.18%	312,924	17,654,585	99.95%
2018	2019	18,489,608	18,049,213	97.62%	430,623	18,479,836	99.95%
2019	2020	19,611,562	19,223,236	98.02%	374,317	19,597,554	99.93%
2020	2021	20,331,642	19,904,417	97.90%	418,308	20,322,726	99.96%

Note: Tax levy and collection information does not include special assessments.

Source: Township Treasury Department records



## Charter Township of Northville

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	As of December 31,			
	2012	2013	2014	2015
<b>Governmental Activities:</b>				
General obligation bonds (1)	\$ 32,468,254	\$ 30,558,929	\$ 28,624,603	\$ 26,600,278
Installment purchase agreements	-	-	-	-
Special assessment bonds	525,000	485,000	445,000	405,000
Total	32,993,254	31,043,929	29,069,603	27,005,278
<b>Business Type Activities:</b>				
General obligation bonds	1,075,000	1,050,000	1,000,000	925,000
General obligation capital improvement bonds (1)	4,400,000	4,200,000	4,000,000	3,955,348
State Revolving Loan Fund	48,291	1,451,805	1,391,805	1,331,805
Total	5,523,291	6,701,805	6,391,805	6,212,153
Total debt of the government	<b>\$ 38,516,545</b>	<b>\$ 37,745,734</b>	<b>\$ 35,461,408</b>	<b>\$ 33,217,431</b>
<b>Total taxable value</b>	\$ 1,710,015,057	\$ 1,756,604,647	\$ 1,789,766,930	\$ 1,851,705,894
Ratio of total debt to taxable value	2.25%	2.15%	1.98%	1.79%
<b>Total Population</b>	29,514	30,255	30,490	30,010
Total debt per capita	\$ 1,305	\$ 1,248	\$ 1,163	\$ 1,107

\* Population estimate information obtained from the Southeast Michigan Council of Governments: [www.semcog.org](http://www.semcog.org)

(1) Presented net of original discounts and premiums

Note: Personal income information is not available

Source: Township's annual financial statements

## Ratios of Outstanding Debt

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,					
2016	2017	2018	2019	2020	2021
\$ 24,580,952	\$ 22,421,627	\$ 20,197,302	\$ 17,882,976	\$ 15,458,651	\$ 13,334,326
-	-	-	-	-	-
<u>360,000</u>	<u>315,000</u>	<u>270,000</u>	<u>225,000</u>	<u>180,000</u>	<u>135,000</u>
24,940,952	22,736,627	20,467,302	18,107,976	15,638,651	13,469,326
850,000	750,000	650,000	550,000	450,000	350,000
3,739,486	3,508,624	3,182,762	2,856,899	2,536,037	2,220,174
<u>1,266,805</u>	<u>1,201,805</u>	<u>1,136,805</u>	<u>1,066,805</u>	<u>996,805</u>	<u>926,805</u>
5,856,291	5,460,429	4,969,567	4,473,704	3,982,842	3,496,979
<b><u>\$ 30,797,243</u></b>	<b><u>\$ 28,197,056</u></b>	<b><u>\$ 25,436,869</u></b>	<b><u>\$ 22,581,680</u></b>	<b><u>\$ 19,621,493</u></b>	<b><u>\$ 16,966,305</u></b>
\$ 1,920,733,524	\$ 1,960,233,966	\$ 2,027,694,082	\$ 2,119,808,105	\$ 2,250,230,027	\$ 2,341,269,879
1.60%	1.44%	1.25%	1.07%	0.87%	0.72%
30,202	30,750	31,453	32,164	31,758	31,845
\$ 1,020	\$ 917	\$ 809	\$ 702	\$ 618	\$ 533

Ratios of General Bonded Debt Outstanding

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

Fiscal Year	Tax - Limited		Less Amounts		Total	Taxable Value	Debt as a		Debt per
	General Obligation Bonds (LTGO)	Tax Supported Bonds (UTGO)	Available in Debt Service Fund (1)				Percentage of Taxable Value	Population (2)	
2012	13,768,254	19,775,000	1,400,200		32,143,054	1,710,015,057	1.88%	29,514	1,089
2013	12,653,929	18,955,000	1,207,110		30,401,819	1,756,604,647	1.73%	30,255	1,005
2014	11,479,603	18,955,000	1,210,183		29,224,420	1,789,766,930	1.63%	30,490	958
2015	14,220,626	17,260,000	1,168,636		30,311,990	1,851,705,894	1.64%	30,010	1,010
2016	12,790,438	16,380,000	1,264,214		27,906,224	1,920,733,524	1.45%	30,202	924
2017	11,255,251	15,425,000	1,457,189		25,223,062	1,960,233,966	1.29%	30,750	820
2018	9,555,064	14,475,000	1,090,585		22,939,479	2,027,694,082	1.13%	31,453	729
2019	7,839,875	13,450,000	1,725,104		19,564,771	2,119,808,105	0.92%	32,164	608
2020	6,089,688	12,355,000	2,680,923		15,763,765	2,250,230,027	0.70%	31,758	496
2021	4,634,500	11,270,000	3,778,315		12,126,185	2,341,269,879	0.52%	31,845	381

Note: Details regarding the Township's outstanding debt can be found in the notes to the financial statements and the schedule of indebtedness.

(1) This is the amount assigned and restricted for debt service principal payments

(2) Population estimate information obtained from the Southeast Michigan Council of Governments: [www.semco.org](http://www.semco.org)

Source: Township's Treasury records

**Charter Township of Northville**

**Direct and Overlapping Governmental Activities Debt**

**December 31, 2021  
(Unaudited)**

Governmental unit	Debt outstanding	Estimated Percent Applicable (1)	Estimated Share of Overlapping Debt
Northville School District	\$ 96,495,000	64.97	\$ 62,692,802
Plymouth-Canton District	257,165,000	2.78	7,149,187
Wayne County	203,433,180	5.35	10,883,675
Schoolcraft Community College	45,270,000	15.06	<u>\$ 6,817,662</u>
 Total overlapping debt			 \$ 87,543,326
Direct Township debt (not including debt related to business-type activities)			<u>13,469,326</u>
 Total direct and overlapping debt			 <u>\$ 101,012,652</u>

(1) Percent obtained from Municipal Advisory Council of Michigan

Source: Various taxing authorities

## Charter Township of Northville

	As of December 31,			
	2012	2013	2014	2015
Calculation of debt limit:				
State equalized valuation (2)	\$ 1,764,076,740	\$ 1,836,113,250	\$ 1,867,281,729	\$ 2,014,863,081
Assessed value equivalent of Act 198 exemptions (1)	13,197,500	15,458,000	13,549,646	12,924,500
Debt limit (10% of SEV)	177,727,424	185,157,125	188,083,138	202,778,758
Calculation of debt subject to limit:				
Total debt	38,516,545	37,745,734	35,461,408	33,217,431
Less special assessment bonds	525,000	485,000	445,000	405,000
Net debt subject to limit	37,991,545	37,260,734	35,016,408	32,812,431
Legal debt margin	139,735,879	147,896,391	153,066,730	169,966,327
Net debt subject to limit as % of debt limit	21.38%	20.12%	18.62%	16.18%

(1) Assessed value changes in prior years as a result of Michigan tax tribunal case

(2) Debt limit is calculated based on prior tax year SEV

Source: Township's Treasury Department records

Act 279, Public Acts of Michigan, 1909, as amended, provides that the net indebtedness of the City shall not exceed 10% of all assessed real and personal property in the Township plus assessed value equivalent of Act 198 specific tax levies.

Bonds which are not included in the computation of legal debt margin according to said Act 279 are:

- (a) Special assessment bonds
- (b) Mortgage bonds
- (c) Michigan Transportation Fund bonds and notes
- (d) Revenue bonds
- (e) Bonds issued, or contract or assessment obligations incurred, to comply with an order of the former water resources commission, the department of environmental quality, or a court of competent jurisdiction
- (f) Bonds issued, or contract or assessment obligations incurred, for water supply, sewerage, drainage, or refuse disposal projects necessary to protect the public health by abating pollution
- (g) Bonds issued, or contract or assessment obligations incurred, for the construction, improvement, or replacement of a combined sewer overflow abatement facility
- (h) Bonds issued to pay premiums or establish self-insurance contracts in accordance with Act 34, Public Acts of Michigan, 2001, as amended

## Legal Debt Margin

December 31, 2021

(Unaudited)

As of December 31,					
2016	2017	2018	2019	2020	2021
\$ 2,200,717,244	\$ 2,320,473,362	\$ 2,452,109,475	\$ 2,515,166,900	\$ 2,660,103,904	\$ 2,751,543,350
13,526,985	12,896,200	12,133,700	11,346,800	12,734,400	7,927,045
221,424,423	233,336,956	246,424,318	252,651,370	267,283,830	275,947,040
30,797,243	28,197,056	25,436,869	22,581,680	19,621,493	16,966,305
360,000	315,000	270,000	225,000	180,000	135,000
30,437,243	27,882,056	25,166,869	22,356,680	19,441,493	16,831,305
190,987,180	205,454,900	221,257,449	230,294,690	247,842,337	259,115,734
13.75%	11.95%	10.21%	8.85%	7.27%	6.10%

**Charter Township of Northville**

**Pledged-Revenue Coverage**

**December 31, 2021**

**(Unaudited)**

Fiscal year	Special assessment bonds				
	Special assessment collections	Debt service		Coverage	
		Principal	Interest		
2012	\$ 58,171	\$ 40,000	\$ 23,748	0.09%	
2013	127,396	40,000	21,648	0.21%	
2014	171,463	40,000	20,778	0.28%	
2015	112,847	40,000	19,488	0.19%	
2016	96,274	45,000	17,996	0.15%	
2017	61,869	45,000	16,275	0.10%	
2018	53,103	45,000	13,613	0.09%	
2019	59,175	45,000	11,588	0.10%	
2020	50,298	45,000	9,563	0.09%	
2021	28,347	45,000	7,481	0.05%	

Source: Township's annual financial statements

## Charter Township of Northville

# Demographic and Economic Statistics

December 31, 2021

(Unaudited)

Fiscal year	Population	Personal income (in thousands)	Per Capita Personal Income	Unemployment rate
2012	29,514	*	*	2.25
2013	30,255	*	*	1.80
2014	30,490	*	*	1.50
2015	30,010	*	*	1.80
2016	30,202	*	*	1.60
2017	30,750	*	*	1.40
2018	31,453	*	*	1.30
2019	32,164	*	*	1.30
2020	31,758	*	*	3.80
2021	31,845	*	*	1.50

\* Data as of December 31st not available.

Sources: Southeast Michigan Council of Governments  
Michigan Department of Labor and Economic Growth  
U.S. Bureau of the Census  
U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics



## Charter Township of Northville

## Principal Employers

December 31, 2021

(Unaudited)

<u>Employer</u>	<u>2021</u> <u>Employees</u>	<u>2012</u> <u>Employees</u>
1 ZF Group North American	450	300
2 Aisin World Corporation of America	350	-
3 Bed Bath & Beyond	300	-
4 Home Depot	300	-
5 Meijer	300	750*
6 Northville Health Center	300	-
7 Belanger Inc	150	-
8 Hawthorn Center	150	-
9 Jack Doheny Co	150	-
10 Kroger	150	-
11 Meadowbrook Country Club	150	-
12 Mitsubishi Electric Automotive	150	-
14 NTH Consultants LTD	125	-
15 Northville High School	120	-
16 PF Chang's	120	-
17 Kohl's	115	135
18 Granite City Food & Brewery	115	-
19 Hayes Lemmerz International	-	175

\* Includes part-time and seasonal

Source: Reference Solutions

**Charter Township of Northville**

**Full-Time Equivalent Government Employees**

**Last Ten Fiscal Years**

**December 31, 2021**

**(Unaudited)**

Function/ program:	As of December 31,									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Manager's Office	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Treasurer's Office	7.0	7.0	5.0	5.0	5.0	5.0	5.0	3.5	4.0	3.0
Human resources	1.0	1.0	1.0	1.0	-	-	-	1.0	2.0	2.0
Information technology	1.0	1.0	1.0	1.0	1.0	2.5	2.5	2.0	2.0	2.0
Community Relations	-	-	-	-	-	-	-	1.0	-	-
Clerk's Office	4.0	4.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0
Facility operations	-	-	-	-	2.0	2.0	2.0	2.0	2.0	2.0
Police department	43.5	43.5	43.0	43.0	43.0	43.0	43.0	49.0	48.0	47.0
Fire department	28.0	32.0	32.0	32.0	32.0	32.0	32.0	31.0	31.0	31.0
Building department *	4.5	4.5	5.5	5.5	5.5	4.5	4.5	4.5	2.5	2.0
Department of Public Services	16.0	16.0	16.0	16.0	13.0	13.0	13.0	14.0	14.0	14.0
Planning department *	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.0
Youth assistance	1.0	1.0	1.0	1.0	1.0	0.5	0.5	0.5	0.5	0.5
<b>Total</b>	<b>108.5</b>	<b>112.5</b>	<b>109.0</b>	<b>109.0</b>	<b>108.0</b>	<b>108.0</b>	<b>108.0</b>	<b>114.0</b>	<b>111.5</b>	<b>110.5</b>

\* Planning and Building each share one full-time employee.

Police department includes dispatch.

Source: Township's human resources records

## Charter Township of Northville

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Function/ Program	As of December 31,			
	2012	2013	2014	2015
<b>Clerk's</b>				
<b>Election data</b>	<b>2-28-12 PP</b>			
Registered voters	21,665			
Voters at polls	3,117			
Absentee ballots	2,676			
Percent voting	27.00%			
<b>Election data</b>		<b>5-7-13 Sch.</b>		<b>5-5-15 Sch.</b>
Registered voters		1,987		20,857
Voters at polls		45		3,506
Absentee ballots		269		3,806
Percent voting		16.00%		35.06%
<b>Election data</b>	<b>9-5-12 Spec.</b>		<b>8-5-14 Prim</b>	
Registered voters	22,119		22,499	
Voters at polls	578		3,915	
Absentee ballots	2,022		3,277	
Percent voting	12.00%		31.97%	
<b>Election data</b>	<b>11-6-12 Gen</b>		<b>11-4-14 Gen</b>	<b>11-3-15 Gen</b>
Registered voters	22,560		22,584	20,684
Voters at polls	10,427		7,457	1,125
Absentee ballots	6,993		5,000	3,289
Percent voting	83.00%		59.83%	21.34%

## Operating Indicators

Last Ten Fiscal Years

December 31, 2021

(Unaudited)

As of December 31,					
2016	2017	2018	2019	2020	2021
			(no elections were held in 2019)		
<b>3-8-16 PP</b>				<b>3-10-20 PP</b>	
22,154				24,118	
6,517				5,184	
3,905				5,051	
48.20%				42.44%	
	<b>11-7-17 Sch.</b>				<b>5-4-21 Sch.</b>
	20,402				25,231
	2,502				840
	3,057				3,736
	27.25%				20.05%
<b>8-2-16 Prim</b>		<b>8-7-18 Prim</b>		<b>8-4-20 Prim</b>	
20,990		20,895		24,545	
1,464		4,691		2,466	
3,537		4,426		8,284	
23.83%		43.63%		43.80%	
<b>11-8-16 Gen</b>		<b>11-6-18 Gen</b>		<b>11-3-20 Gen</b>	
23,124		21,321		25,713	
10,454		9,560		9,762	
7,345		7,028		15,951	
76.97%		77.80%		81.62%	

## Charter Township of Northville

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Function/Program	2012	2013	2014	2015
<b>General Government</b>				
Building Permits Issued	-	2,495	2,317	2,400
Number of Building Inspections	-	6,713	5,725	6,440
New Residential Building Permits	-	85	57	44
<b>Public Services</b>				
<b>Solid Waste</b>				
Solid Waste Collected and Disposed (Tons)	-	6,319	7,019	7,043
Single Stream Recycling (Tons)	-	1,777	1,959	1,955
Yard Waste (Tons)	-	3,107	3,179	3,334
<b>Wastewater</b>				
Sewer Line Cleaned (miles)	-	22	30	27
Sewer Structures Inspected	-	290	357	769
Sewer Structures Repaired	-	7	14	33
<b>Water</b>				
Number of Meter Readings	-	49,578	50,097	50,582
Water Meters Installed	-	100	594	36
Fire Hydrants Inspected and Tested	-	921	351	1,762
<b>Police</b>				
Crime data				
Part A crimes	776	822	852	930
Part B crimes	233	264	249	249
Traffic crashes involving fatalities	3	-	-	-
Traffic crashes involving injuries	87	92	83	74
Property damage crashes	461	394	486	389
Parking violations	61	96	94	831
Moving traffic violations	4,563	4,289	3,843	5,969
Adult arrests	817	679	672	645
Juvenile arrests	47	28	48	48
OUIL arrests	80	101	65	67
False alarms	1,273	1,315	1,427	1,346
<b>Fire</b>				
Total fire calls	2,334	2,600	2,779	3,081
Fire incidents	46	53	50	44
Service incidents	524	557	594	656
Fire inspections conducted	-	97	121	246

## Operating Indicators

Last Ten Fiscal Years  
December 31, 2021  
(Unaudited)(Continued)

2016	2017	2018	2019	2020	2021
2,442	2,908	3,384	2,987	2,899	3,704
5,636	6,413	8,448	7,865	6,198	6,963
61	90	162	78	77	94
7,709	7,623	7,745	7,641	8,770	9,251
1,702	1,860	1,988	1,985	1,817	1,458
3,296	3,120	2,247	2,352	2,450	1,749
33	18	33	20	7	26
1,402	395	957	301	122	544
5	46	-	16	8	21
51,128	51,217	51,088	51,254	50,537	51,163
40	72	98	107	69	93
1,781	823	1,857	154	1,983	1,998
935	883	822	712	607	671
313	610	494	356	212	162
-	-	-	-	2	-
120	106	96	116	78	98
459	500	443	453	274	291
187	125	62	55	20	15
4,035	3,377	3,261	2,937	612	709
840	889	684	661	340	317
37	54	19	6	32	25
77	49	62	50	27	34
1,710	1,390	1,341	1,211	777	1,023
3,200	3,414	3,311	3,301	3,138	3,121
46	40	49	34	55	49
607	661	702	708	663	760
213	450	393	331	199	200

## Charter Township of Northville

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Function/ program	As of December 31,			
	2012	2013	2014	2015
<b>Water and Sewer</b>				
Customers:				
Residential	7,332	7,430	7,483	7,512
Commercial	1,059	1,061	1,069	1,076
Water (in thousand gallons):				
Purchased from Detroit	1,305,133	1,078,321	931,731	996,543
Sold to residents	1,223,513	1,006,256	868,217	936,387
<b>Rates</b>				
Fixed rate monthly water charge (*)	\$ -	\$ -	\$ 7.36	\$ 15.62
Fixed rate monthly sewer charge (*)	-	-	2.78	12.45
Water rate per 1,000 gallons	4.94	5.19	5.19	5.19
Sewer rate per 1,000 gallons	4.59	4.82	4.82	4.82
Flat rate sewer (Bi-monthly rate)	\$ 114.75	\$ 120.49	\$ 120.49	\$ 120.49

(\*) In 2014, the Township adopted a fixed rate structure for both water and sewer fees. Rates assume a 1" meter size.

## Capital Asset Statistics

**Last Ten Fiscal Years**

**December 31, 2021**

**(Unaudited)**

As of December 31,					
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
7,550	7,620	7,708	7,805	7,872	7,952
1,078	1,080	1,090	1,100	1,102	1,102
1,099,909	1,113,338	1,047,049	971,294	1,143,555	1,008,597
1,050,340	1,042,223	972,772	922,057	1,073,131	942,866
\$ 17.97	\$ 17.97	\$ 17.97	\$ 17.97	\$ 17.97	\$ 17.97
12.45	12.45	12.45	12.45	12.45	12.45
5.55	6.53	6.53	6.53	6.53	6.53
5.09	4.75	5.09	5.09	5.09	5.09
\$ 120.49	\$ 120.49	\$ 120.49	\$ 120.49	\$ 120.49	\$ 120.49



# *A Legacy of Leading*

**CHARTER TOWNSHIP  
*of* NORTHVILLE**



Having the courage to  
make responsible decisions  
for our community  
and future generations

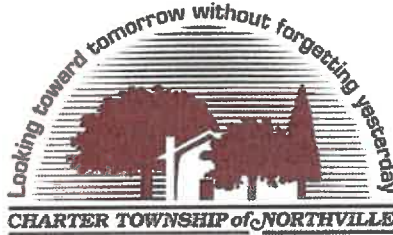
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
*For the year ended December 31, 2021*  
**Charter Township of Northville, Michigan**

5.A

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>		May 19, 2022			
<b>Agenda Item:</b>		<b>Cantoro PUD Amendment</b>			
<b>Department:</b>		Public Services			
<b>Support &amp; Background Information:</b>		<p>Draft minutes from the 4-26-2022 planning commission meeting and my review letter are attached for reference. The motion from the planning commission was to approve the amendment but the motion failed 3-2.</p> <p>The revised PUD plan includes a reduction to 48 units but the building footprint and the number and magnitude of the requested ordinance waivers remains the same as the previous version that had 60 units.</p> <p>In referring the project back to the planning commission to reduce the density, the implied outcome was that by reducing the number of units, the number and/or amount of waivers associated with the project would also be reduced proportionately; meaning the building footprint would be reduced and the setbacks and amount of landscape around the base of the building would be increased.</p> <p>The board options include: approving the amendment with reconsideration of some of the waiver requests to address the scale and mass the building presents along Haggerty (as discussed when the board referred the project back to the PC), approving the amendment as presented (with waivers from the zoning ordinance) or not approving the amendment.</p>			
<b>Budget Impact:</b>		None			
<b>Suggested Motion:</b>		To approve the proposed PUD amendment to allow 48 apartments with conditions to better address the scale of the building along Haggerty including increase the width of the greenbelt between the building and Haggerty, increase the width of the setback between the building and the sidewalk and increase the amount of green space around the building to provide room for additional landscape and subject to attorney review of the PUD amendment.			
BOT Comments/Questions:					
<b>Follow-up:</b>		<b>M/S</b>	<b>BOARD MEMBER</b>	<b>YES</b>	<b>NO</b>
			<b>Abbo</b>		
			<b>Lundberg</b>		
			<b>Rhines</b>		
			<b>Frush</b>		
			<b>Herrmann</b>		
			<b>Jankowski</b>		
			<b>Roosen</b>		





**Department of Public Services**  
Building • Engineering • Planning • Water & Sewer

April 19, 2022

Planning Commission  
44405 Six Mile Road  
Northville, MI 48168

**Subject: Cantoro PUD Amendment – Remanded back to Planning Commission per Board of Trustees**

Dear Planning Commissioners,

At their 10-22-2021 meeting, the board of trustees referred the proposed PUD amendment back to the planning commission for further review and consideration. The planning commission reviewed the project at their 7-27-2021 meeting and recommended approval to change the office use to 60 apartments with the ordinance waivers identified below. The planning commission motion to approve had four votes in favor and two votes against. The meeting minutes and planning review letter from the July planning commission meeting are provided for reference.

In referring the project back to the planning commission, the board was specifically concerned about the number of units which equated to a number ordinance waivers that collectively impacted the appearance/mass of the building close up on Haggerty Road. The planning commission shall review the revised PUD amendment and make a recommendation to the township board to approve, approve with conditions or deny the proposed PUD amendment. Review comments from the township engineer and fire department are provided separately.

The original amendment for 60 apartments included the following waiver requests.

1. To approve 183' length for the east (back) elevation, where 180' maximum building length is permitted for multiple family residential (Article 7, Multiple Family Residential - Required Conditions).
2. To allow average building height of 42' – 11 ¾", where maximum 40' is permitted for multiple family residential (Article 18, Schedule of Regulations).
3. To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUD's (Article 20.4(B) Development Options).
4. To allow a 15'-17.65' building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15' (Article 7, Multiple Family Residential - Required Conditions).
5. To allow a 13.75' parking setback to the residential use to the north, where 50' is required when abutting a residential district (Article 7, Multiple Family Residential - Required Conditions).
6. To allow .63 acres (10%) open space, where 20% is required for PUD's (Article 20.4(J), Development Options).
7. To allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone (Article 26, Parking Standards).
8. To allow less than 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning (Article 7, Multiple Family Residential - Required Conditions).
9. To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building per Article 20.7(B)/20.6(B), Development Options - Supplemental Standards for Mixed Use PUD's).

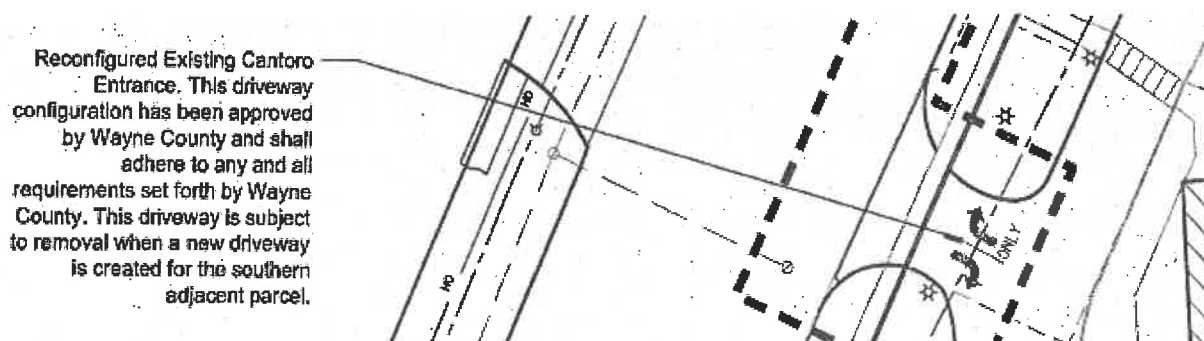
**Revised PUD amendment Proposal.** The number of units has been reduced to 48 but the building footprint remains the same as the previous version and as a result, the number and extent of the ordinance waivers has not changed. The primary concerns from the township board were the impact the waivers had on the appearance of the project along Haggerty Road, such as setbacks, building mass, building height and the resulting reduction of area to provide landscape to help mitigate the collective magnitude of the waivers.

In referring the project back to the planning commission to reduce the density, the implied outcome was that by reducing the number of units, the number and/or amount of waivers associated with the project would also be reduced proportionately. The expectation of the board was that reducing the number of units would result in a smaller building footprint and the smaller building footprint would address the scale of the requested project waivers. The building footprint, setbacks and amount of landscape area around the base of the building remains the same as provided on the previous plan with 60 units. The number of surface parking spaces remains the same as the previous 60 unit building. The number of covered parking spaces has been reduced by four.

## REVIEW COMMENTS

### General

1. Any conditions shall be reflected on revised plan and/or incorporated into the PUD amendment, prior to being forwarded to the township board again.
2. For resubmittals, a transmittal detailing what is being submitted and a written response to each reviewer's comments is required.
3. The PUD amendment shall only apply to the use and associated ordinance waivers. All other applicable PUD provisions shall remain in effect, including the requirement to relocate the southern site driveway to the south property line (as a shared driveway) when the property to the south is developed. The notation from the 2017 approval (shown below) shall be provided on the amended PUD plan to ensure consistency with the prior approval.



I will be available at the April 26, 2022 planning commission meeting to address any PUD amendment plan comments or questions.

Sincerely,



Jennifer Frey  
Township Planner





**Department of Public Services**  
 Building • Engineering • Planning • Water & Sewer

July 19, 2021

Planning Commission  
 44405 Six Mile Road  
 Northville, MI 48168

**Subject: Cantoro PUD Amendment**

Dear Planning Commissioners,

I have reviewed the proposed amendment to the PUD concept plan. Review comments from the township engineer, fire department and traffic engineer are provided separately. The approved concept plan layout is attached to this letter, the proposed plan set is provided in your packet. The planning commission shall hold a public hearing, evaluate the request and make a recommendation to the township board.

**Project Summary.** The request is to change the approved office and storage building use to 60 luxury apartments. At the April 27, 2021 planning commission meeting, the project representatives presented a concept plan with 65 apartment units and 46.8' average building height. The revised plan has 60 units and 42'-11 3/4" average building height.

The table below summarizes the changes between the approved PUD concept Plan and the proposed plan.

	<b>APPROVED PUD CONCEPT PLAN</b>	<b>PROPOSED PUD CONCEPT PLAN</b>
Building footprint	Approximately 12,000 sq. ft.	Approximately 30,000 sq. ft.
Building length	150' (front & back)	229' (front) 183' (back)
Building height	3 stories	42' - 11 3/4"
Building setback from Haggerty	30' - 40'	30.05' - 34.31'
Building setback to north property line	30'	15' - 17.64'
Parking setback to north property line	13.5'	13.75'
Parking spaces (surface)	340	319
Open space	.6 acres (9.57%)	.63 acres (10%)
Impervious surface	4.58 acres	4.87 acres

## REVIEW COMMENTS

**Plan sheets.** There are discrepancies between the open space and site plan sheets with respect to several dimensions, these shall be corrected. For the purpose of this review, the dimensions referenced in this letter were obtained from the site plan sheet.

**PUD Waivers Requested/Required.** The planning commission may recommend specified waivers to ordinance requirements be considered for the project. The intent of the waivers are to produce a development that is substantially consistent with the standards contained in the zoning ordinance while allowing flexibility of development regulations and innovative land use in terms of variety, layout and product. The planning commission shall determine which of the requested waivers meet these objectives.

1. To approve 183' length for the east (back) elevation, where 180' maximum building length is permitted for multiple family residential (Article 7, Multiple Family Residential - Required Conditions).

The west (front) building elevation is broken up by the 56.96' wide recessed terrace amenity.

2. To allow average building height of 42' – 11 ¾", where maximum 40' is permitted for multiple family residential (Article 18, Schedule of Regulations).

Per the ordinance, height is calculated as the average around the entire building. The proposed height at the front of the building (facing Haggerty) is 38'-3". The height at the back (east elevation) is just under 43'. The approved office building was approved as "3 stories"; a dimension was not specified.

3. To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUD's (Article 20.4(B) Development Options).

For this project, the greenbelt width and project building setback are the same. The approved office plan provides an average greenbelt depth of 38.72'. The average depth is decreased on the proposed plan due to the longer building length; however the recessed terrace amenity could be considered as visually meeting the intent of a wider greenbelt. The width of the greenbelt adjacent to the building is 30.05-34.31'.

4. To allow a 15'-17.65' building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15' (Article 7, Multiple Family Residential - Required Conditions).

The information provided by the applicant suggests the intent of the 50' setback is for projects abutting single family, but the ordinance does not make that distinction.

The property to the north is developed with 22'-35' of open space between their property line and the site access drive, which is not large enough to accommodate future structures in this location. The applicant is asking to consider the open space on the abutting property as meeting the intent of providing a greater building setback.

5. To allow a 13.75' parking setback to the residential use to the north, where 50' is required when abutting a residential district (Article 7, Multiple Family Residential - Required Conditions).

The applicant is requesting the same consideration for the open space cited in #4 above. The parking setback provided for the approved and proposed plans are essentially the same.

6. To allow .63 acres (10%) open space, where 20% is required for PUD's (Article 20.4(J), Development Options).

The proposed plan has slightly more open space than the approved plan.

7. To allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone (Article 26, Parking Standards).

A total of 405 parking spaces are provided onsite; 319 surface spaces plus 86 enclosed spaces solely for resident use. The shared parking study provided for the project indicates during peak time, a total of 289 parking spaces will be needed for the market and 96 for the residential.

If the 86 enclosed residential spaces are full, 10 surface spaces would be required to meet the residential peak and 289 for the market peak; for a total of 299 surface spaces, which leaves 20 open surface parking spaces on-site during peak time.

8. To allow less than 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning (Article 7, Multiple Family Residential - Required Conditions).

Less than 15' is provided on the south and east sides of the building. At the April meeting, the commission expressed their desire to increase the amount of landscape area at the base of the building to allow plant material to help reduce the scale and soften the appearance of the building.

On the north side of the building, the applicant proposes to plant landscape on the abutting property to the north to meet this objective.

9. To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building per Article 20.7(B)/20.6(B), Development Options - Supplemental Standards for Mixed Use PUD's).

**Density calculation.** As discussed at April planning commission meeting, the density for the residential component cannot be based on the entire Cantoro parcel because a portion of the parcel is already developed with the market and its associated requirements. Acknowledging there is some overlap with shared parking and open space, a much smaller portion of the site needs to be attributed to the residential in order to have a more accurate density calculation.

The mixed use PUD does not specify a permitted density. For reference, the multiple family zoning district allows up to 8 units per acre by right and up to 12 units per acre as a special land use. At 60 units and considering the entire 6.3 acre site as proposed, the density would be 9.52 units/acre. Excluding a portion of the developed market site, density is in the 14-19 units per acre range; 19.4 units per acre if based on 3.1 acres/50% of the site and 14.3 units per acre if based on 4.2 acres/33% of the site.

### **Parking layout**

1. In order to provide additional parking spaces, a portion of the parking lot southeast of the apartment building was changed to one-way/angled and parallel parking. This will create unnecessary confusion and signage. The parking shall all be 90 degree parking so the entire parking lot is the same.
2. A parking lot island behind the building is less than the required 10' wide in order to fit two parking spaces.

**Building elevations.** The primary building materials are identified as dark brick, light brick and metal panels. The planning commission shall review the proposed building elevation for general acceptance and provide any direction if modifications are needed for site plan submittal. Final elevations and material selections will take place during site plan review.

**Market study.** The market study does not appear to include the new apartments on Haggerty, south of Costco. Comps for rent include Main Centre (downtown Northville?) and a project in Royal Oak.



**Other**

1. The structures shown at the north and south end of the open space, along the east property line, shall be identified.
2. Site plan sheet shall be renamed PUD concept plan. Full site plan submittal will follow.
3. The landscape plan is not part of the PUD amendment, will be reviewed for compliance during site plan.
4. The sheets for the PUD amendment shall include: PUD Concept Plan, Site Calculations & general building elevations, consistent with original PUD amendment submittal. The rest of the information will be reviewed with the site plan submission.

**CONDITIONS FOR PUD AMENDMENT**

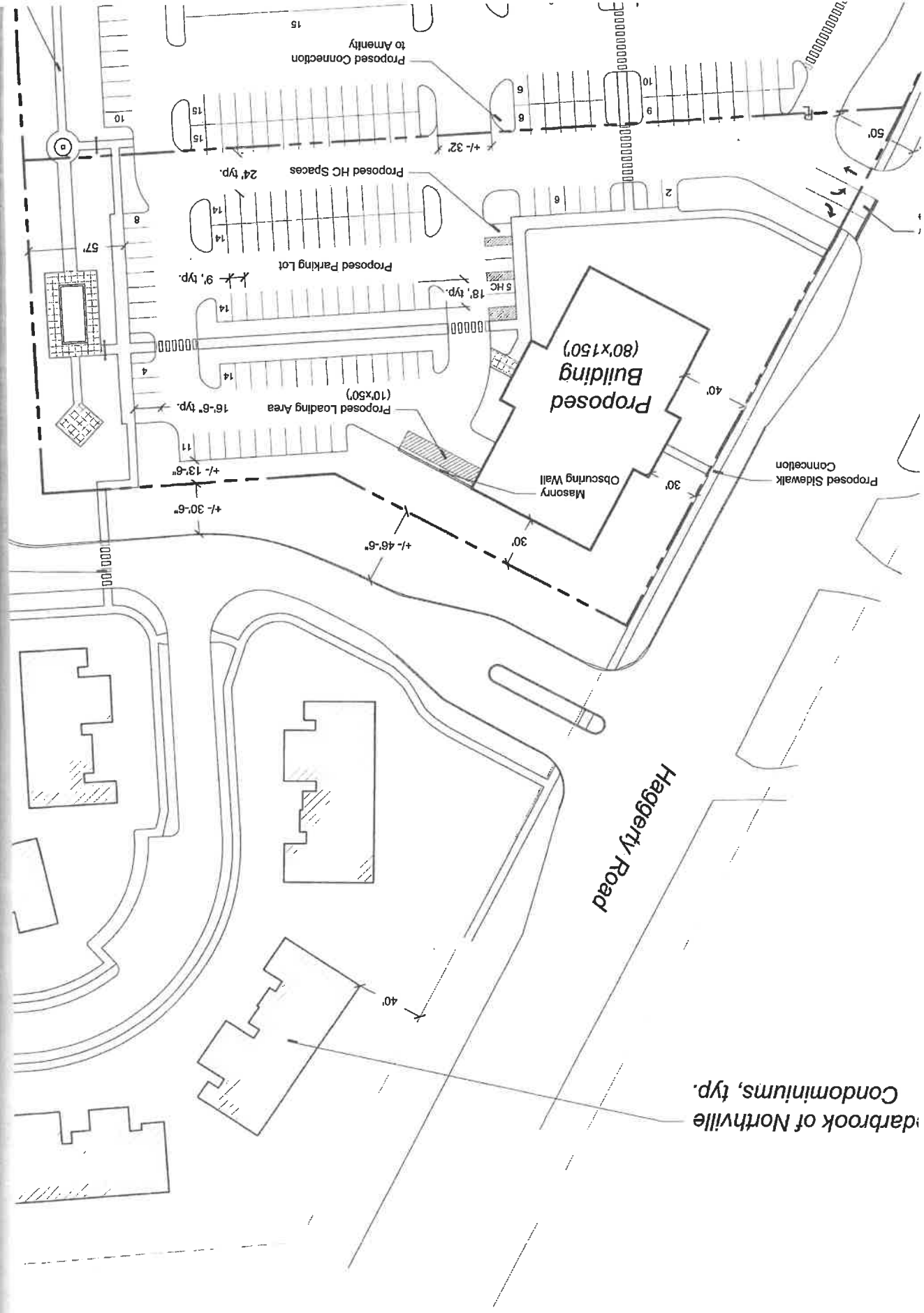
1. If the planning commission forwards a favorable recommendation, a PUD amendment must be prepared and approved by the township attorney prior to being placed on a board of trustee meeting agenda.
2. Planning commission shall specify which of the 9 PUD waivers are being endorsed.
3. Density shall be determined based on a % of the total site, excluding the market and its associated improvements. Planning commission shall determine maximum density allowable.
4. Eliminate segment of angled/one way parking.
5. Increase width of parking lot islands to minimum 10'.
6. Provide maintenance agreement for proposed offsite landscape, to be planted on the property to the north.
7. Only the concept plan, open space plan and building elevations are required for the PUD concept plan.
8. A note shall be added to the concept plan that landscape will be provided on property to the north and will be reflected on the site plan.
9. The site data tables on the site plan and open spaces sheets shall be updated to:
  - a. Delete the 30' setback to Haggerty because it is incorrect. The requirement is correctly identified in the table as the greenbelt on Haggerty.
  - b. Delete greenbelt to north and east because these are setback requirements.
  - c. Add building setback north property line.
  - d. Add parking setback north property line.
10. There are discrepancies between the open space and site plan sheets with respect to several dimensions, these shall be corrected.
11. The open/expired building permit for the outdoor raised terrace shall be finished prior to approval of the PUD amendment. The last inspection was 8/22/2019.

I will be available at the July 27, 2021 planning commission meeting to address any PUD comments or questions.

Sincerely,



Jennifer Frey  
Township Planner



Proposed Building  
(80x150)

Haggerty Road

Condominiums, typ.

Proposed Connection  
to Amenity

Proposed Stewalk  
Connection

Masonry  
Obscuring Wall

Proposed HC Spaces  
24' typ.

Proposed Parking Lot

Proposed Loading Area  
(10x50)

Proposed HC Spaces  
18' typ.

Proposed HC Spaces  
9' typ.

Proposed HC Spaces  
16'-6" typ.

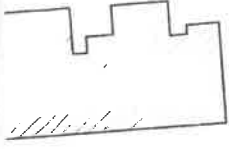
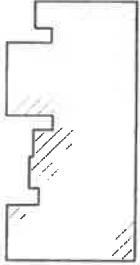
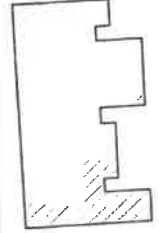
+/- 30'-6"

+/- 46'-6"

+/- 13'-8"

40'

50'



**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
July 27, 2021**

**DATE:** July 27, 2021  
**TIME:** 7:00 PM  
**PLACE:** Township Hall

**APPROVED:** August 31, 2021

**CALL TO ORDER:** The meeting was called to order by Chair Zawodny at 7:06 p.m.

**ROLL CALL:**

**Present:** Mindy Herrmann  
Eric Lark  
Edward McCall  
Jane Watson (arrived 7:45 pm)  
Gary Yang  
Tim Zawodny

**Excused:** Matthew Wilk

**Staff:** Jennifer Frey, Township Planner  
Robert Belair, Director of Public Services

**APPROVAL OF MINUTES:** Planning Commission – June 29, 2021

**MOTION by Lark, support by Herrmann,** to approve the June 29, 2021 Planning Commission meeting minutes as presented.

**Motion approved unanimously.**

**CORRESPONDENCE:**

**BRIEF PUBLIC COMMENTS:**

Mary Lou Posa, 20560 Wintergreen Circle, thanked the Planning Commission for hearing the public's comments last month regarding the Meadowbrook Country Club's proposed expansion. She urged the Commission to take into consideration all the written and spoken comments given by the residents in that neighborhood, and said the residents were available to answer any questions the Commission might have.

**NEW BUSINESS:**

**Public Hearing**

**1. PSLU21-0002**

Representative:  
Owner:  
Location:

**Special Land Use**

David Ganezer, GAV & Associates  
Ghassan Taha, TGH Holdings, LLC  
40570 Five Mile Rd.

Request: To construct a drive-thru restaurant  
Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her July 21, 2021 written comments, Township Planner Frey gave the background and review for this Special Land Use request for a drive-thru facility. The overall proposal was to construct a 2,663-square-foot building with a drive-thru window, a 738-square-foot outside dining patio, 42 parking spaces, and other associated site improvements. The property is zoned B-1 (Local Business). Only the drive-thru required special land use approval.

Township Planner Frey summarized the criteria for granting a special land use, as follows:

- Compatibility with adjacent uses: The B-1 zoning district permits restaurant uses, with drive-thru services requiring special land use approval.

The site provides the required 50' parking and building setback, and landscape buffer, to the abutting residential lots on the north side of the site. A 50' setback is greater than other non-residential properties along 5 Mile that were constructed prior to the current setback requirement.

Additional trees shall be provided within the 50' buffer to maximize screening along the north property line.

- Compatibility with master plan: The master plan does not distinguish between permitted uses and special land uses. Due to the small lot sizes along 5 Mile, a goal of the master plan is to coordinate vehicular access points to consolidate driveways and better manage turning movements. Access from 5 Mile will be via an existing driveway, so an additional curb cut will not be created on 5 Mile for this project.
- Traffic impact: Access from Park Lane is proposed. Based on the location of the drive-thru, it is anticipated that most vehicles will exit the site from the 5 Mile driveway. The township traffic engineer has provided a separate review.
- Impact on public services: The site will be connected to public sewer and water. The fire department will review the plan for access/fire safety. A sidewalk is provided across the 5 Mile frontage. The method of stormwater detention will be under Wayne County jurisdiction.
- Compliance with Zoning Ordinance standards: The proposed plan complies with applicable setback and zoning ordinance standards.
- Impact on the environment: The site does not have much existing vegetation. Impacts to the site are similar for the proposed use, compared to other potential uses in the B-1 zoning district.
- Specific Special Land Use requirements: The proposed layout complies with the standards for drive-thru facilities, which are:

1. One drive-thru window is permitted
2. The drive-thru facility and the parking lot shall be clearly delineated.
3. The drive-thru shall be located on the side or rear of the building and minimize visibility from the road.
4. The materials used for the canopy structure shall be architecturally compatible with the building design and match the primary building material.

The Planning Commission shall also consider the following factors when reviewing a special land use:

- Nature and character of the activities, processes, materials, equipment or conditions of operation typically associated with the use.
- Vehicular circulation and parking areas.
- Outdoor activity, storage and work areas.
- Hours of operation.
- Production of traffic, noise, vibration, smoke, fumes, dust, glare and light.

#### Conditions:

The Planning Commission should consider the following conditions for this special land use request, in addition to any others that may be brought out during tonight's discussion:

1. Provide a sidewalk from the north property line, across the proposed driveway on Park Lane, west across the parking lot to the sidewalk in front of the building. This will help segregate vehicular and pedestrian movements along Park Lane and within the site.
2. Provide additional trees within the 50' buffer along the north property line. In addition to the buffer there will be a berm and/or wall to help screen the property; this will be discussed during site plan review.

Township Planner Frey noted that this was a deeper lot than many of the other properties along 5 Mile Road.

The review letter also provided preliminary site plan review comments; these were not part of tonight's discussion.

The Fire Department had a review comment (July 22, 2021) that was geared toward the site plan and would be discussed during site plan review.

The traffic engineer had provided a review (July 22, 2021) that noted the location of the drive-thru would allow appropriate space for queuing of vehicles on site, and that the number of trips generated is lower than the minimum threshold required for a traffic study, per Institute of Transportation Engineers (ITE) data.

Commissioner Herrmann said she had received a call from resident and real estate agent Angela Jaafer, who had sold this property to the applicant. Ms. Jaafer thought this drive-thru restaurant (Dairy Queen) would be a very nice amenity to the community and the residents, and she wanted the Commission to know of her support for this special land use request.

Commissioner Herrmann noted that the Planner's review had emphasized that additional trees could be planted between the business and the nearest residents. Whenever a business abutted a residential district, she was always concerned regarding the impact to the residential homes. Was there a common standard that required extra landscaping and buffering on adjoining residential property lines?

Township Planner Frey explained that the Zoning Ordinance standards were intended to address buffering on a site by site basis. Typically, if this use was not adjacent to residential, only 20 feet of setback would be required in the rear. The ordinance standards were intended to reflect greater intensity against a residential district, balanced against the right of a property owner to develop the property. A 50-foot setback was therefore required.

Also, through the special land use process, the Commission had the ability to attach conditions. If there was an opportunity to provide more landscaping above and beyond normal district requirements, the special land use process gave the Commission an opportunity to require this. Since this site did not have trees, this was an opportunity for the Commission to require additional tree plantings as part of the landscape buffer.

Chair Zawodny invited the applicants to make their presentation.

Ghassan Taha, TGH Holdings, LLC, 848 Dover Street, Dearborn Heights, was present on behalf of this application for a special land use in order to construct a drive-thru restaurant. Architect David Ganezer, GAV & Associates, 24001 Orchard Lake Rd., Suite 180A, Farmington Hills, was also present, as was owner Todd Haidous, Angola, Indiana.

Mr. Ganezer said that the nationwide prototype for Dairy Queen restaurants was an all-EIFS building with a metal apron around the top; in this case fully dimensional brick and not EIFS would be used; the metal apron was also removed. The north edge of the property would have a berm or wall to screen the residences there. They had adequate parking, with a loading zone and dumpster enclosure away from the street. Primary access would be from 5 Mile Road, with another access point on Park Lane.

Extensive landscaping would be added to the lot. The loading zone was to the west of the building in the bypass lane; all deliveries would be made prior to daily opening.

In response to questions from the Commission, Mr. Ganezer gave the following information:

- Hours would 10 am to 11 pm.
- The applicants would comply with the conditions in the Township Planner's review letter.
- The only non-brick portion of the exterior was the area around the drive-thru window, which would be a metal panel.
- They would plant extra trees on the north side to buffer the neighbors.
- They did not have a rendering of the building as it would appear after construction. This could be supplied during site plan review.

- The franchise would not allow new locations to be constructed without a drive-thru window.
- Their engineer was working with DTE regarding moving the power lines on site.
- Because Park Lane was a dirt road, they would extend the pavement to a short distance beyond the Park Lane access.

Commissioner Herrmann noted that a drive-thru could result in many more cars moving in and out of the site than a normal restaurant would generate. Cars backing up onto the road could present an onerous situation for 5 Mile Road residents. A walk-up window offered a quieter environment, and presented more as a neighborhood restaurant rather than a national chain. Could the drive-thru window be eliminated in favor of a walk-up window?

Mr. Ganezer said that the franchise did not approve any new locations without a drive-thru window. In many ways this was a result of living with the COVID pandemic, when 60%-70% of a restaurant's business came through its drive-thru window.

The franchise already had allowed the building's façade to be changed. He could broach the national franchise with the question of having a walk-up window rather than a drive-thru, but he did not think the idea would be successful.

In response to questions from the Commission, Township Planner Frey gave the following information:

- Residents within 300' of the property line had been noticed per state requirements, and notice had been placed on the website and in the newspaper.
- The County would have jurisdiction regarding Park Lane and 5 Mile. The Commission could make extending the pavement to the northern edge of the Park Lane drive approach a condition of Special Land Use approval.
- Landscape buffer would be reviewed during site plan approval. However a special land use approval could be conditioned on additional plant material being provided to satisfy the additional buffering requirements.
- The ordinance requires a wall and/or a berm. Right now a wall is being proposed because there is a sanitary sewer easement toward the rear of the property, reducing the ability to have 50 feet for a berm there.
- The buffering will be evaluated once the applicants submit a site plan.

The Commission discussed the hours of operation. Would the applicant consider limiting the night hours of operation to 10 pm? Even with a buffer, cars in a queue could provide a late-night nuisance to the neighbors.

Mr. Haidous said the extra hour made a difference in the short summer season. On this large site, stacking should not be an issue. The site was designed so that car lights will be directed toward the liquor store next door, away from homes.

The restaurant would have 66 seats, and the owners wanted people to come in and celebrate community and family events. However, with COVID, the drive-thru was critical.

Chair Zawodny opened the public hearing at 7:42 pm.

Dean Stacer, 15401 Park Lane, said his home was immediately to the north of the proposed Dairy Queen. His concerns included: 1) Preference for a 6-foot wall rather than berm, to keep people out of his back yard. 2) Potential noise at night, including loud music from cars in the queue. 3) Access on Park Lane, which presented difficulty in terms of getting out on to 5 Mile Road at certain times of the day.

Philip Klick 15416 Park Lane, had sent an email (July 25, 2021) regarding his concerns with this request, which were:

1. Substantial level of traffic/congestion on Park Lane and 5 Mile
2. High level of noise
3. Food debris attracting rodents and other animals.
4. Hours of operation – 11:00 pm is too late to be open in their quiet neighborhood.
5. Noise from cars in the queue.
6. Work on Park Lane will disrupt the neighborhood.
7. Entrance on Park Lane appears to be across the street from a residential driveway.

Chair Zawodny acknowledged Commissioner Watson, who had arrived at 7:45 pm.

Seeing that no other public indicated they wished to speak, Chair Zawodny closed the public hearing at 7:48 pm.

Commissioner Watson said she had visited the site. Posted hours for the liquor store next door were 10 am – 9 pm. This appeared to be the latest any business in the neighborhood was open, with the exception of Domino's pizza, which had take-out until midnight.

Commissioner Lark said that weighing disruption to the neighbors, he felt there was no reason for this business to be open past 10:00 pm.

It came out in discussion that the liquor store appeared to be open until 10:30 pm on weekends, per listed hours on the Internet.

Township Planner Frey advised that the Township ordinance did not limit hours of operation. However, with a special land use approval, the Commission had the ability to attach conditions as they applied to ways to mitigate potential disruptions to the neighborhood.

Mr. Haidous said that he owned 4 other locations, and they had never had a complaint regarding noise or other drive-thru nuisances. The locations were at:

- 1303 N. Wayne, Angola, IN
- 4600 Greenfield Road, Dearborn MI
- 559 E. Chicago St., Coldwater MI
- 3285 W. Carleton Drive, Hillsdale MI (in progress)

Additionally, this was a large lot with easy access.



Commissioner Lark asked if the restaurant would be closed during the last hour of drive-thru operation. Mr. Haidous said that was sometimes typical procedure, but often they closed the restaurant and the drive-thru simultaneously.

Chair Zawodny acknowledged Philip Klick, who had previously spoken and who wanted to emphasize that their largest concern was that the driveway and drive-thru would be a disruption to neighborhood life. He pointed out that the nearest Dairy Queen in Farmington did not have a drive-thru and appeared to do excellent business.

Mr. Taha reiterated that new Dairy Queen locations were required to have a drive-thru. The Dairy Queen would be active in the community, and provide a family-friendly location. The restaurant could seat 66 people; this was large enough to accommodate a community, school, or family gathering.

Regarding being close to the neighborhood, as their 3-year-old location in Dearborn demonstrated, they could be even closer to residential homes without adverse impact. Their lights would be downlit and shielded, they did not experience loud noise, and they were here to support the local community.

Mr. Taha said he walked Park Lane and visited with about 10 residents, all of whom gave him positive feedback.

Commissioner Herrmann revisited the idea of having a walk-up window. Mr. Haidous said walk-up windows were no longer included in plans for new Dairy Queen buildings.

In response to a question from Commissioner Lark, Mr. Taha said they were both the property owner and the franchisee.

Commissioner McCall suggested having the Park Lane drive be exit only. Mr. Taha said "everything is an option."

Commissioner Watson said that while she agreed that Dairy Queen had a family brand, the question was whether this was the right parcel for this use. B-1 zoning provided a transition from heavier businesses to a residential community. The proposed use seemed like a heavy load for this property, given the feel of the existing residential neighborhood. Also, many people had memories of Dairy Queen being a walk-up facility, which produced a calmer, quieter impact on a neighborhood. She had strong concerns about the drive-thru so close to the neighborhood, with signs, speakers for orders, parking, etc.

Mr. Haidous said the sound from the order speaker did not carry; he did not think it could be heard 10 feet away. Again, the size of the property allowed appropriate design, including 42 parking spots. They did want the restaurant to be busy, but the Dairy Queen did not have business that matched fast food restaurants such as McDonald's. After 9:00 pm they were often not too busy.

Commissioner Watson pointed out Top of the Cone, an ice cream restaurant with a drive-thru on the other side of Haggerty. Customer traffic did stack up there and overflowed into the street.

Mr. Haidous said that restaurant did not have the space offered by the current site – 1.5 acres.

Township Planner Frey asked if Dairy Queen had stacking and/or parking standards. Mr. Haidous said he was not sure, but the current site offered beyond any Dairy Queen requirements for parking or stacking.

Township Planner Frey suggested land banking 5 spaces on the north side; this might be a way to mitigate some impact on Park Lane. Also, a knee wall should be required to shield neighbors from car lights, wherever parking faced the street.

Chair Zawodny said it was important for the Commission to be attentive to the needs of their residents, while balancing the need for development in the Township. He agreed that a knee wall should be required to shield car lights, along with extra landscaping.

Chair Zawodny said that the applicants were saying they were “not too busy” after 9 pm, yet they also wanted the drive-thru to stay open until 11:00 pm. He understood why the neighbors would be concerned about a late night drive-thru. Cars in a queue can be noisy.

Commissioner Watson pointed out that the Dearborn location was in a large commercial strip mall. Tonight’s request was for a new drive-thru restaurant in the middle of a quiet residential neighborhood.

In response to a question from Chair Zawodny, Mr. Taha said he had met residents on Park Lane and also Fry Street in a casual way, while walking the neighborhood. These neighbors were very cooperative and supportive of having a Dairy Queen at this location. Mr. Taha said he understood people had to get up early for work. With the retaining wall, landscaping, careful lighting, etc., the drive-thru would not be a disruption to the neighbors. The drive-thru would only be open to 11:00 pm in the summer. The drive-thru window was on the west side of the building, away from Park Lane.

Commissioner Watson asked about signage and lighting. Township Planner Frey said the ordinance did not allow light to shine onto neighboring properties, nor did it allow strip lighting under soffits.

Mr. Ganezer said the building sign would be back-lit.

After further discussion regarding how best to mitigate impact to neighboring residences, the following motion was offered:

**MOTION by Herrmann, support by Lark**, in the matter of PSLU21-0002, 40570 Five Mile Road, Ghassan Taha, TGH Holdings, LLC, to approve the Special Land Use in order to allow the construction of a drive-thru restaurant, with the following conditions:

- Knee wall be constructed on the east side, to provide neighbor protection from vehicle lights.
- 6' wall on the north side, along with the 50' landscaping buffer
- Park Lane paved to the north end of the Park Lane driveway to this business.
- Significant number of trees be planted to the north, to provide a buffer both in summer and winter, with final approval of landscape plan during site plan review.
- Drive-thru shall not be open past 10:30 pm in summer and 10:00 pm in winter. After the first full summer season (June/July/August) the applicant may petition the Planning Commission to amend the special land use approval for an 11:00 pm close time in the summer, based on no negative impact to the neighbors from vehicle stacking and noise.
- All issues in the Township Planner's review letter be resolved.
- Banked parking to be considered during site plan review, in order to minimize the number of vehicles on the site, and to provide greater greenspace protection to the neighbors.

Roll call vote:           Ayes: Herrmann, Lark, McCall, Yang,

                              Nays: Watson, Zawodny

**Motion approved 4-2.**

Chair Zawodny called a short break at 8:42 p.m., and recalled the meeting to order at 8:50 p.m.

**Public Hearing**

**2. PPUDA21-0001**

Representative:

Owner:

Location:

Request:

Action:

**PUD Amendment**

John Fallone, Cantoro Market

Cantoro Market – Fallone, LLC

15550 Haggerty Road

To substitute the approved office/medical building with luxury apartments

Provide recommendation to Board of Trustees

Members of the development team present this evening included:

- Mark Abanatha, Architect, Alexander V. Bogaerts Associates, PC., 2445 Franklin Road, Bloomfield Hills MI
- Alexander Bogaerts, Alexander V. Bogaert Associates, PC., 2445 Franklin Road, Bloomfield Hills MI
- Robert Jacobs, PLC, 121 West Long Lake Road, Suite 200, Bloomfield Hills MI
- Julie Kroll, Engineer, Fleis & VandenBrink, 27725 Stansbury St #195, Farmington Hills MI

Mr. Abanatha explained that the plans presented this evening represented revisions that reflected Planning Commission comments at the April meeting, as well as subsequent conversations with Township staff.

Mr. Abanatha made the following points:

- The site was unique in terms of topographic challenges; this unique design provided unique solutions.
- Project is a mixed use development, with synergy between the apartment building and the Cantoro restaurant and market.
- The project will provide a type of housing that is not currently available in the Township – a unique, boutique luxury apartment development, with elevators, high amenities, and secure parking. Elevators will provide for a greater diversity of tenants, including senior citizens and people with pets. Target population includes empty nesters, people working on the MITC corridor, young professionals. They would work toward LEED standards, but not necessarily obtain a LEED certification.
- The project included 2 outdoor amenity spaces, one on the 2<sup>nd</sup> floor and one on the rooftop.
- The amenities would include a lounge area, fitness studio, outdoor pergolas, grill areas, dog walk/dog wash, keyless entry, electric vehicle charging stations, etc.
- 1 bedroom units would be 895-936 square feet, renting for approximately \$224.00 per square foot, or \$2000 - \$2100.
- 2 bedroom units would be 1027-1182 square feet, renting for approximately \$245 per square foot, or \$2084 – \$2646.
- There would be 6 one-bedroom units and 54 two-bedroom units, with 20 units per floor, on 3 floors.
- 86 secured underground garage spaces would be provided, with 319 shared outdoor spaces, for a total of 405 spaces on site.
- Fleis & VandenBrink did a shared parking analysis, concluding that at worst case scenario such as December/Christmas season, when there would be peak use, 385 spaces would be required, so the provided 405 spaces result in 20 additional spaces on site.

Mr. Abanatha showed the floor plans, including lower level garage parking, main entrance from the east, 2<sup>nd</sup> and 3<sup>rd</sup> floor layouts, with rooftop amenity areas including elevator, lounge, fitness area, leasing office, open areas with grills, pergola seating, chaise lounges, green space, and emergency exits to stair wells. Groupings of mechanical equipment spread out across the roof to service the units below.

Reacting to some of the Commission's key concerns at the April meeting regarding mass, scale, density, landscaping, and "warming up" the building, the applicants had done the following:

- Removed 5 units on the penthouse portion of the building, decreasing the number of units from 65 to 60, while also decreasing height and mass.
- Reduced the size of the building north to south by 9 feet, losing one parking space.
- As all the units were stacked on top of a parking grid, no more units could be removed.

- This was basically a 3-story building with a walkout. Because of the topography, the building height on Haggerty Road was 38', but with the 10 foot fall from west to east, the average building height was 43' from average grade to the predominant roof.
- Regarding density, they were proposing 60 units on 6.3 acres, counting the entire site. However, even if the density was calculated differently, using a 3 acre or 4.5 acre size, the density was very low for multiple family use.
- The exterior of the building now was virtually all brick with some accent panels, with a softer color palette, with varying brick colors.
- Awnings had been added to the exit doors coming out of stairwells, matching other awnings in the project.
- The market study and financial analysis that was completed for this project confirmed that this product was highly sought after, and this was an excellent location for the project. There was no longer a market for the office building that had originally been approved as part of this PUD.
- The project needed 60 units to be economically viable.

Commissioner McCall asked why the exit stairwells could not both face south, away from Haggerty Road. Mr. Abanatha said that proximity to the drive aisle for the north facing stairwell might preclude this.

Referencing her July 19, 2021 review letter, Township Planner Frey gave the background and review for this application for PUD amendment. The Commission was being asked for a recommendation to the Township Board. If approved by the Board, a detailed site plan would be submitted to the Planning Commission for approval.

Township Planner Fry explained that there were discrepancies between the open space plan and site plan. For review purposes all the dimensions were obtained from the site plan.

The applicants were requesting the Commission to approve the following waivers:

- 1) To approve 183' length for the east (back) elevation where 180' maximum building length is permitted for multiple family residential.

The west (front) building elevation is broken up by the 56.96 wide recessed terrace amenity, thus meeting the intent of the ordinance.

- 2) To allow average building height of 42'-11 ¾", where maximum 40' is permitted for multiple family residential.
- 3) To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUDs.

The approved office plan that is currently part of the PUD provides an average greenbelt depth of 38.72'. The average depth is decreased on the proposed plan due to the longer building length; however the recessed terrace amenity could be

considered as visually meeting the intent of a wider greenbelt. The width of the greenbelt adjacent to the building is 30.05' – 34.31'.

- 4) To allow a 15' – 17.65' variable building setback to the residential use to the north, where 50' is required when abutting a residential district, or the proposed building is taller than 15'.

The request from the applicant is for the Planning Commission to consider the 22'-35' feet of open space on the property to the north, to be considered as meeting visually the intent of the requirement, and the proposal is to provide additional landscaping on the adjacent property. It was noted by Jennifer Frey that 22'-35' feet is too small for the Cedarbrook Project to come back and build anything there.

- 5) To allow a 13.75 parking setback to the residential use to the north, where 50' is required when abutting a residential district, citing the same reason that visually the ordinance intent appears to be met, when you take into consideration adjacent open space.
- 6) To allow .63 acres (10%) open space, where 20% is required for PUDs. The proposed plan has slightly more open space than the approved plan, so this would be consistent with prior approval.
- 7) To allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone.

A total of 405 parking spaces are provided onsite. 86 are enclosed and solely for residential use, leaving 319 surface parking spaces. Summarizing the shared parking study that was provided by the applicant, during peak times parking generated for the entire site is a total of 289 spaces for the market and 96 for the residential use. Based on this, there would be 10 additional spaces outside the enclosed residential parking to meet the residential requirement, for a total of 20 extra surface spaces onsite using the shared parking methodology. In summary, it appears there are about 20 additional spaces based on their shared parking analysis.

- 8) To allow less than a 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning. This occurs on the south and east sides of the building where there are areas where the landscape area is less than 15'. Related to this, at the April meeting the Commission expressed their desire to increase the amount of landscape area at the base of the building to allow plant material to help reduce the scale and soften the appearance of the building.
- 9) To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building.

Regarding the density calculation, as discussed at the April meeting, the density for the residential component cannot be based on the entire Cantoro parcel because a portion of the parcel is already developed with the market and its associated requirements. If

half or a third of the site is being dedicated to the residential, density would be in the 14-19 units per acre range. The Township's multiple family zoning district allows up to 12 units per acre as a special land use; anything beyond that would have to be approved via a PUD or development agreement.

Regarding parking layout:

- A portion of the southeast parking lot was changed to one-way/angled parking and parallel parking. This will create unnecessary confusion and signage; the parking should all be 90 degree parking.
- A parking lot island behind the building is less than the required 10' width, in order to fit in two parking spaces. This should be corrected.

Building elevations will be reviewed in detail by the Commission the site plan process.

Other review comments refer to corrections on the plan sheets. Conditions for a PUD amendment are listed on page 4.

The township engineer and Fire Department did not have any comments at this stage.

The traffic engineer outlined a concern on page 2 of his July 21, 2021 letter, regarding the parking analyses:

*"Although assuming shared parking is acceptable, defining parking demand for the existing grocery/restaurant/etc., uses via Urban Land Institute projections does not seem appropriate when the site's existing parking demand can be clearly defined by the on-site parking surveys during applicable peak periods . . . "*

Therefore, the traffic engineer asks that real counts be taken at peak times, to help assess the viability of this proposed development.

Commissioner Lark asked for further comment regarding Item #11 under Conditions for PUD Amendment, on page 4 of the review letter.

Township Planner Frey explained that this item referenced an open/expired building permit for the outdoor raised terrace at Cantoro's. The condition required the work to be finished and the permit closed out prior to approval of the PUD amendment; the last inspection was 08/22/2019.

Mr. Abanatha said they had talked with the Fire Marshall today. The building will be fire suppressed, with dual entrances. He believed the Fire Marshall did not have any major concerns with the project.

Regarding parking, the initial PUD had the same format and used the same formulas as proposed this evening. Actual peak parking counts could not be completed until December. They believed the parking worked per industry standards.

In response to a question from Commissioner Herrmann, Mr. Abanatha said the 6 skylights were still part of the design, and would light the underground parking structure.

Commissioner Herrmann made the following points:

- Providing as much detail as possible regarding the two levels of rooftop greenspace will be important. She suggested having more vertical plantings such as small trees.
- Parking is sometimes very difficult at Cantoro's. She agreed that the proposed angled parking on this plan should be eliminated, as should the 5 parallel parking spaces.
- Regarding the southeast corner of the building where there is a bump-out, she would rather see a softened landscape effect than the 5 parking spaces there.

Mr. Abanatha said they would remove the angled and parallel parking, and retain 90 degree parking there. He suggested that they might potentially landbank the 5 parking spaces by the bumpout, in order to provide landscaping at that location.

In response to a question from Commissioner Yang, Mr. Abanatha said they had not yet determined how many electrical vehicle charging stations would be provided underground; this was not inexpensive to provide. Commissioner Yang recommended that all the spaces be EV-ready.

Commissioner McCall expressed concern that so many waivers/exceptions were being requested for this project. He suggested moving the building to better meet setback requirements, while not moving the underground parking.

Mr. Bogaerts said that such a change would be a "monumental" undertaking and could be disastrous if the parking structure under the lawn leaked. He felt that the plan as presented was ideal: 86 covered spaces for 60 units. Regarding setbacks, they wanted to get as big a setback as they could from Haggerty Road, while balancing parking on the site. The parking was not visible; there was no sea of asphalt, and no snowplowing or salting would be necessary for the underground spaces.

Commissioner McCall asked about storm water detention. Mr. Abanatha explained the stormwater detention process on this site, which had been approved under the original PUD. Detention would be underground, and had been designed to serve this building and the office building to the north.

Township Planner Frey noted that Wayne County would review and approve the storm water detention.

Commissioner Lark asked why more of the rooftop was not used for the outdoor amenity. Mr. Abanatha explained that the long walkways were the emergency egress to the stairwells. In terms of recreational open space, this plan far exceeded what was in the original PUD in terms of green, useable open space.

Commissioner Lark reviewed with the applicants the outstanding issues as listed in the Township Planner's review, including parking layout, plan sheet corrections, and conditions for approval. Mr. Abanatha said they had no problem with the conditions. They would landbank the 5 spaces in the bump-out for the first year, as already discussed;



would have all the spaces in the parking lot be at a 90 degree angle, and have the 10-foot wide islands.

The Commission discussed waiver request #7, which requested that parking calculations be based on national data and not on real data from the site.

Township Planner Frey explained that the traffic engineer was asking for parking counts based on what was occurring today. When the original PUD was presented, there was an expansion of the Cantoro building and the rooftop terrace proposed. At that time, actual counts were not taken because the proposed improvements were not yet constructed. But now those things were constructed and actual parking counts could be taken to verify parking was adequate for the existing market. This might help the Commission feel comfort that the parking spaces constructed today are enough for the market, keeping in mind there will be 10 additional spaces attributed to the residential component at build-out.

Ms. Krill explained that obtaining parking counts in the current environment was very difficult, due to COVID impacts – all counts had to be adjusted for season, peak times, the fact that some people were staying at home more, others shopped during irregular hours since they were working at home, etc. Too many assumptions and adjustments had to be made. They had started this project 6 months ago, and things had changed since then and might change again.

The Commission noted that Cantoro's seemed to be very busy, and it appeared that parking counts could be taken in order to provide real data. Several Commissioners referenced the parking difficulty they had when shopping there.

Commissioner Lark suggested having Ms. Krill discuss the situation with the township traffic engineer.

In response to a question from Commissioner Herrmann, Mr. Jacobs said the PUD agreement outlined process and terms should ownership of the site be separated. In any event, the terms of the PUD agreement would regulate the site.

The Commission discussed the overall layout of the site in terms of getting the most greenspace. Was it possible to expand the rooftop greenspace amenity? Should the park/greenspace buffer on the east be reduced so that additional space could be obtained around the building? Was there a way to meet setback requirements from Haggerty Road? Some Commissioners felt the building loomed over Haggerty Road. If there were truly 20 additional spaces, could some of those be land-banked in order to provide more green space around the building?

Mr. Abanatha explained that the eastern public open space was part of the original PUD plan and was important in terms of the general public, including residents of the abutting senior living development, connecting to walk networks leading to Cantoro's. The eastern space was planned as a place to walk dogs, stage events, and so on. This was very public space, and could not be wholly traded for a private green roof amenity. The

green roof amenity was not expanded beyond what was being offered because it was very expensive to construct, and this plan was already offering more green and open space than the previous plan.

Township Planner Frey suggested shifting the building 5 feet to the north, to provide extra green space south of the building. There would still be a 10-foot setback to the north, and the north landscape buffer was being provided off site. This idea generated considerable discussion, but ultimately the Commission did not universally find the suggestion acceptable, and did move forward with it.

Other items discussed included moving the building closer to Haggerty (this could not be done because of the water main easement there), but Commissioners McCall and Watson preferred moving the building further from Haggerty in order to better meet setback requirements.

Commissioner McCall remained concerned that there were so many waiver requests having to do with setbacks.

Commissioner Watson asked about height calculations. Were the upper floor amenities factored into the height?

Mr. Abanatha explained that the average height of the building was established by measuring the average grade around the building to the main roof. The amenity area, including a leasing office/social room/small fitness area, was 11.5 feet above that roof, the same height as the elevator towers, for instance.

It came out in discussion that Township staff had not realized there was going to be an actual structure on the roof, and the Commission needed to discuss this and make sure it was acknowledged as part of any recommendation.

Chair Zawodny said that such amenities were usually stepped back from the façade, as this one was.

Commissioner McCall was concerned that this building seemed ex-urban, without much green space. He did not support allowing so many deviations from setback requirements. The purpose of the ordinance was to ensure properties in the Township were green with leafy trees and spread out in a spacious manner; this building was not compatible with that.

Chair Zawodny opened the public hearing at 10:30 pm. Seeing that no public indicated they wished to speak on this matter, Chair Zawodny closed the public hearing at 10:31 pm.

Chair Zawodny reviewed the requested waivers, the conditions for recommendation to the Board, and other outstanding items in the review letter. Regarding the density calculation, Township Planner Frey said it was important to acknowledge that the Township would not consider calculating density using the entire Cantoro site.

Commissioner McCall was opposed to granting Waiver #3 regarding setback from Haggerty Road; he supported requiring compliance with the normal 35' setback. Again, he felt that the building loomed over Haggerty Road.

Commissioner McCall opposed granting Waiver #6, which reduced the open space requirement from the 20% required for a typical PUD to 10%. There was a reason the 20% requirement was put in place. The spirit of Northville Township was lost when developers were not required to comply with the open space requirement.

Commissioner Lark was opposed to granting Waiver #7, which applied to how parking was calculated. He supported the township traffic engineer's request to use real data. At the least, the applicant's traffic engineer and the township's traffic engineer should talk about this situation and hopefully come to an agreement regarding having enough parking on site for both the commercial and residential use. Chair Zawodny was also concerned regarding the parking calculation. Parking was too often difficult at Cantoro's.

Township Planner Frey pointed out that exceptions had already been approved regarding setbacks and open space requirement for the original PUD. This requested amendment would change the terms of those exceptions, providing less setback, but slightly more open space.

Commissioner Herrmann indicated she was ready to offer a motion.

**MOTION by Herrmann, support by Lark**, in the matter of PPUDA21-0001, 15550 Haggerty Road, Cantoro Market, to recommend to the Board of Trustees approval of the request for PUD Amendment, to allow for the substitution of the approved office/medical building with luxury apartments, as submitted and as further modified this evening, referencing the conditions and other items called out in the Planner's review letter dated July 19, 2021, as well as items discussed during tonight's meeting, including:

**Requested waivers, with the exception of #7**, are approved with conditions as follows:

1. 183' length for the east (back) elevation where 180' maximum building length is permitted for multiple family residential, with the condition that:
  - The west (front) building elevation be broken up by the 56.96 wide recessed terrace amenity, as shown.
2. Average building height of 42'-11 ¾", where maximum 40' is permitted for multiple family residential, including the height of the rooftop penthouse structure (leasing office/social room/fitness area), with the condition that:
  - The penthouse structure be dimensioned and located as shown on the plans, interior to the rooftop space and set back from the façade of the building.
3. Allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUDs, with the recessed terrace

amenity considered to visually meet the intent of the wider greenbelt. The width of the greenbelt adjacent to the building is 30.05' – 34.31'.

4. Allow a 15' – 17.65' variable building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15', with the condition that:
  - The additional landscaping proposed on the adjacent property to the north be required to meet the intent of the ordinance, as demonstrated during the site plan review process.
5. Allow a 13.75 parking setback to the residential use to the north, where 50' is required when abutting a residential district, with the condition that:
  - The additional landscaping proposed on the adjacent property to the north be required to meet the intent of the ordinance, as demonstrated during site plan review process.
6. Allow .63 acres (10%) open space, where 20% is required for PUDs.
7. Allow less than a 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning, specifically as this occurs at pinch points on the south and east sides of the building as shown on the plans.
8. Allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building.

**Regarding requested waiver #7**, a request to allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone, the motion requires that the applicant's traffic consultant reach an agreement with the Township's traffic consultant regarding how to calculate the parking, in order to ensure that the parking will accommodate both the commercial and residential use on this site. If an agreement cannot be reached, the applicant must return to the Commission with revised plans for further review.

**And subject to the following conditions:**

1. A PUD amendment be prepared and approved by the township attorney prior to being placed on a Board of Trustee meeting agenda.
2. Density will be greater than 12 and less than 20 dwelling units per acre, with final determination of how density is calculated to be approved administratively.
3. Eliminate segment of angled/one way parking and parallel parking.
4. Increase width of parking lot islands to minimum 10'.
5. Provide maintenance agreement for proposed offsite landscape, to be planted on the property to the north.
6. A note shall be added to the concept plan that landscape will be provided on property to the north and will be reflected on the site plan.
7. Update the site data tables on the site plan and open spaces sheets to reflect corrections noted in the Township Planner's July 19, 2021 review letter.
8. Correct discrepancies between the open space and site plan sheets.

9. Finish and close out the open/expired building permit for the outdoor raised terrace.
10. All other outstanding issues in the Township Planner's review letter.

**Last, the motion finds** that the desire of the Planning Commission is to maximize green space, and directs the applicants to continue to seek ways to maximize green space around the building.

Motion discussion:

Commissioner McCall said he could support this motion only if waiver requests #3, #6, and #8 were not granted, but instead ordinance standards were met, and if waiver requests #1, #2, #4, #7, and #9 did not result in a worsening direction. Regarding waiver request #7, it appeared that there was ample parking provided, and the 20 extra spaces could be banked in order to increase green space around the building. This reduced number of parking spaces should be the number presented to the Township's traffic consultant by the applicant during the required conversation.

Chair Zawodny said that the building footprint and the inability to comply with ordinance standards reflected a plan that was developed by the applicants, and represented a self-imposed hardship.

Commissioner Herrmann said she would not support the changes requested by Commissioner McCall. She would, however, amend her motion to reflect the desire of the Planning Commission that green space be maximized on this site. Commissioner Lark agreed, and this is noted in the motion above.

Roll call vote: Ayes: Herrmann, Lark, Watson, Yang

Nays: McCall, Zawodny

**Motion approved 4-2.**

**OTHER BUSINESS:** None.

**DEPARTMENT REPORTS:**

Jennifer Frey, Township Planner

- Next meeting is August 31
- Westridge Project update
- Powerhouse Gym is going into old Babies R Us
- Reuse of 5 Mile McDonalds

Robert Belair, Director of Public Services

- Number of Wayne County Road projects throughout the Township
- Legacy Park update
- New water tower locations

Eric Lark, Zoning Board of Appeals

- July meeting summary

Mindy Herrmann, Board of Trustees

- July meeting summary
- Pathway committee meeting progress – evaluating gaps to present plan to Board of Trustees

General discussion:

- Flooding issues due to recent extreme rain events.

**EXTENDED PUBLIC COMMENTS:** None.

**ADJOURNMENT:**

**Motion by Herrmann, support by McCall,** to adjourn the meeting at 11:30 pm.

**Motion approved unanimously.**

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
July 27, 2021**

**DATE:** July 27, 2021  
**TIME:** 7:00 PM  
**PLACE:** Township Hall

**APPROVED:** August 31, 2021

**CALL TO ORDER:** The meeting was called to order by Chair Zawodny at 7:06 p.m.

**ROLL CALL:**

**Present:** Mindy Herrmann  
Eric Lark  
Edward McCall  
Jane Watson (arrived 7:45 pm)  
Gary Yang  
Tim Zawodny

**Excused:** Matthew Wilk

**Staff:** Jennifer Frey, Township Planner  
Robert Belair, Director of Public Services

**APPROVAL OF MINUTES:** Planning Commission – June 29, 2021

**MOTION by Lark, support by Herrmann,** to approve the June 29, 2021 Planning Commission meeting minutes as presented.

**Motion approved unanimously.**

**CORRESPONDENCE:**

**BRIEF PUBLIC COMMENTS:**

Mary Lou Posa, 20560 Wintergreen Circle, thanked the Planning Commission for hearing the public's comments last month regarding the Meadowbrook Country Club's proposed expansion. She urged the Commission to take into consideration all the written and spoken comments given by the residents in that neighborhood, and said the residents were available to answer any questions the Commission might have.

**NEW BUSINESS:**

**Public Hearing**

**1. PSLU21-0002**

Representative:  
Owner:  
Location:

**Special Land Use**

David Ganezer, GAV & Associates  
Ghassan Taha, TGH Holdings, LLC  
40570 Five Mile Rd.

Request: To construct a drive-thru restaurant  
Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her July 21, 2021 written comments, Township Planner Frey gave the background and review for this Special Land Use request for a drive-thru facility. The overall proposal was to construct a 2,663-square-foot building with a drive-thru window, a 738-square-foot outside dining patio, 42 parking spaces, and other associated site improvements. The property is zoned B-1 (Local Business). Only the drive-thru required special land use approval.

Township Planner Frey summarized the criteria for granting a special land use, as follows:

- Compatibility with adjacent uses: The B-1 zoning district permits restaurant uses, with drive-thru services requiring special land use approval.

The site provides the required 50' parking and building setback, and landscape buffer, to the abutting residential lots on the north side of the site. A 50' setback is greater than other non-residential properties along 5 Mile that were constructed prior to the current setback requirement.

Additional trees shall be provided within the 50' buffer to maximize screening along the north property line.

- Compatibility with master plan: The master plan does not distinguish between permitted uses and special land uses. Due to the small lot sizes along 5 Mile, a goal of the master plan is to coordinate vehicular access points to consolidate driveways and better manage turning movements. Access from 5 Mile will be via an existing driveway, so an additional curb cut will not be created on 5 Mile for this project.
- Traffic impact: Access from Park Lane is proposed. Based on the location of the drive-thru, it is anticipated that most vehicles will exit the site from the 5 Mile driveway. The township traffic engineer has provided a separate review.
- Impact on public services: The site will be connected to public sewer and water. The fire department will review the plan for access/fire safety. A sidewalk is provided across the 5 Mile frontage. The method of stormwater detention will be under Wayne County jurisdiction.
- Compliance with Zoning Ordinance standards: The proposed plan complies with applicable setback and zoning ordinance standards.
- Impact on the environment: The site does not have much existing vegetation. Impacts to the site are similar for the proposed use, compared to other potential uses in the B-1 zoning district.
- Specific Special Land Use requirements: The proposed layout complies with the standards for drive-thru facilities, which are:



1. One drive-thru window is permitted
2. The drive-thru facility and the parking lot shall be clearly delineated.
3. The drive-thru shall be located on the side or rear of the building and minimize visibility from the road.
4. The materials used for the canopy structure shall be architecturally compatible with the building design and match the primary building material.

The Planning Commission shall also consider the following factors when reviewing a special land use:

- Nature and character of the activities, processes, materials, equipment or conditions of operation typically associated with the use.
- Vehicular circulation and parking areas.
- Outdoor activity, storage and work areas.
- Hours of operation.
- Production of traffic, noise, vibration, smoke, fumes, dust, glare and light.

Conditions:

The Planning Commission should consider the following conditions for this special land use request, in addition to any others that may be brought out during tonight's discussion:

1. Provide a sidewalk from the north property line, across the proposed driveway on Park Lane, west across the parking lot to the sidewalk in front of the building. This will help segregate vehicular and pedestrian movements along Park Lane and within the site.
2. Provide additional trees within the 50' buffer along the north property line. In addition to the buffer there will be a berm and/or wall to help screen the property; this will be discussed during site plan review.

Township Planner Frey noted that this was a deeper lot than many of the other properties along 5 Mile Road.

The review letter also provided preliminary site plan review comments; these were not part of tonight's discussion.

The Fire Department had a review comment (July 22, 2021) that was geared toward the site plan and would be discussed during site plan review.

The traffic engineer had provided a review (July 22, 2021) that noted the location of the drive-thru would allow appropriate space for queuing of vehicles on site, and that the number of trips generated is lower than the minimum threshold required for a traffic study, per Institute of Transportation Engineers (ITE) data.

Commissioner Herrmann said she had received a call from resident and real estate agent Angela Jaafer, who had sold this property to the applicant. Ms. Jaafer thought this drive-thru restaurant (Dairy Queen) would be a very nice amenity to the community and the residents, and she wanted the Commission to know of her support for this special land use request.

Commissioner Herrmann noted that the Planner's review had emphasized that additional trees could be planted between the business and the nearest residents. Whenever a business abutted a residential district, she was always concerned regarding the impact to the residential homes. Was there a common standard that required extra landscaping and buffering on adjoining residential property lines?

Township Planner Frey explained that the Zoning Ordinance standards were intended to address buffering on a site by site basis. Typically, if this use was not adjacent to residential, only 20 feet of setback would be required in the rear. The ordinance standards were intended to reflect greater intensity against a residential district, balanced against the right of a property owner to develop the property. A 50-foot setback was therefore required.

Also, through the special land use process, the Commission had the ability to attach conditions. If there was an opportunity to provide more landscaping above and beyond normal district requirements, the special land use process gave the Commission an opportunity to require this. Since this site did not have trees, this was an opportunity for the Commission to require additional tree plantings as part of the landscape buffer.

Chair Zawodny invited the applicants to make their presentation.

Ghassan Taha, TGH Holdings, LLC, 848 Dover Street, Dearborn Heights, was present on behalf of this application for a special land use in order to construct a drive-thru restaurant. Architect David Ganezer, GAV & Associates, 24001 Orchard Lake Rd., Suite 180A, Farmington Hills, was also present, as was owner Todd Haidous, Angola, Indiana.

Mr. Ganezer said that the nationwide prototype for Dairy Queen restaurants was an all-EIFS building with a metal apron around the top; in this case fully dimensional brick and not EIFS would be used; the metal apron was also removed. The north edge of the property would have a berm or wall to screen the residences there. They had adequate parking, with a loading zone and dumpster enclosure away from the street. Primary access would be from 5 Mile Road, with another access point on Park Lane.

Extensive landscaping would be added to the lot. The loading zone was to the west of the building in the bypass lane; all deliveries would be made prior to daily opening.

In response to questions from the Commission, Mr. Ganezer gave the following information:

- Hours would 10 am to 11 pm.
- The applicants would comply with the conditions in the Township Planner's review letter.
- The only non-brick portion of the exterior was the area around the drive-thru window, which would be a metal panel.
- They would plant extra trees on the north side to buffer the neighbors.
- They did not have a rendering of the building as it would appear after construction. This could be supplied during site plan review.

- The franchise would not allow new locations to be constructed without a drive-thru window.
- Their engineer was working with DTE regarding moving the power lines on site.
- Because Park Lane was a dirt road, they would extend the pavement to a short distance beyond the Park Lane access.

Commissioner Herrmann noted that a drive-thru could result in many more cars moving in and out of the site than a normal restaurant would generate. Cars backing up onto the road could present an onerous situation for 5 Mile Road residents. A walk-up window offered a quieter environment, and presented more as a neighborhood restaurant rather than a national chain. Could the drive-thru window be eliminated in favor of a walk-up window?

Mr. Ganezer said that the franchise did not approve any new locations without a drive-thru window. In many ways this was a result of living with the COVID pandemic, when 60%-70% of a restaurant's business came through its drive-thru window.

The franchise already had allowed the building's façade to be changed. He could broach the national franchise with the question of having a walk-up window rather than a drive-thru, but he did not think the idea would be successful.

In response to questions from the Commission, Township Planner Frey gave the following information:

- Residents within 300' of the property line had been noticed per state requirements, and notice had been placed on the website and in the newspaper.
- The County would have jurisdiction regarding Park Lane and 5 Mile. The Commission could make extending the pavement to the northern edge of the Park Lane drive approach a condition of Special Land Use approval.
- Landscape buffer would be reviewed during site plan approval. However a special land use approval could be conditioned on additional plant material being provided to satisfy the additional buffering requirements.
- The ordinance requires a wall and/or a berm. Right now a wall is being proposed because there is a sanitary sewer easement toward the rear of the property, reducing the ability to have 50 feet for a berm there.
- The buffering will be evaluated once the applicants submit a site plan.

The Commission discussed the hours of operation. Would the applicant consider limiting the night hours of operation to 10 pm? Even with a buffer, cars in a queue could provide a late-night nuisance to the neighbors.

Mr. Haidous said the extra hour made a difference in the short summer season. On this large site, stacking should not be an issue. The site was designed so that car lights will be directed toward the liquor store next door, away from homes.

The restaurant would have 66 seats, and the owners wanted people to come in and celebrate community and family events. However, with COVID, the drive-thru was critical.

Chair Zawodny opened the public hearing at 7:42 pm.

Dean Stacer, 15401 Park Lane, said his home was immediately to the north of the proposed Dairy Queen. His concerns included: 1) Preference for a 6-foot wall rather than berm, to keep people out of his back yard. 2) Potential noise at night, including loud music from cars in the queue. 3) Access on Park Lane, which presented difficulty in terms of getting out on to 5 Mile Road at certain times of the day.

Philip Klick 15416 Park Lane, had sent an email (July 25, 2021) regarding his concerns with this request, which were:

1. Substantial level of traffic/congestion on Park Lane and 5 Mile
2. High level of noise
3. Food debris attracting rodents and other animals.
4. Hours of operation – 11:00 pm is too late to be open in their quiet neighborhood.
5. Noise from cars in the queue.
6. Work on Park Lane will disrupt the neighborhood.
7. Entrance on Park Lane appears to be across the street from a residential driveway.

Chair Zawodny acknowledged Commissioner Watson, who had arrived at 7:45 pm.

Seeing that no other public indicated they wished to speak, Chair Zawodny closed the public hearing at 7:48 pm.

Commissioner Watson said she had visited the site. Posted hours for the liquor store next door were 10 am – 9 pm. This appeared to be the latest any business in the neighborhood was open, with the exception of Domino's pizza, which had take-out until midnight.

Commissioner Lark said that weighing disruption to the neighbors, he felt there was no reason for this business to be open past 10:00 pm.

It came out in discussion that the liquor store appeared to be open until 10:30 pm on weekends, per listed hours on the Internet.

Township Planner Frey advised that the Township ordinance did not limit hours of operation. However, with a special land use approval, the Commission had the ability to attach conditions as they applied to ways to mitigate potential disruptions to the neighborhood.

Mr. Haidous said that he owned 4 other locations, and they had never had a complaint regarding noise or other drive-thru nuisances. The locations were at:

- 1303 N. Wayne, Angola, IN
- 4600 Greenfield Road, Dearborn MI
- 559 E. Chicago St., Coldwater MI
- 3285 W. Carleton Drive, Hillsdale MI (in progress)

Additionally, this was a large lot with easy access.

Commissioner Lark asked if the restaurant would be closed during the last hour of drive-thru operation. Mr. Haidous said that was sometimes typical procedure, but often they closed the restaurant and the drive-thru simultaneously.

Chair Zawodny acknowledged Philip Klick, who had previously spoken and who wanted to emphasize that their largest concern was that the driveway and drive-thru would be a disruption to neighborhood life. He pointed out that the nearest Dairy Queen in Farmington did not have a drive-thru and appeared to do excellent business.

Mr. Taha reiterated that new Dairy Queen locations were required to have a drive-thru. The Dairy Queen would be active in the community, and provide a family-friendly location. The restaurant could seat 66 people; this was large enough to accommodate a community, school, or family gathering.

Regarding being close to the neighborhood, as their 3-year-old location in Dearborn demonstrated, they could be even closer to residential homes without adverse impact. Their lights would be downlit and shielded, they did not experience loud noise, and they were here to support the local community.

Mr. Taha said he walked Park Lane and visited with about 10 residents, all of whom gave him positive feedback.

Commissioner Herrmann revisited the idea of having a walk-up window. Mr. Haidous said walk-up windows were no longer included in plans for new Dairy Queen buildings.

In response to a question from Commissioner Lark, Mr. Taha said they were both the property owner and the franchisee.

Commissioner McCall suggested having the Park Lane drive be exit only. Mr. Taha said "everything is an option."

Commissioner Watson said that while she agreed that Dairy Queen had a family brand, the question was whether this was the right parcel for this use. B-1 zoning provided a transition from heavier businesses to a residential community. The proposed use seemed like a heavy load for this property, given the feel of the existing residential neighborhood. Also, many people had memories of Dairy Queen being a walk-up facility, which produced a calmer, quieter impact on a neighborhood. She had strong concerns about the drive-thru so close to the neighborhood, with signs, speakers for orders, parking, etc.

Mr. Haidous said the sound from the order speaker did not carry; he did not think it could be heard 10 feet away. Again, the size of the property allowed appropriate design, including 42 parking spots. They did want the restaurant to be busy, but the Dairy Queen did not have business that matched fast food restaurants such as McDonald's. After 9:00 pm they were often not too busy.

Commissioner Watson pointed out Top of the Cone, an ice cream restaurant with a drive-thru on the other side of Haggerty. Customer traffic did stack up there and overflowed into the street.

Mr. Haidous said that restaurant did not have the space offered by the current site – 1.5 acres.

Township Planner Frey asked if Dairy Queen had stacking and/or parking standards. Mr. Haidous said he was not sure, but the current site offered beyond any Dairy Queen requirements for parking or stacking.

Township Planner Frey suggested land banking 5 spaces on the north side; this might be a way to mitigate some impact on Park Lane. Also, a knee wall should be required to shield neighbors from car lights, wherever parking faced the street.

Chair Zawodny said it was important for the Commission to be attentive to the needs of their residents, while balancing the need for development in the Township. He agreed that a knee wall should be required to shield car lights, along with extra landscaping.

Chair Zawodny said that the applicants were saying they were “not too busy” after 9 pm, yet they also wanted the drive-thru to stay open until 11:00 pm. He understood why the neighbors would be concerned about a late night drive-thru. Cars in a queue can be noisy.

Commissioner Watson pointed out that the Dearborn location was in a large commercial strip mall. Tonight's request was for a new drive-thru restaurant in the middle of a quiet residential neighborhood.

In response to a question from Chair Zawodny, Mr. Taha said he had met residents on Park Lane and also Fry Street in a casual way, while walking the neighborhood. These neighbors were very cooperative and supportive of having a Dairy Queen at this location. Mr. Taha said he understood people had to get up early for work. With the retaining wall, landscaping, careful lighting, etc., the drive-thru would not be a disruption to the neighbors. The drive-thru would only be open to 11:00 pm in the summer. The drive-thru window was on the west side of the building, away from Park Lane.

Commissioner Watson asked about signage and lighting. Township Planner Frey said the ordinance did not allow light to shine onto neighboring properties, nor did it allow strip lighting under soffits.

Mr. Ganezer said the building sign would be back-lit.

After further discussion regarding how best to mitigate impact to neighboring residences, the following motion was offered:

**MOTION by Herrmann, support by Lark**, in the matter of PSLU21-0002, 40570 Five Mile Road, Ghassan Taha, TGH Holdings, LLC, to approve the Special Land Use in order to allow the construction of a drive-thru restaurant, with the following conditions:

- Knee wall be constructed on the east side, to provide neighbor protection from vehicle lights.
- 6' wall on the north side, along with the 50' landscaping buffer
- Park Lane paved to the north end of the Park Lane driveway to this business.
- Significant number of trees be planted to the north, to provide a buffer both in summer and winter, with final approval of landscape plan during site plan review.
- Drive-thru shall not be open past 10:30 pm in summer and 10:00 pm in winter. After the first full summer season (June/July/August) the applicant may petition the Planning Commission to amend the special land use approval for an 11:00 pm close time in the summer, based on no negative impact to the neighbors from vehicle stacking and noise.
- All issues in the Township Planner's review letter be resolved.
- Banked parking to be considered during site plan review, in order to minimize the number of vehicles on the site, and to provide greater greenspace protection to the neighbors.

Roll call vote:           Ayes: Herrmann, Lark, McCall, Yang,

                              Nays: Watson, Zawodny

**Motion approved 4-2.**

Chair Zawodny called a short break at 8:42 p.m., and recalled the meeting to order at 8:50 p.m.

**Public Hearing**

**2. PPUDA21-0001**

Representative:

Owner:

Location:

Request:

Action:

**PUD Amendment**

John Vallone, Cantoro Market

Cantoro Market – Fallone, LLC

15550 Haggerty Road

To substitute the approved office/medical building with luxury apartments

Provide recommendation to Board of Trustees

Members of the development team present this evening included:

- Mark Abanatha, Architect, Alexander V. Bogaerts Associates, PC., 2445 Franklin Road, Bloomfield Hills MI
- Alexander Bogaerts, Alexander V. Bogaert Associates, PC., 2445 Franklin Road, Bloomfield Hills MI
- Robert Jacobs, PLC, 121 West Long Lake Road, Suite 200, Bloomfield Hills MI
- Julie Kroll, Engineer, Fleis & VandenBrink, 27725 Stansbury St #195, Farmington Hills MI

Mr. Abanatha explained that the plans presented this evening represented revisions that reflected Planning Commission comments at the April meeting, as well as subsequent conversations with Township staff.

Mr. Abanatha made the following points:

- The site was unique in terms of topographic challenges; this unique design provided unique solutions.
- Project is a mixed use development, with synergy between the apartment building and the Cantoro restaurant and market.
- The project will provide a type of housing that is not currently available in the Township – a unique, boutique luxury apartment development, with elevators, high amenities, and secure parking. Elevators will provide for a greater diversity of tenants, including senior citizens and people with pets. Target population includes empty nesters, people working on the MITC corridor, young professionals. They would work toward LEED standards, but not necessarily obtain a LEED certification.
- The project included 2 outdoor amenity spaces, one on the 2<sup>nd</sup> floor and one on the rooftop.
- The amenities would include a lounge area, fitness studio, outdoor pergolas, grill areas, dog walk/dog wash, keyless entry, electric vehicle charging stations, etc.
- 1 bedroom units would be 895-936 square feet, renting for approximately \$224.00 per square foot, or \$2000 - \$2100.
- 2 bedroom units would be 1027-1182 square feet, renting for approximately \$245 per square foot, or \$2084 – \$2646.
- There would be 6 one-bedroom units and 54 two-bedroom units, with 20 units per floor, on 3 floors.
- 86 secured underground garage spaces would be provided, with 319 shared outdoor spaces, for a total of 405 spaces on site.
- Fleis & VandenBrink did a shared parking analysis, concluding that at worst case scenario such as December/Christmas season, when there would be peak use, 385 spaces would be required, so the provided 405 spaces result in 20 additional spaces on site.

Mr. Abanatha showed the floor plans, including lower level garage parking, main entrance from the east, 2<sup>nd</sup> and 3<sup>rd</sup> floor layouts, with rooftop amenity areas including elevator, lounge, fitness area, leasing office, open areas with grills, pergola seating, chaise lounges, green space, and emergency exits to stair wells. Groupings of mechanical equipment spread out across the roof to service the units below.

Reacting to some of the Commission's key concerns at the April meeting regarding mass, scale, density, landscaping, and "warming up" the building, the applicants had done the following:

- Removed 5 units on the penthouse portion of the building, decreasing the number of units from 65 to 60, while also decreasing height and mass.
- Reduced the size of the building north to south by 9 feet, losing one parking space.
- As all the units were stacked on top of a parking grid, no more units could be removed.



- This was basically a 3-story building with a walkout. Because of the topography, the building height on Haggerty Road was 38', but with the 10 foot fall from west to east, the average building height was 43' from average grade to the predominant roof.
- Regarding density, they were proposing 60 units on 6.3 acres, counting the entire site. However, even if the density was calculated differently, using a 3 acre or 4.5 acre size, the density was very low for multiple family use.
- The exterior of the building now was virtually all brick with some accent panels, with a softer color palette, with varying brick colors.
- Awnings had been added to the exit doors coming out of stairwells, matching other awnings in the project.
- The market study and financial analysis that was completed for this project confirmed that this product was highly sought after, and this was an excellent location for the project. There was no longer a market for the office building that had originally been approved as part of this PUD.
- The project needed 60 units to be economically viable.

Commissioner McCall asked why the exit stairwells could not both face south, away from Haggerty Road. Mr. Abanatha said that proximity to the drive aisle for the north facing stairwell might preclude this.

Referencing her July 19, 2021 review letter, Township Planner Frey gave the background and review for this application for PUD amendment. The Commission was being asked for a recommendation to the Township Board. If approved by the Board, a detailed site plan would be submitted to the Planning Commission for approval.

Township Planner Fry explained that there were discrepancies between the open space plan and site plan. For review purposes all the dimensions were obtained from the site plan.

The applicants were requesting the Commission to approve the following waivers:

- 1) To approve 183' length for the east (back) elevation where 180' maximum building length is permitted for multiple family residential.

The west (front) building elevation is broken up by the 56.96 wide recessed terrace amenity, thus meeting the intent of the ordinance.

- 2) To allow average building height of 42'-11 ¾", where maximum 40' is permitted for multiple family residential.
- 3) To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUDs.

The approved office plan that is currently part of the PUD provides an average greenbelt depth of 38.72'. The average depth is decreased on the proposed plan due to the longer building length; however the recessed terrace amenity could be

considered as visually meeting the intent of a wider greenbelt. The width of the greenbelt adjacent to the building is 30.05' – 34.31'.

- 4) To allow a 15' – 17.65' variable building setback to the residential use to the north, where 50' is required when abutting a residential district, or the proposed building is taller than 15'.

The request from the applicant is for the Planning Commission to consider the 22'-35' feet of open space on the property to the north, to be considered as meeting visually the intent of the requirement, and the proposal is to provide additional landscaping on the adjacent property. It was noted by Jennifer Frey that 22'-35' feet is too small for the Cedarbrook Project to come back and build anything there.

- 5) To allow a 13.75 parking setback to the residential use to the north, where 50' is required when abutting a residential district, citing the same reason that visually the ordinance intent appears to be met, when you take into consideration adjacent open space.
- 6) To allow .63 acres (10%) open space, where 20% is required for PUDs. The proposed plan has slightly more open space than the approved plan, so this would be consistent with prior approval.
- 7) To allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone.

A total of 405 parking spaces are provided onsite. 86 are enclosed and solely for residential use, leaving 319 surface parking spaces. Summarizing the shared parking study that was provided by the applicant, during peak times parking generated for the entire site is a total of 289 spaces for the market and 96 for the residential use. Based on this, there would be 10 additional spaces outside the enclosed residential parking to meet the residential requirement, for a total of 20 extra surface spaces onsite using the shared parking methodology. In summary, it appears there are about 20 additional spaces based on their shared parking analysis.

- 8) To allow less than a 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning. This occurs on the south and east sides of the building where there are areas where the landscape area is less than 15'. Related to this, at the April meeting the Commission expressed their desire to increase the amount of landscape area at the base of the building to allow plant material to help reduce the scale and soften the appearance of the building.
- 9) To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building.

Regarding the density calculation, as discussed at the April meeting, the density for the residential component cannot be based on the entire Cantoro parcel because a portion of the parcel is already developed with the market and its associated requirements. If

half or a third of the site is being dedicated to the residential, density would be in the 14-19 units per acre range. The Township's multiple family zoning district allows up to 12 units per acre as a special land use; anything beyond that would have to be approved via a PUD or development agreement.

Regarding parking layout:

- A portion of the southeast parking lot was changed to one-way/angled parking and parallel parking. This will create unnecessary confusion and signage; the parking should all be 90 degree parking.
- A parking lot island behind the building is less than the required 10' width, in order to fit in two parking spaces. This should be corrected.

Building elevations will be reviewed in detail by the Commission the site plan process.

Other review comments refer to corrections on the plan sheets. Conditions for a PUD amendment are listed on page 4.

The township engineer and Fire Department did not have any comments at this stage.

The traffic engineer outlined a concern on page 2 of his July 21, 2021 letter, regarding the parking analyses:

*"Although assuming shared parking is acceptable, defining parking demand for the existing grocery/restaurant/etc., uses via Urban Land Institute projections does not seem appropriate when the site's existing parking demand can be clearly defined by the on-site parking surveys during applicable peak periods . . . "*

Therefore, the traffic engineer asks that real counts be taken at peak times, to help assess the viability of this proposed development.

Commissioner Lark asked for further comment regarding Item #11 under Conditions for PUD Amendment, on page 4 of the review letter.

Township Planner Frey explained that this item referenced an open/expired building permit for the outdoor raised terrace at Cantoro's. The condition required the work to be finished and the permit closed out prior to approval of the PUD amendment; the last inspection was 08/22/2019.

Mr. Abanatha said they had talked with the Fire Marshall today. The building will be fire suppressed, with dual entrances. He believed the Fire Marshall did not have any major concerns with the project.

Regarding parking, the initial PUD had the same format and used the same formulas as proposed this evening. Actual peak parking counts could not be completed until December. They believed the parking worked per industry standards.

In response to a question from Commissioner Herrmann, Mr. Abanatha said the 6 skylights were still part of the design, and would light the underground parking structure.

Commissioner Herrmann made the following points:

- Providing as much detail as possible regarding the two levels of rooftop greenspace will be important. She suggested having more vertical plantings such as small trees.
- Parking is sometimes very difficult at Cantoro's. She agreed that the proposed angled parking on this plan should be eliminated, as should the 5 parallel parking spaces.
- Regarding the southeast corner of the building where there is a bump-out, she would rather see a softened landscape effect than the 5 parking spaces there.

Mr. Abanatha said they would remove the angled and parallel parking, and retain 90 degree parking there. He suggested that they might potentially landbank the 5 parking spaces by the bumpout, in order to provide landscaping at that location.

In response to a question from Commissioner Yang, Mr. Abanatha said they had not yet determined how many electrical vehicle charging stations would be provided underground; this was not inexpensive to provide. Commissioner Yang recommended that all the spaces be EV-ready.

Commissioner McCall expressed concern that so many waivers/exceptions were being requested for this project. He suggested moving the building to better meet setback requirements, while not moving the underground parking.

Mr. Bogaerts said that such a change would be a "monumental" undertaking and could be disastrous if the parking structure under the lawn leaked. He felt that the plan as presented was ideal: 86 covered spaces for 60 units. Regarding setbacks, they wanted to get as big a setback as they could from Haggerty Road, while balancing parking on the site. The parking was not visible; there was no sea of asphalt, and no snowplowing or salting would be necessary for the underground spaces.

Commissioner McCall asked about storm water detention. Mr. Abanatha explained the stormwater detention process on this site, which had been approved under the original PUD. Detention would be underground, and had been designed to serve this building and the office building to the north.

Township Planner Frey noted that Wayne County would review and approve the storm water detention.

Commissioner Lark asked why more of the rooftop was not used for the outdoor amenity. Mr. Abanatha explained that the long walkways were the emergency egress to the stairwells. In terms of recreational open space, this plan far exceeded what was in the original PUD in terms of green, useable open space.

Commissioner Lark reviewed with the applicants the outstanding issues as listed in the Township Planner's review, including parking layout, plan sheet corrections, and conditions for approval. Mr. Abanatha said they had no problem with the conditions. They would landbank the 5 spaces in the bump-out for the first year, as already discussed;

would have all the spaces in the parking lot be at a 90 degree angle, and have the 10-foot wide islands.

The Commission discussed waiver request #7, which requested that parking calculations be based on national data and not on real data from the site.

Township Planner Frey explained that the traffic engineer was asking for parking counts based on what was occurring today. When the original PUD was presented, there was an expansion of the Cantoro building and the rooftop terrace proposed. At that time, actual counts were not taken because the proposed improvements were not yet constructed. But now those things were constructed and actual parking counts could be taken to verify parking was adequate for the existing market. This might help the Commission feel comfort that the parking spaces constructed today are enough for the market, keeping in mind there will be 10 additional spaces attributed to the residential component at build-out.

Ms. Krill explained that obtaining parking counts in the current environment was very difficult, due to COVID impacts – all counts had to be adjusted for season, peak times, the fact that some people were staying at home more, others shopped during irregular hours since they were working at home, etc. Too many assumptions and adjustments had to be made. They had started this project 6 months ago, and things had changed since then and might change again.

The Commission noted that Cantoro's seemed to be very busy, and it appeared that parking counts could be taken in order to provide real data. Several Commissioners referenced the parking difficulty they had when shopping there.

Commissioner Lark suggested having Ms. Krill discuss the situation with the township traffic engineer.

In response to a question from Commissioner Herrmann, Mr. Jacobs said the PUD agreement outlined process and terms should ownership of the site be separated. In any event, the terms of the PUD agreement would regulate the site.

The Commission discussed the overall layout of the site in terms of getting the most greenspace. Was it possible to expand the rooftop greenspace amenity? Should the park/greenspace buffer on the east be reduced so that additional space could be obtained around the building? Was there a way to meet setback requirements from Haggerty Road? Some Commissioners felt the building loomed over Haggerty Road. If there were truly 20 additional spaces, could some of those be land-banked in order to provide more green space around the building?

Mr. Abanatha explained that the eastern public open space was part of the original PUD plan and was important in terms of the general public, including residents of the abutting senior living development, connecting to walk networks leading to Cantoro's. The eastern space was planned as a place to walk dogs, stage events, and so on. This was very public space, and could not be wholly traded for a private green roof amenity. The

green roof amenity was not expanded beyond what was being offered because it was very expensive to construct, and this plan was already offering more green and open space than the previous plan.

Township Planner Frey suggested shifting the building 5 feet to the north, to provide extra green space south of the building. There would still be a 10-foot setback to the north, and the north landscape buffer was being provided off site. This idea generated considerable discussion, but ultimately the Commission did not universally find the suggestion acceptable, and did move forward with it.

Other items discussed included moving the building closer to Haggerty (this could not be done because of the water main easement there), but Commissioners McCall and Watson preferred moving the building further from Haggerty in order to better meet setback requirements.

Commissioner McCall remained concerned that there were so many waiver requests having to do with setbacks.

Commissioner Watson asked about height calculations. Were the upper floor amenities factored into the height?

Mr. Abanatha explained that the average height of the building was established by measuring the average grade around the building to the main roof. The amenity area, including a leasing office/social room/small fitness area, was 11.5 feet above that roof, the same height as the elevator towers, for instance.

It came out in discussion that Township staff had not realized there was going to be an actual structure on the roof, and the Commission needed to discuss this and make sure it was acknowledged as part of any recommendation.

Chair Zawodny said that such amenities were usually stepped back from the façade, as this one was.

Commissioner McCall was concerned that this building seemed ex-urban, without much green space. He did not support allowing so many deviations from setback requirements. The purpose of the ordinance was to ensure properties in the Township were green with leafy trees and spread out in a spacious manner; this building was not compatible with that.

Chair Zawodny opened the public hearing at 10:30 pm. Seeing that no public indicated they wished to speak on this matter, Chair Zawodny closed the public hearing at 10:31 pm.

Chair Zawodny reviewed the requested waivers, the conditions for recommendation to the Board, and other outstanding items in the review letter. Regarding the density calculation, Township Planner Frey said it was important to acknowledge that the Township would not consider calculating density using the entire Cantoro site.

Commissioner McCall was opposed to granting Waiver #3 regarding setback from Haggerty Road; he supported requiring compliance with the normal 35' setback. Again, he felt that the building loomed over Haggerty Road.

Commissioner McCall opposed granting Waiver #6, which reduced the open space requirement from the 20% required for a typical PUD to 10%. There was a reason the 20% requirement was put in place. The spirit of Northville Township was lost when developers were not required to comply with the open space requirement.

Commissioner Lark was opposed to granting Waiver #7, which applied to how parking was calculated. He supported the township traffic engineer's request to use real data. At the least, the applicant's traffic engineer and the township's traffic engineer should talk about this situation and hopefully come to an agreement regarding having enough parking on site for both the commercial and residential use. Chair Zawodny was also concerned regarding the parking calculation. Parking was too often difficult at Cantoro's.

Township Planner Frey pointed out that exceptions had already been approved regarding setbacks and open space requirement for the original PUD. This requested amendment would change the terms of those exceptions, providing less setback, but slightly more open space.

Commissioner Herrmann indicated she was ready to offer a motion.

**MOTION by Herrmann, support by Lark**, in the matter of PPUDA21-0001, 15550 Haggerty Road, Cantoro Market, to recommend to the Board of Trustees approval of the request for PUD Amendment, to allow for the substitution of the approved office/medical building with luxury apartments, as submitted and as further modified this evening, referencing the conditions and other items called out in the Planner's review letter dated July 19, 2021, as well as items discussed during tonight's meeting, including:

**Requested waivers, with the exception of #7**, are approved with conditions as follows:

1. 183' length for the east (back) elevation where 180' maximum building length is permitted for multiple family residential, with the condition that:
  - The west (front) building elevation be broken up by the 56.96 wide recessed terrace amenity, as shown.
2. Average building height of 42'-11 ¾", where maximum 40' is permitted for multiple family residential, including the height of the rooftop penthouse structure (leasing office/social room/fitness area), with the condition that:
  - The penthouse structure be dimensioned and located as shown on the plans, interior to the rooftop space and set back from the façade of the building.
3. Allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUDs, with the recessed terrace

amenity considered to visually meet the intent of the wider greenbelt. The width of the greenbelt adjacent to the building is 30.05' – 34.31'.

4. Allow a 15' – 17.65' variable building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15', with the condition that:
  - The additional landscaping proposed on the adjacent property to the north be required to meet the intent of the ordinance, as demonstrated during the site plan review process.
5. Allow a 13.75 parking setback to the residential use to the north, where 50' is required when abutting a residential district, with the condition that:
  - The additional landscaping proposed on the adjacent property to the north be required to meet the intent of the ordinance, as demonstrated during site plan review process.
6. Allow .63 acres (10%) open space, where 20% is required for PUDs.
7. Allow less than a 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning, specifically as this occurs at pinch points on the south and east sides of the building as shown on the plans.
8. Allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building.

**Regarding requested waiver #7,** a request to allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone, the motion requires that the applicant's traffic consultant reach an agreement with the Township's traffic consultant regarding how to calculate the parking, in order to ensure that the parking will accommodate both the commercial and residential use on this site. If an agreement cannot be reached, the applicant must return to the Commission with revised plans for further review.

**And subject to the following conditions:**

1. A PUD amendment be prepared and approved by the township attorney prior to being placed on a Board of Trustee meeting agenda.
2. Density will be greater than 12 and less than 20 dwelling units per acre, with final determination of how density is calculated to be approved administratively.
3. Eliminate segment of angled/one way parking and parallel parking.
4. Increase width of parking lot islands to minimum 10'.
5. Provide maintenance agreement for proposed offsite landscape, to be planted on the property to the north.
6. A note shall be added to the concept plan that landscape will be provided on property to the north and will be reflected on the site plan.
7. Update the site data tables on the site plan and open spaces sheets to reflect corrections noted in the Township Planner's July 19, 2021 review letter.
8. Correct discrepancies between the open space and site plan sheets.



9. Finish and close out the open/expired building permit for the outdoor raised terrace.
10. All other outstanding issues in the Township Planner's review letter.

**Last, the motion finds** that the desire of the Planning Commission is to maximize green space, and directs the applicants to continue to seek ways to maximize green space around the building.

Motion discussion:

Commissioner McCall said he could support this motion only if waiver requests #3, #6, and #8 were not granted, but instead ordinance standards were met, and if waiver requests #1, #2, #4, #7, and #9 did not result in a worsening direction. Regarding waiver request #7, it appeared that there was ample parking provided, and the 20 extra spaces could be banked in order to increase green space around the building. This reduced number of parking spaces should be the number presented to the Township's traffic consultant by the applicant during the required conversation.

Chair Zawodny said that the building footprint and the inability to comply with ordinance standards reflected a plan that was developed by the applicants, and represented a self-imposed hardship.

Commissioner Herrmann said she would not support the changes requested by Commissioner McCall. She would, however, amend her motion to reflect the desire of the Planning Commission that green space be maximized on this site. Commissioner Lark agreed, and this is noted in the motion above.

Roll call vote: Ayes: Herrmann, Lark, Watson, Yang

Nays: McCall, Zawodny

**Motion approved 4-2.**

**OTHER BUSINESS:** None.

**DEPARTMENT REPORTS:**

Jennifer Frey, Township Planner

- Next meeting is August 31
- Westridge Project update
- Powerhouse Gym is going into old Babies R Us
- Reuse of 5 Mile McDonalds

Robert Belair, Director of Public Services

- Number of Wayne County Road projects throughout the Township
- Legacy Park update
- New water tower locations

Eric Lark, Zoning Board of Appeals

- July meeting summary

Mindy Herrmann, Board of Trustees

- July meeting summary
- Pathway committee meeting progress – evaluating gaps to present plan to Board of Trustees

General discussion:

- Flooding issues due to recent extreme rain events.

**EXTENDED PUBLIC COMMENTS:** None.

**ADJOURNMENT:**

**Motion by Herrmann, support by McCall,** to adjourn the meeting at 11:30 pm.

**Motion approved unanimously.**



**Department of Public Services**  
Building • Engineering • Planning • Water & Sewer

April 19, 2022

Planning Commission  
44405 Six Mile Road  
Northville, MI 48168

**Subject: Cantoro PUD Amendment – Remanded back to Planning Commission per Board of Trustees**

Dear Planning Commissioners,

At their 10-22-2021 meeting, the board of trustees referred the proposed PUD amendment back to the planning commission for further review and consideration. The planning commission reviewed the project at their 7-27-2021 meeting and recommended approval to change the office use to 60 apartments with the ordinance waivers identified below. The planning commission motion to approve had four votes in favor and two votes against. The meeting minutes and planning review letter from the July planning commission meeting are provided for reference.

In referring the project back to the planning commission, the board was specifically concerned about the number of units which equated to a number ordinance waivers that collectively impacted the appearance/mass of the building close up on Haggerty Road. The planning commission shall review the revised PUD amendment and make a recommendation to the township board to approve, approve with conditions or deny the proposed PUD amendment. Review comments from the township engineer and fire department are provided separately.

The original amendment for 60 apartments included the following waiver requests.

1. To approve 183' length for the east (back) elevation, where 180' maximum building length is permitted for multiple family residential (Article 7, Multiple Family Residential - Required Conditions).
2. To allow average building height of 42' – 11 ¾", where maximum 40' is permitted for multiple family residential (Article 18, Schedule of Regulations).
3. To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUD's (Article 20.4(B) Development Options).
4. To allow a 15'-17.65' building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15' (Article 7, Multiple Family Residential - Required Conditions).
5. To allow a 13.75' parking setback to the residential use to the north, where 50' is required when abutting a residential district (Article 7, Multiple Family Residential - Required Conditions).
6. To allow .63 acres (10%) open space, where 20% is required for PUD's (Article 20.4(J), Development Options).
7. To allow 319 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone (Article 26, Parking Standards).
8. To allow less than 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning (Article 7, Multiple Family Residential - Required Conditions).
9. To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building per Article 20.7(B)/20.6(B), Development Options - Supplemental Standards for Mixed Use PUD's).

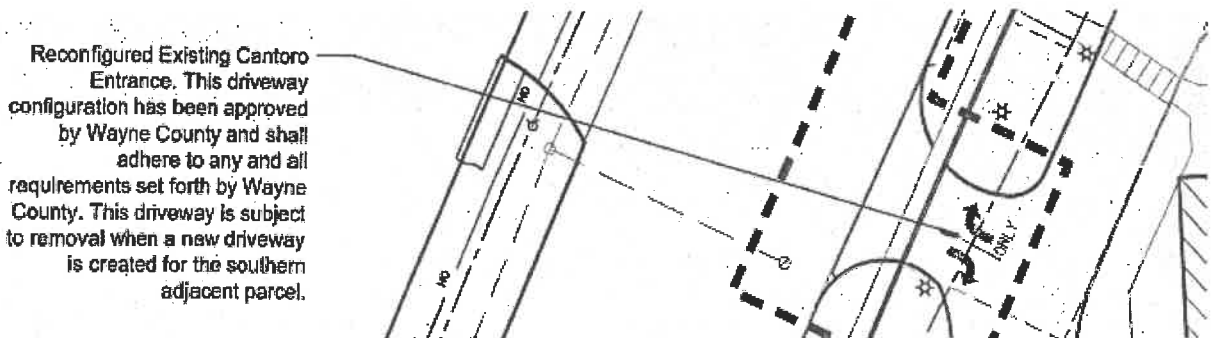
**Revised PUD amendment Proposal.** The number of units has been reduced to 48 but the building footprint remains the same as the previous version and as a result, the number and extent of the ordinance waivers has not changed. The primary concerns from the township board were the impact the waivers had on the appearance of the project along Haggerty Road, such as setbacks, building mass, building height and the resulting reduction of area to provide landscape to help mitigate the collective magnitude of the waivers.

In referring the project back to the planning commission to reduce the density, the implied outcome was that by reducing the number of units, the number and/or amount of waivers associated with the project would also be reduce proportionately. The expectation of the board was that reducing the number of units would result in a smaller building footprint and the smaller building footprint would address the scale of the requested project waivers. The building footprint, setbacks and amount of landscape area around the base of the building remains the same as provided on the previous plan with 60 units. The number of surface parking spaces remains the same as the previous 60 unit building. The number of covered parking spaces has been reduced by four.

## REVIEW COMMENTS

### General

1. Any conditions shall be reflected on revised plan and/or incorporated into the PUD amendment, prior to being forwarded to the township board again.
2. For resubmittals, a transmittal detailing what is being submitted and a written response to each reviewer's comments is required.
3. The PUD amendment shall only apply to the use and associated ordinance waivers. All other applicable PUD provisions shall remain in effect, including the requirement to relocate the southern site driveway to the south property line (as a shared driveway) when the property to the south is developed. The notation from the 2017 approval (shown below) shall be provided on the amended PUD plan to ensure consistency with the prior approval.



I will be available at the April 26, 2022 planning commission meeting to address any PUD amendment plan comments or questions.

Sincerely,



Jennifer Frey  
Township Planner



ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.  
*Architecture*  
*Planning*  
*Interior Design*

2445 Franklin Rd.  
Bloomfield Hills, MI 48302  
248/ 334-5000  
fax: 248/ 334-0092

May 6, 2022

Board of Trustees  
44405 Six Mile Road  
Northville, MI 48168

Re: Cantoro revised 48 unit PUD multi-family development

Members of the Board,

We presented our revised plan to the Planning Commission on 4-26-22 and received a 3-2 vote in favor of the revised 48 unit plan. The revised plan we presented to the PC was based on meetings our team had with the Township Supervisor after the board directed us to go back to the PC.

*Based on our meetings with the Township Supervisor we have redesigned the project reducing the number of units from 60 units to 48 units.*

*We spent several hours with the planning commission discussing the project in detail at both PC meetings... the benefits of the project versus the waivers we are requesting as part of the PUD process...*

*In the end the planning commission saw the merits of the project and the benefits to the community and gave (2) favorable votes...initially 4-2 and then 3-2 for the project to the Twp Board.*

*We believe the revised plans improve the project even more from the original PC approved plan...*

*by allowing two key issues to be addressed:  
the density & the parking - these were two major issues.*

*We have been very open with the PC & the Twp Bd that we needed a certain amount of sq ft in the project in order for the project to be successful...*

We were able to make this significant reduction of units and keep the project viable due to several key factors:

The multi-family market has changed since we started this project and this current redesign...

- The demand for MF rental units has increased
- Rents have also increased
- And we have made the units larger to offset the loss of units

*By increasing the size & and changing the type of units... coupled with the positive market changes the project will still be a success*

Now the majority of the units are 2 Br w/ den  
Sq ft range 1175 – 1384

*We have also added individual separate storage areas for tenants who desire more storage for things like seasonal storage...this type of additional storage is in high demand*

Current target unit mix

42 - 2Br/ Den (14/ floor) target rents + - 2.32/sq ft \$2990

6 - 2Br (2/ floor) target rents + - 2.33/sq ft \$2750

48 total 16/floor (three floors)

*Our previous design had smaller 1Br/den & 2 Br units...ranging from 895 – (1060 on avg.)*

*This will still be a Unique - State of the Art Luxury boutique apartment development...w/ luxury amenities and services...*

*We have kept the key components of the development such as the 2<sup>nd</sup> floor outdoor terrace and the roof top terrace.*

*We have added a second elevator to the project as well for additional convenience for our residents.*

We now have three levels of amenities inside the building... we removed the conditioned leasing/amenity spaces from the roof and relocated them inside the building

At the 2<sup>nd</sup> floor directly across from the relocated elevator is the leasing office. Some social areas will also be in this space with direct access to the 2<sup>nd</sup> floor outdoor terrace.

At the 3<sup>rd</sup> floor is large social room with lounge/bar area overlooking the 2<sup>nd</sup> floor terrace.

At the 4<sup>th</sup> floor is our state of the art fitness & yoga space, this space also overlooks the terrace.

All of these amenity spaces will have large windows facing the terrace.

We have incorporated the Planning Comissions recommended revisions

- Added more landscape to the south and east sides of the building.
- Replace the potted plants on the roof top terraces w/ trees.
- Our parking consultant & Twp consultant met & resolved any shared parking concerns for the original 60 unit design.
- Added (1) EV parking space and infrastructure to be able to add more EV spaces in the future... Will be incorporated on SPA plans.

*Even though we reduced the no. of units to 48 we kept the same no. of outside parking spaces and virtually the same no. of garage parking (minor reduction of 4 spaces)*

*Total garage parking is now 82 spaces (1.7 secured garage spaces per unit)...which is an excellent ratio.*

*So overall parking for the project has improved with the reduction to 48 units.*

Revised reports, financial studies and PUD draft provided to the PC & Twp Board:

- Market study by Kathy Banker/ Lease-up,
- Financial analysis & absorption letter by John Widmer
- Parking/traffic study by Fleis & Vandenbrink
- Revised PUD draft

*Were provided to the PC & Twp Bd...for the revised 48 unit design, the reports/studies all show that the project will still be tremendous benefit to the community.*

*These studies indicate that there is a strong market demand for the project.*

As we have stated previously, clearly there is no market for the original office building.

Regarding the waivers we are requesting:

- The building size is locked in by the parking grid at the 1<sup>st</sup> garage level which meets the township ordnance size requirements for drive aisles & parking space dimensions
- Front yard setback is virtually the same as the office building (similar waiver was given for office building PUD)
- Multi-family façade is broken up along Haggerty by the court yard terrace - reducing the mass of the building on Haggerty Road.
- Closest senior building to the north is 125' away, additional landscape is provided on the senior property.
- We are locked in on the south side of the building by the existing driveway.
- We didn't want to reduce any of the parking to the east by shifting the building because parking was very important.
- We have more useable landscape and recreation open space than the original approved office PUD, due to the incorporation of our second floor and rooftop terraces.

*This parcel is a very unique parcel and a design challenge due to the shape of the parcel and the topography... it's perfect for a PUD development which allows flexibility and creative design solutions.*

*We believe we have come up with a (very unique design solution) for this unique site.*

*This project is truly a mixed use development - tremendous synergy is created when combining the existing Cantoro market and restaurant with the proposed luxury residential component...*

*This unique mixed-use combination creates a project unlike anything else in the Twp and general surrounding area.*

*The entire development is linked via pedestrian walkways between Cantoros, the Apts and the park...the site is also linked to the senior project to the north and Haggerty Rd via walkways that welcome the public.*

*This type of development is in high demand throughout Michigan and the country. The project will bring greater diversity of housing to the community - exactly what the market is looking for.*

**We look forward to presenting our revised project to you at your May meeting.**

Sincerely

*Mark Abanatha*

**Mark Abanatha  
Architect**





**AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT**

**BY AND BETWEEN**

**THE CHARTER TOWNSHIP OF NORTHVILLE**

**AND**

**FALLONE & SONS LLC**

**DATED: \_\_\_\_\_, 2022**

**THE CANTORO ITALIAN MARKET AND OFFICE PARK**

**NORTHVILLE TOWNSHIP**

**AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT OF AUGUST 21, 2017**

This Amended Planned Unit Development Agreement (the “**Agreement**”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the CHARTER TOWNSHIP OF NORTHVILLE (the “**Township**”), a Michigan municipal corporation, with its principal address at 44405 Six Mile Road, Northville, Michigan 48168, and FALLONE & SONS LLC, a Michigan limited liability company, with its principal address at 15550 Haggerty Road, Plymouth, Michigan 48170 (the “**Developer**”).

**RECITALS:**

A. Developer desired to develop the property described herein, which at that time constituted two adjacent parcels totaling approximately 6.273 acres which are located on the east side of Haggerty Road, between Five Mile Road and Six Mile Roads in the Township (the “**Property**”); and submitted an application (“**PUD Application**”) to develop the Property under the planned unit development option of the Township under provisions of Chapter 170, Article 20 of the Township Zoning Ordinance (“**PUD Ordinance**”);

B. The Property is shown on the “**2017 PUD Concept Plan**” and incorporated herein by reference to the 2017 Planned Development Agreement (the “**2017 PUD**”). The PUD Concept Plan reflected two (2) existing parcels: (i) the southern parcel is the present Cantoro Italian Market and Restaurant (the “**Market**”) and what was the existing parking lot and is zoned B-1 (the “**Market Parcel**”), and (ii) the adjacent northern parcel use is O-1 office, upon which the parking lot was to be expanded for additional shared parking which shall provide additional parking for the Market and for the construction of an office, medical warehouse building (the “**Office Building**”) and adjacent shared parking (the “**Office Building Parcel**”). The Market Parcel and the Office Building Parcel, collectively are the “**Parcels**”, and pursuant to the 2017 PUD were combined as required into a singular Parcel. The development set forth in the 2017 PUD Agreement and the PUD Concept Plan is referred to as the “**Project**” or the “**PUD**” or the “**Development**”;

C. The 2017 PUD provided additional shared parking to accommodate the additional uses at the Market and Restaurant. As part of the 2017 PUD Agreement there was a new 1,735 square foot terrace restaurant and 7,144 square foot banquet/restaurant use on the mezzanine, (collectively, the “**Market Expansion**”);

D. The 2017 PUD Agreement was reviewed and approved by both, the Township Planning Commission (the “**Planning Commission**”) and the Township Board of Trustees (the “**Township Board**”); and the Township Board approved the 2017 PUD, the 2017 PUD Concept Plan and the PUD zoning for the Property and executed the PUD on August 21, 2017;

E. The 2017 PUD approval was granted by the Township Board in accordance with the PUD Ordinance, subject to compliance with the conditions set forth in PUD (“**PUD Approval**”), which is known as the “Cantoro Italian Market and Office Park”, and which contained the Expanded Market/Restaurant and the Office/Medical/Warehouse Building as the designated uses. The 2017 PUD contained Developer’s rights to develop the site in separate Phases of the combined property and was fully vested upon compliance with the requirements of the 2017 PUD Agreement and approval of the Final Site Plan for the Phases of the Project;

F. Since the 2017 PUD Agreement was entered there have been dramatic changes, and no demand or market for Office/Medical/Warehouse use not only in the Township of Northville but in the neighboring communities as well;

G. The PUD Zoning Site was and is unique in its topography and location as the northern portion of the 6.3 acre site has a 10 foot drop in elevation and topography from Haggerty Road. This anomaly allowed for the creative ability to change the current Mixed-Use by the substitution and use to a state of the art Multi-Family Luxury Apartment use for which there are no others in the Township nor in the surrounding areas with below ground parking and extraordinary unique and desired amenities and for which there is a market and demand;

H. On July 27, 2021, the Planning Commission approved the Conceptual Site Plan Approval with certain conditions to be incorporated within an Amendment to the 2017 PUD use and replacing the O-1 second use of the 2017 PUD of the Office/Medical/Warehouse use with the Luxury Multi-Family Apartment pursuant to substitute Mixed-Use of the subject property with its recommendations after the public hearing for approval to the Township Board.

**NOW THEREFORE**, the **DEVELOPER** and the **TOWNSHIP**, in consideration of the mutual covenants and agreements have agreed upon the essential terms of this Amended PUD and each covenant and agree as to the following:

1. Amendment of Recitals. The Developer and Township acknowledge and represent that the Amendments to the 2017 PUD and changes are set forth herein in this PUD Amendment. The changes set forth herein constitute the Amended PUD and shall be controlling as to all terms and conditions and any ambiguity between the 2017 PUD and this Amended PUD, as restated.

2. Amended PUD Approval. The parties acknowledge and agree that the Project has been granted PUD approval by the Township Board in accordance with the PUD Ordinance, subject to compliance with the conditions set forth in Section 3 below (“**Amended PUD Approval**”), which shall be known as the “Cantoro Italian Market and Apartments”, and which shall contain the Expanded Market and the Multi-Family Luxury Apartment. The Project shall not require any public improvements. The Project shall only have two (2) uses, specifically, the Market/Restaurant with its retail and restaurant uses on the portion of the Market Parcel and on the portion of the Multi-Family Parcel. The Amended PUD Approval includes approval of the Amended PUD Concept Plan, Ex. A; the Open Space Plan, Ex. B; the Building Elevations, Ex. C and this Amended PUD Agreement and all exhibits attached to or identified in this Amended PUD Agreement; and all exhibits, plans or documents provided to and approved by the Planning Commission and the Township Board. The Developer’s rights to develop the Multi-Family Apartment Phase as provided for in this Amended Agreement are fully vested with the Amended PUD and is in compliance with the requirements of this Amended Agreement and approval of the Final Site Plan for the zoned PUD and for Amendment for Phase 3 of the Project.

3. Conditions of Amended PUD Approval. The Amended PUD Approval shall be subject to the following conditions with which the Developer shall comply:

A. Developer has (1) installed the “New Site Entrance” as shown on the PUD Concept Plan and (2) reconfigured the existing south driveway entrance from Haggerty Road in the location as shown on the PUD Concept Plan at the “Redesigned Existing Cantoro Entrance” and reconfigured signage and improved the Redesigned Existing Cantoro Entrance to permit right-in and right-out entry and exit as approved by Wayne County (the “Existing Driveway

Work”). Wayne County has approved the reconfiguration, signage and other improvement of the Redesigned Existing South Cantoro Entrance with the understanding that the Redesigned Existing Driveway Work shall be permitted as a temporary solution until the property adjacent to and south of the Market Parcel (the “South Parcel”) is developed. When the South Parcel is developed, the Developer will eliminate the Redesigned Existing Cantoro Entrance, which requirement had been noted on the Final Site Plan for Phase I of the 2017 PUD.

B. The Developer shall provide additional landscape on the senior housing development known as “Cedarbrook of Northville” to the north east of the Property as shall be determined by the Planning Commission during its review of the Final Site Plan for the Project (“Cedarbrook Landscaping”). The Developer shall grant and dedicate an easement to Cedarbrook Village permitting non-exclusive ingress and egress over a portion of the Property as shown on the 2017 PUD Concept Plan for the limited purpose of providing pedestrian access to the Market/Restaurant and Multi-Family Apartment Building. Such easement shall also allow for access to the Developer to maintain the Cedarbrook Landscaping.

C. The height of the Multi-Family Apartment shall not exceed the height and elevations as approved by the Planning Commission.

D. The Market Parcel and the Office Building Parcel, which is now the Multi-Family Luxury Apartment Parcel shall continue to be combined under a singular Sidwell number as a condition of site plan approval for the Project in accordance with the Township’s Land Division Ordinance, Article 34 of the Township Zoning Ordinance. The Developer had under requirement of the 2017 PUD submitted an application for land combination approval when it submitted its Application for site plan approval, which was approved. The total Property may be made a condominium as set forth herein in Paragraph 18, but may not be divided pursuant to the Township’s Land Division Ordinance.

4. Zoning. The Township acknowledges that the Property had been rezoned to a PUD district subject to the terms of the 2017 PUD Agreement and continues, as now Amended. Except as provided in this Agreement, no subsequent zoning action by the Township shall take place nor impair the rights of the Developer hereunder, and the substituted use of the Luxury Multi-Family Apartment and development permitted by this Amended PUD Agreement and shall be deemed to be a lawful, conforming use. The Developer shall fully comply with all design and

engineering standards and other federal, state and Township laws, codes, ordinances and regulations (collectively, “**Legal Requirements**”) in effect upon the date of this Amended Agreement for Phase III, and the Legal Requirements in effect at the time of construction for Phase III, unless superseded by this Amended PUD Agreement, which shall control.

5. Permitted Uses. The uses permitted for the Property shall be limited to the following without conditions or any further approval or consent of the Township, except as expressly provided in this Agreement:

A. Market Parcel. The uses permitted on the Market/Restaurant shall be limited to those principal permitted uses set forth in Section 170-12.2 of the Township Zoning Ordinance for the B-1 Local Business District and as permitted by the 2017 PUD. Any such permitted uses shall be subject to compliance with the conditions set forth by the terms of the 2017 PUD Agreement, but as Amended by this PUD Agreement and applicable Township Ordinances.

i. The portion of parking lot north of the sidewalk connecting the Multi-Family Apartment Building and the Amenity Areas as shown on the Amended PUD Concept Plan (the “Deferred Parking Area”) shall be constructed when the Multi-Family Apartment Building is constructed to allow for a staging area for the construction of the Multi-Family Apartment Building.

ii. The maximum occupancy of the mezzanine level in the Market shall remain and not at any time exceed 200 people. The maximum occupancy of the wine cellar in the Market shall not at any time exceed 90 people. The Developer acknowledges and agrees that these limitations are required to enable the parking for the Project to be lower than that required by the Township Zoning Ordinance.

B. Multi-Family Parcel. The uses permitted on the Multi-Family Apartment Parcel shall be limited to those principal permitted uses set forth in Section 170-10.2 of the Township Zoning Ordinance for the Multi-Family, and shall be allowed and constructed for the size and location and density as set forth herein. Any material deviation to such uses shall require the amendment of this Amended PUD Agreement. Any such permitted uses shall also be subject to compliance with the conditions set forth (i.e. for parking), and the other terms of this Amended PUD Agreement and applicable Township Ordinances.

6. Development Phasing. The development and construction as set forth in the 2017 PUD was to occur in three (3) phases as set forth below (“**Phase(s)**”). Some or all of the driveways, sidewalks, landscaping, sanitary sewers, storm drains and water lines have been installed and are operational on the Market/Restaurant location and on the prior Office location and shall be constructed as described below.

A. Phase I (“**Phase I**”) requirements of the 2017 PUD required the Developer to commence after site plan approval, which has been diligently pursued to completion, as required:

i. The construction of the Phase I and II Parking Spaces as shown on the 2017 PUD Concept Plan and as required has been completed.

ii. The construction of the Market Expansion on the west side of the Market has been completed. The Township has issued a final certificate of occupancy for the Market Expansion and the Phase I and II Parking Spaces set forth in Section 6.A.i. above, of 2017 PUD and the driveway addition and modifications/elimination set forth in Section 6.A.iii. below were completed and are operational.

iii. The construction of a new full service north driveway entrance from Haggerty Road in the location as shown on the 2017 PUD Concept Plan as “**New Site Entrance,**” and the completion of the Existing South Driveway Work have been completed.

iv. The construction of the sidewalk along Haggerty Road for the entire frontage of the Project as shown on the 2017 PUD Concept Plan shall be completed in Phase III pursuant to the Amended 2022 Site Plan.

B. Phase III (“**Phase III**”) shall include the following, which the Developer shall commence upon obtaining the necessary permits and approvals:

i. The construction and installation of the amenities and garden areas, including the Amenity Area, as shown on the Amended 2022 PUD Concept Plan upon completion of construction of the Multi-Family Luxury Apartment.

ii. The construction of the connective walkway for ingress and egress to the senior housing development known as “**Cedarbrook of Northville**” to the



west of the Property, as shown on the Amended 2022 PUD Concept Plan as the “**Pedestrian Connection**” has not been constructed and shall be constructed upon completion of the Multi-Family Luxury Apartment building.

C. Phase III (“**Phase III**”) shall also include the following:

i. The construction of the Multi-Family Luxury Apartment Parcel where shown on the Amended 2022 PUD Concept Plan.

ii. The completion of the Deferred Parking Area on Phase III will be completed upon completion of construction of the Multi-Family Apartment Building.

iii. The completion and installation of all landscaping, amenities, the pedestrian connection and all other improvements as required by this Amended PUD Agreement and the Amended PUD Concept Plan and the approved Final Site Plan for the Project.

7. Storm Drainage. The Developer agrees to provide for underground storm water detention on the Property pursuant to Township Ordinance and the design standards approved by the Township Engineer.

8. Sanitary Sewer. The Multi-Family Apartment Parcel shall be entitled to connect to the Township existing sanitary sewer lines and system upon payment of the customary tap-in charges and any other customary and applicable fees and charges pursuant to the Township’s published requirements and schedules. The Market/Restaurant Parcel is already connected to existing sanitary sewer lines, and was subject to and has made the payment of any customary fees and charges applicable to any expansion or addition for the Market Expansion, which has been paid and is completed.

9. Public Water. The Multi-Family Apartment Project will be connected to the existing public water mains available to service the Property and shall be entitled to connect to the Township public water lines upon payment of the customary tap-in fees and any other customary and applicable fees or charges. The Market Parcel is already connected to existing water lines, and was subject to the payment of the customary fees and charges applicable to any

expansion or addition, including the Market/Restaurant Expansion, which has been completed and paid for.

10. Architectural Character of Project. The Phase of the Multi-Family Apartment Project shall be architecturally harmonious, consistent and compatible with the architectural renderings, landscaping plans and exterior building materials identified as set forth in the attached Exhibit C, which are all hereby approved by the Township for the improvements to be constructed on the Property as part of the Project. Material substitutions of materials shall require the approval of the Planning Commission. There shall be provided (1) EV charging station and infrastructure to add future charging stations as needed.

11. Signage. All building, monument and other identification signage for the Multi-Family Apartment shall be subject to compliance with the signage requirements of the Township Sign Ordinance, or any waiver thereto obtained by the Developer, and if applicable, including any modifications to the existing building and monument signage for the Market and Restaurant, which has previously been approved by the Township in Phase I.

12. Zoning Ordinance Requirements. Except as set forth in this Amended PUD Concept Plan for the Multi-Family Apartment, the Project shall be developed in accordance with the Township Code of Ordinances. In the event the provisions of this Agreement or the Amended PUD Concept Plan are inconsistent with the Township Code of Ordinances, regulations or design standards in existence on the date of this Amended PUD Agreement, then this Amended PUD Agreement and the Amended PUD Concept Plan and Final Approved Plans shall control. Except for any such conflict, the provisions of the Township Code of Ordinances shall apply. The Developer acknowledges and understands that any modifications or waivers requested by the Developer to vary any requirements of the Township Code of Ordinances and design standards have been granted by the Township by this Amended PUD Agreement pursuant to the Zoning Enabling Act and the discretion granted under the Township PUD Ordinance(s).

13. Deviations to Zoning Ordinance Requirements. Notwithstanding the provisions of Section 12 above to the contrary, the following deviations to the requirements of the Township Zoning Ordinance are approved by the Township without any further review:

A. To approve 183.5' length for the east (back) elevation, where 180' maximum building length is permitted for multiple family residential (Article 7, Multiple Family Residential – Required Conditions).

B. To allow average building height of 42' – 11 ¾ ", where maximum 40' is permitted for multiple family residential (Article 18, Schedule of Regulations).

C. To allow a minimum 30.05' wide greenbelt along the Haggerty frontage, where a minimum 35' and average 50' width is required for PUD's (Article 20.4 (B) Development Options).

D. To allow a 15' – 17.64' building setback to the residential use to the north, where 50' is required when abutting a residential district or the proposed building is taller than 15' (Article 7, Multiple Family Residential – Required Conditions).

E. To allow a 13.75' parking setback to the residential use to the north where 50' is required when abutting a residential district (article 7, Multiple Family Residential – Required Conditions).

F. To allow .61 acres (9.56%) open space, where 20% is required for PUD's (Article 20.4 (J), Development Options).

G. To allow 316 shared surface parking spaces for the market and the residential component in totality, where 355 parking spaces are required for the market alone (Article 26, Parking Standards).<sup>1</sup>

H. To allow less than 15' building setback from a sidewalk or parking lot, where a minimum 15' is required for multiple family zoning (Article 7, Multiple Family Residential – Required Conditions).

I. To allow a single multiple family/unit building to be constructed, where the mixed use PUD permits up to 20% of the units to be attached and up to four units per building per Article 20.7(B)/20.6(B), Development Options – Supplemental Standards for Mixed Use PUD's).

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<sup>1</sup> With the reduction of units from 60 to 48 units there shall be 1.7 covered garage space per unit

14. Modifications. Except as otherwise provided herein, this Amended PUD Agreement, which modifies the 2017 PUD Agreement, and the Amended PUD Concept Plan, approved by the Planning Commission and the Township Board may not be modified unless approved by the Township Board. Any other plans, specifications, drawings, or other documents may not be materially modified in any way unless approved by the Planning Commission. Minor modifications to any other plans, specifications, drawings or other documents may be approved administratively by the Township Planning Department. Any request for a modification by the Developer shall be made in writing to the Township Planning Department, which shall determine whether the requested modification is a minor or a major modification, in its sole and reasonable discretion.

15. Township Plan Review. Provided that the Developer submits complete application materials for approval, the Township shall review and approve Project plans and construction drawings for demolition, clearing, grading, utilities, landscaping, and related approvals and permits in the ordinary course.

16. Consents/Approvals. Whenever the consent, approval or permit issuance of the Township Board, Planning Commission or any Township commission, departments, staff, attorney or representative is required for the Project pursuant to this Agreement, such consent, approval or permit issuance shall not be unreasonably withheld, unless otherwise provided in this Agreement, provided, however, that the review and approval standards applicable to any Township Ordinances that are not modified by this Agreement shall continue to control.

17. Maintenance of the Project. The Developer, its successors and assigns, shall maintain all site improvements and common areas that comprise the Project in a first class condition and appearance in accordance with this Agreement, substantially free from refuse and debris, including, without limitation, the storm water drainage and underground detention facilities, entrances, driveways, parking areas, sidewalks, landscaping areas, the Amenity Areas, and the Cedarbrook Landscaping. The Developer shall promptly replace any dead or dying trees, shrubs and plants, but in no event later than the end of the then-current planting season. All of the foregoing obligations of the Developer shall be collectively referred to as the “**Site Maintenance Obligations.**”

If the Developer fails or refuses to adequately perform its Site Maintenance Obligations within sixty (60) days after prior written notice from the Township, then the Township shall have the right to perform such maintenance work and then assess all costs, expenses and charges for the same against the Developer. The Developer grants the Township a non-exclusive easement over the Property for access to perform such maintenance work. Such charges to the Developer shall also include an additional twenty-five percent (25%) of the total cost of such maintenance and other work to cover legal, administrative/overhead and other such costs not directly reflected in maintenance/work costs. Such costs, expenses and charges shall be due and owing upon prior thirty (30) day prior written demand and notice by the Township to the Developer at the last known address of the Developer filed with the Township's Clerk. Such notice shall be sent by first-class mail, postage prepaid and emailed to Developer with a proof of service of said mailing which shall be evidence of the Township's compliance with this obligation. In addition to the other methods of collection, the Township shall have the right to place such costs, expenses and charges as assessments on the Township tax rolls of the properties constituting the Development and collect the same in the same manner as any property tax or assessment. The foregoing shall not be the exclusive right or remedy of the Township and the rights and remedies provided to the Township by statute, ordinance, agreement or other provision of this Agreement shall be preserved. Notwithstanding, Developer does not waive its rights to defend and contest any such action and seek all rights and remedies available to it at law and equity.

18. Condominium. The Developer may subject the Property to a two-unit site condominium, with the Market/Restaurant as one unit and the Multi-Family Apartment Building as another unit. In such event, a master deed and bylaws for the Project ("**Master Deed**") shall be submitted for review and approval by the Township in conjunction with the development of the Project, and shall be consistent with the requirements of this Agreement and the Township's Site Condominium Ordinance, being Article 35 of the Township Zoning Ordinance ("**Site Condo Ordinance**"), provided that in the event of any conflict between the Amended PUD Agreement and the Site Condo Ordinance, this Amended PUD Agreement shall control. The Developer shall form a condominium association ("**Association**"), and the Master Deed shall provide that the Association maintains, repairs and replaces general common elements and performs the Site Maintenance Obligations, with customary remedial provisions satisfactory to the Township. The Master Deed shall include provisions for the imposition of assessments upon

the unit owners to pay for the maintenance and repair of the general common elements by the Association, with customary remedial provisions satisfactory to the Township. The Master Deed shall also include such other requirements determined reasonably necessary by the Developer and Township to ensure that the site improvements and general common elements are properly maintained and repaired in good operating order and condition. The Master Deed shall require Township approval to amend any provision of the Master Deed relating to (i) required Township approvals, (ii) required maintenance and repair of the site improvements and other general and common elements, or (iii) remedies of the Township in the event the Developer, the Association, or if any unit owner fails to comply with the terms of this Agreement or the Master Deed, without the prior approval of the Township. Notwithstanding anything herein to the contrary, the Developer shall be responsible for all maintenance and repair of the general and common elements and site improvements within the Project on a joint and several basis with the Association until Phase III is completed.

Regardless of whether it subjects the Property to a condominium, the Developer may subject the Multi-Family Building to a condominium in accordance with State law and Township Ordinances, with individual units which may be sold or leased, in which case the master deed and bylaws for such condominium shall be subject to review and approval by the Township to make sure they are consistent with intent and the terms and conditions of this Agreement.

19. Sale of Property. Developer shall have the right to sell, transfer, assign and/or mortgage all or any portion of the Property subject to the terms and conditions of this Agreement. As provided in Section 18 above, Developer may subject the Property to a condominium, in whole or in part including the Market/Restaurant and the Multi-Family Apartment Building. All such conveyances shall be in accordance with state law and Township Ordinances, as may be modified by this Agreement. In the event all or any portion of the Property changes ownership or control, the terms and conditions of this Agreement shall be binding on any successor owner of all or any portion of the Property and shall run with the land. In the event the Property, or any part thereof, is transferred so that the Property, in its entirety, is owned by more than one person or entity, any breach of this Agreement or violation of any applicable provision of the Township Code or Ordinances occurring on any part of the Property will be the sole responsibility and liability of the person or entity who or which owns that part of the Property on which the breach or violation occurs and will have no effect whatsoever on the

other portions of the Property or the owners of such other portions. The Township acknowledges and represents that this Agreement may be relied upon for the future land use and development of the Property by the Developer and its successors and assigns and transferees. Notwithstanding anything in this Agreement to the contrary, Developer shall have no obligation to develop Phase III of the Property, as is provided in the 2017 PUD Agreement.

20. Integration/Amendments. This Amended PUD Agreement and its exhibits sets forth the entire agreement between the parties relative to the subject matter hereof. No prior or contemporaneous oral or written representations, statements, promises, agreements, or undertakings made by either party or agent of either party that are not contained in this Agreement shall be valid or binding except as set forth in this Agreement. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. Amendments shall be processed as provided by the Township PUD Ordinance. Remedial amendments to correct errors and omissions, may be approved and executed by the Supervisor and Clerk so long as they are consistent with the spirit and intent of this Agreement.

21. Severability. It is understood and agreed by the parties that if any part, term or provision of this Agreement is finally held by the courts to be illegal or in conflict with any statute, ordinance, rule, regulation or other applicable law, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid.

22. Governing Law. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Wayne, State of Michigan.

23. Waiver. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

24. Inconsistency. To the extent that the Agreements and exhibits conflict with Township Ordinance requirements, the 2017 PUD, the terms of this Amended PUD Agreement and exhibits will control. Any reference to the Township Zoning Ordinance herein shall mean

existing Township Zoning Ordinance in effect at the time of execution of this Amended PUD Agreement.

25. Authority. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such party.

26. Breach and Remedies.

A. In the event the Developer or its successor (i) notifies the Township of abandonment of the Project; (ii) is adjudged by a court of competent jurisdiction to be in material default, breach, or violation of this Agreement, the Amended PUD Concept Plan or the approved final site plan for the Project; or (iii) fails to complete physical construction of the Project once material construction has begun and has not been completed and fails to cure same within ninety (90) days after written notice from the Township, then the Developer shall be in default under this Agreement (“**Default**”). The foregoing is not a Default if the cause is force majeure, pandemic, strike, natural disaster, scarcity of materials, civil insurrection or any other cause that precludes completion, which is not the fault of Developer or in its control. Upon the occurrence of a Default, after providing to the Developer written notice and the opportunity to be heard and to request additional time to cure such Default, the Township shall not revoke the PUD zoning designation or rescind this Agreement and rezone any portion of the Project that has not been completed in accordance with the PUD Concept Plan and this Agreement, provided that this Agreement shall remain in full force and effect for any portion of the Project for which construction has been completed and shall be completed. In the event of any alleged Default, the Developer does not waive its right to withdraw notice, as set forth herein or to defend or contest against or to take any action at law or equity for which it is entitled.

B. In the event construction of any Multi-Family Apartment Phase of the Project as set forth in Section 6 above has commenced, then the Developer shall be obligated to either (i) substantially complete all improvements in such Phase III, or (ii) demolish the incomplete improvements and restore the Parcel on which such improvements are located to its condition existing prior to construction of such improvements set forth for completion of the improvements in such Phase as set forth in Paragraph A above.



C. If the Developer fails or neglects to perform any material covenant or obligation under this Agreement or is otherwise in violation or breach of this Agreement or any Township Ordinance (a “**Violation**”) after receipt of prior written notice from the Township and the passage of a ninety (90) day period to cure any Violation, then the Township may (i) seek injunctive relief or other equitable remedies to correct any such Violation(s), and/or (ii) withhold the issuance of any and all permits, licenses, certificates of occupancy and other approvals and the performance of inspections for the Project until such Violation is corrected. In all events Developers shall have the right to defend and contest any such alleged violations and seek all rights and remedies at law and in equity.

D. If the Township fails or neglects to perform any material covenant or obligation on its part to be performed under this Agreement after receipt of written notice from the Developer and a thirty (30) day period to cure any such failure, the Developer’s remedies shall be to pursue a claim for specific performance, declaratory, injunctive or other equitable relief and, if successful, receive an extension of all deadlines set forth in this Agreement for a period of time equal to any delay resulting from the Township’s failure and all actual costs and attorney fees. The Developer reserves the right to seek declaratory, injunctive or any other equitable relief in the event it disputes the Township’s right to pursue any of its remedies at law or equity pursuant to this Section 26.

27. Limitation of Township’s Liability. This Project is a private undertaking, and the parties understand and agree that: (a) this Project is a private development; (b) the Township has no interest or responsibility for or duty to third parties concerning any improvements on the Property; (c) the Developer shall have full and exclusive control of the Property subject to the limitations and obligations of the Developer under this Agreement; (d) the contractual relationship between the Township and the Developer is such that the Developer is an independent contractor and not an agent, partner or joint venture of or with the Township; (e) the Township shall have no liability to any party as a result of its review and approval of any master deed; and (f) neither the Township nor its trustees, employees, agents or attorneys shall be liable to the Developer, its successors or assigns, for actual, incidental, consequential, punitive, or exemplary damages under this Agreement or any Township Ordinances, or the performance, omission of performance, or termination hereof, including without limitation, lost sales, rents and profits and other business interruption damages, unless such are for breach of contract,

purposeful, without any merit, intentional or constitute gross negligence or a violation of due process of the constitutional rights of the Developer by the Township or its agents or employees in which case Developer may maintain any and all remedies available to it and its successor and assigns available at law or in equity, including those for damages.

28. Binding Effect. This Amended PUD Agreement shall be effective upon the date of execution and recording of this Agreement in the office of the Wayne County Register of Deeds and a certified copy of the recorded Agreement has been delivered to the Township, whichever occurs later. This Agreement shall run with the land and bind the parties, their heirs, successors, and assigns. It is also understood that the members of the Township Board and/or the Township Administration and/or its departments may change, but the Township shall nonetheless remain bound by this Agreement.

29. Assignment/Conveyance. The Developer and any successor developer and property owners shall have the right to assign its (their) rights and obligations under this Agreement to the Association as set out in Section 18 of this Agreement, provided that the Developer shall remain liable for all obligations under this Agreement until Phase III is completed. The Developer (or the Association if the Developer has assigned this Agreement to the Association) and the Township shall be entitled to modify, replace, amend or terminate this Agreement, without requiring the consent of any other person or entity whatsoever, regardless of whether such person has any interest in the Property, including owners, mortgagees of co-owners, and others.

In the event that the Multi-Family Apartment Building is conveyed in accordance with the terms of this Agreement and Township Ordinances, the Township consents to such assignment by the Developer and to the assignment of all rights, obligations, easements, zoning and planning entitlements arising under this Agreement relating to the development of the Luxury Multi-Family Apartment Building to such party as a successor owner and/or developer, upon the condition that the Developer provide a copy of an agreement between the Developer and such other parties of the assignment and the assumption of the Developer's rights and obligations of this Agreement. Any conveyance of the Multi-Family Apartment Building to a successor owner and/or developer shall relieve the Developer from any obligations relating to development and construction of Phase III, provided that (i) any portions of Phase II have been

completed in accordance with this Agreement, and (ii) such successor is bound by all obligations of the Developer under this Agreement relative to Phase III and the Multi-Family Apartment Building.

30. Mutual Benefits and Burdens. The terms of this Agreement and its exhibits have been negotiated by the undersigned parties and such documentation represents the product of the joint efforts and agreement of the Developer and the Township. The Developer and the Township fully accept and agree to the final terms, conditions, requirements and obligations of this Agreement, and shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of this Agreement causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in this Agreement are necessary and roughly proportional to the burden imposed in order to ensure that services and facilities affected by the PUD will be capable of accommodating increased services and facility loads, traffic and storm water drainage caused by the development thereof, to protect the natural environment and conserve natural resources, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially and economically desirable manner, and to achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.* It is further agreed and acknowledged hereby that all of such improvements are substantially related to the burdens to be created by the Project, and all such improvements and the requirements and regulations of the Property under this Agreement and the Township Zoning Ordinance, without exception, are clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and general welfare.

**IN WITNESS WHEREOF**, the parties have caused this Planned Unit Development Agreement to be executed the day and year first above written.

**DEVELOPER:**

Fallone & Sons, LLC,  
a Michigan limited liability company

By: \_\_\_\_\_  
John Fallone, Managing Member

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF WAYNE     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by John Fallon being the Managing Member of Fallon & Sons LLC a Michigan limited liability company, on behalf of each entity.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**TOWNSHIP:**

Charter Township of Northville,  
a Michigan municipal corporation

By: \_\_\_\_\_  
Mark Abbo, Supervisor

By: \_\_\_\_\_  
Roger Lundberg, Clerk

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF WAYNE     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Mark Abbo, Supervisor and Roger Lundberg, Township Clerk, of the Charter Township of Northville, a Michigan municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

**DRAFTED BY:**

Robert A. Jacobs, Esq.  
Robert A. Jacobs PLC  
121 West Long Lake Road, Suite 200  
Bloomfield Hills, MI 48304-2719

**WHEN RECORDED RETURN TO:**

Corresponding with Uniform Standards of Professional Appraisal Practice (USPAP) 2020-2021 Edition, as extended through December 31, 2022 by the **Appraisal Foundation**, an appraiser may communicate the results of the appraisal in one of two options, namely: Appraisal Report [Standards Rule 2-2(a)], or Restricted Appraisal Report [Standards Rule 2-2(b)]. The essential difference between these two options is in the content and level of information provided. The appropriate reporting option and the level of information necessary in the report are dependent on the intended use. Based on our previous understanding, the forthcoming preliminary true cash value conclusion will be established and reported in a Restricted Appraisal Report, in conformance with Standards Rule 2-2(b).

Within 2020-2021 USPAP, it is noted that it may be appropriate to issue a Restricted Appraisal Report if:

- the client understands the limited utility of this option;
- the intended use of the appraisal is appropriate for a report which may not contain supporting rationale for all of the opinions and conclusions set forth in the report; and,
- the client (and, if applicable, named other intended users) do not need the level of information required in an Appraisal Report.

In fact USPAP provides some examples of situations in which a Restricted Appraisal Report may be appropriate, and one example cites "*The intended use is consultation for acquisition or disposition by a party who is knowledgeable about the subject property*". While this is not intended to be used for disposition of the asset, it is essentially a new development to be undertaken by the current fee owner, who is familiar with the existing property and the proposed project. Standards Rule 2-2(b) states that the report must clearly and conspicuously disclose that the report is intended for the client and the named intended users to establish current market value for a proposed acquisition of the subject property by the client and intended user, and that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

In this instance, the client and intended user of this Restricted Appraisal Report is Cantoro Market- Fallone, LLC.

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. Within USPAP, market value is a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories, namely 1.) the relationship, knowledge, and motivation of the parties (i.e., seller and buyer); 2.) the terms of sale (e.g., cash, cash equivalent, or other terms); and, 3.) the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale). A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States of America is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1.) buyer and seller are typically motivated;
- 2.) both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3.) a reasonable time is allowed for exposure in the open market;
- 4.) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 5.) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

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<sup>1</sup> Part VI - Department of the Treasury, Office of the Comptroller of the Currency, Federal Register, Interagency Appraisal and Evaluation Guidelines (Vol. 75, No. 237/Friday, December 10, 2010/Notices, page 77472)

The value conclusion is expressed in terms equivalent to cash and are consistent with the definition as set forth in the Michigan Compiled Law - General Property Tax Act, as follows:

True Cash Value is the usual selling price at the place where the property to which the term is applied is at the time of assessment, being the price that could be obtained for the property at private sale, and not at auctioned sale except as otherwise provided in this section, or at forced sale. Any sale or other disposition by the state or an agency or political subdivision of the state of lands acquired for delinquent taxes or an appraisal made in connection therewith or the value attributed to the property of regulated public utilities by any governmental agency for rate making purposes, shall not be considered as controlling evidence of true cash value for assessment purposes. In determining the value, the assessor shall also consider the advantages and disadvantages of location, quality of soil, zoning, existing use, present economic income structures, including farm structures and present economic income of land when the land is being farmed or otherwise put to income producing use, quantity and value of standing timber, water and power privileges, mines, minerals, quarries, or other valuable deposits known to be available therein and their value.<sup>2</sup>

Appraisers, Assessors and the Michigan Tax Tribunal, for all practical purposes agree, true cash value and market value are numerically synonymous.

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<sup>2</sup> MCL 211.27



Definitions of various ownership interests that may apply for this appraisal are provided below:

Fee simple interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>3</sup>

Leased fee interest: The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.<sup>4</sup>

Leasehold interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.<sup>5</sup>

In this type ad valorem valuation problem, Michigan Compiled Law identifies a requirement of establishing a property's fee simple value, as denoted below (General Property Tax Act, as referenced in MCL 211.27[4]):

“Present economic income means for leased or rented property the ordinary, general, and usual economic return realized from the lease or rental of property negotiated under current, contemporary conditions between parties equally knowledgeable and familiar with real estate values. The actual income generated by the lease or rental of property is not the controlling indicator of its true cash value in all cases. This subsection does not apply to property subject to a lease entered into before January 1, 1984 for which the terms of the lease governing the rental rate or tax liability have not been renegotiated after December 31, 1983. This subsection does not apply to a non-profit housing cooperative subject to regulatory agreements between the state or federal government entered into before January 1, 1984. As used in this subsection, ‘non-profit cooperative housing corporation’ means a non-profit cooperative housing corporation that is engaged in providing housing services to its stockholders and members and that does not pay dividends or interest upon stock or membership investment but that does distribute all earnings to its stockholders or members.”

As of the effective date of this analysis, there is no multi-family development in-place, and is only proposed at this time, with a conceptual plan under consideration. This analysis will be used to assist the client and intended user in establishing a potential property tax as if the development was undertaken. As the property is considered a future multi-family apartment property, the conclusions rendered herein will be established on the basis of fee simple ownership.

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<sup>3</sup> The Dictionary of Real Estate Appraisal, Appraisal Institute, 2022, 7<sup>th</sup> Edition, page 73

<sup>4</sup> Ibid, page 105

<sup>5</sup> Ibid

For each appraisal assignment, an appraiser must:

- 1.) identify the problem to be solved;
- 2.) determine and perform the scope of work necessary to develop credible assignment results; and,
- 3.) disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is inspected;
- the type and extent of data researched; and,
- the type and extent of analyses applied to arrive at opinions or conclusions.

Appraisers have broad flexibility and significant responsibility in determining the appropriate scope of work for an appraisal assignment. Credible assignment results require support by relevant evidence and logic. The credibility of assignment results is always measured in the context of the intended use. A Restricted Appraisal Report requires the following items:

- (i.) State the identity of the client, or if the client requested anonymity, state that the identity is withheld at the client's request.
- (ii.) State the identity of any other intended users by name.
- (iii.) Clearly and conspicuously state a restriction that limits use of the report to the client and the named intended user(s).
- (iv.) Clearly and conspicuously warn that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.
- (v.) State the intended use of the appraisal.
- (vi.) State information sufficient to identify the real estate involved in the appraisal.
- (vii.) State the real property interest appraised.
- (viii.) State the type of value and cite the source of the definition.
- (ix.) State the effective date of the appraisal and the date of the report.
- (x.) State the scope of work used to develop the appraisal.
- (xi.) State the extent of any significant real property appraisal assistance.
- (xii.) Provide sufficient information to indicate that the appraiser complied with the requirements of Standard I, by:
  - Stating the appraisal methods and techniques employed;
  - Stating the reasons for excluding the sales comparison, cost or income approach(es) if any have not been developed;
  - Summarizing the results of analyzing the subject sales, agreements of sale, options and listings in accordance with Standards Rule 1-5; and,
  - Stating the value opinion(s) and conclusion(s).
- (xiii.) State the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal.
- (xiv.) When an opinion of highest and best use was developed by the appraiser, state that opinion.
- (xv.) Clearly and conspicuously, state all extraordinary assumptions and hypothetical conditions; and, state that their use might have affected the assignment results.
- (xvi.) include a signed certification in accordance with Standards Rule 2-3.

In this instance, a proposed tax neutral net operating income and true cash value will be established and reported in a Restricted Appraisal Report, in conformance with Standards Rule 2-2(b), as a means of measuring a hypothetical property tax liability as if the property was developed and active on the Northville Township Assessment Rolls as of Tax Year 2022 (retrospective to December 31, 2021).

The scope of any real estate appraisal assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis applied. Each of these components is based implicitly upon the purpose of the appraisal and its intended use, each previously outlined. The general scope of work for this assignment included the following:

- Identification of subject property's underlying land, by its legal description and real property tax identification number. In defining the subject property, the following data sources have been reviewed:
  - Northville Township Assessment records
  - [www.bsasoftware.com](http://www.bsasoftware.com)
  - Conceptual plans for a 48-unit, mid-rise apartment property

Amongst the above data sources, information was sufficient to quantify physical characteristics of the subject property.

- John R. Widmer, Jr., MAI has not recently observed the property relating to this assignment, however, has driven by the property and visited Cantoro Italian Markets & Trattoria on a number of occasions over the prior 12-months.
- Identification relevant demographic factors through a combination of internet search engines, [www.costar.com](http://www.costar.com) and [www.stdbonline.com](http://www.stdbonline.com).

Once the subject property was defined, a review of generally accepted methods of measuring market value were reviewed. There are three generally accepted techniques for arriving at an indication of value. These are:

The Cost Approach, which involves estimating site value through an analysis of vacant land sales. The site value is added to the estimated building replacement cost after allowance for depreciation, if any exists. Building replacement cost may be estimated a number of ways, including a replacement cost service, a professional architect or cost estimator, and building cost comparables.

The Income Approach, in which the projected gross income is based on market data, and after allowance for reasonably anticipated expenses, is capitalized or discounted at a rate of return required by investment capital. This rate is commensurate with the risk of ownership and expected life of the improvements. Operating expenses are based on an analysis of reported expenses for the subject property, comparable properties and industry trends.

The Sales Comparison Approach, in which sales of similar properties are compared to the subject utilizing a common unit of comparison such as price per square foot, or an effective gross income multiplier. Sales are found by researching recorded documents, and by conversations with brokers and property owners active in the marketplace. The specific source for each sale utilized is included in the work file.

With regards to each of the above valuation processes, only an income approach has been considered. The development is in the initial stages of conceptual planning, and this report is intended to establish a preliminary estimate of true cash value, so that a contemporary property tax can be forecasted.

Within this Restricted Appraisal, data sources relied upon to research multi-family rentals, in no particular order, includes the following:

- Appraisal files of Frohm & Widmer, Inc.
- [www.loopnet.com](http://www.loopnet.com)
- [www.realconponline.com](http://www.realconponline.com)
- [www.bsasoftware.com](http://www.bsasoftware.com)
- CoStar Group, Inc. [Comps, Property and Analytic database]
- Discussion with Appraiser peers related to prior appraisal assignments of like properties
- Discussion with developers active in the development of multi-family properties in the subject's competitive sub-market
- Market Analysis - Cantoro Project, as prepared by Lease Up! LLC in September 2020 and most recently updated on March 2, 2022.

An extraordinary assumption is “*an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.*”<sup>6</sup>

As provided within USPAP, an extraordinary assumption may be used in an assignment only if:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and,
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

The values reported herein are conditioned upon the following extraordinary assumptions:

- 1.) The property is free a clear of any adverse environmental conditions, whether in the form of surface or sub-surface soil contamination and/or building material contaminates. While I am not an expert in measuring the potential for environmental contamination, I did not observe any obvious form of environmental contamination. Correspondingly, the value is conditioned upon the fact there are no environmental conditions that would have an adverse influence on either value or marketability of the property. Should any adverse environmental conditions arise, I reserve the right to review these findings and the value estimate and make any revisions, if necessary.

A hypothetical condition is “*a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.*”<sup>7</sup>

As provided within USPAP, a hypothetical condition may be used in an assignment only if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and,
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

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<sup>6</sup> Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition, page 4

<sup>7</sup> Ibid

CANTORO MARKET- FALLONE, LLC  
 PROPOSED MID-RISE APARTMENT  
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When a value opinion is subject to a hypothetical condition, the report must clearly and conspicuously disclose the assumption or condition and state that its use might have affected the value conclusion. Given the preliminary nature of the proposed project, the conclusions rendered herein are based upon the hypothetical condition that the project under consideration is completed, and would comprise a 4-floor, mid-rise apartment building with a total of 48-units, and an 82-space, partially below-grade level parking garage. The multi-family apartment units will therefore exist on the 2<sup>nd</sup> through 4<sup>th</sup> floor of the proposed building.

The underlying land for the project under consideration is located in Northville Township and lies in the Plymouth-Canton Public School District. At this time, the underlying residual land to accommodate future vertical development is part of a larger tax parcel (77-052-99-0006-708), which includes the Cantoro Italian Market & Trattoria. As a means of understanding the property tax structure for this existing property, an illustration of in-place ad valorem data is included below:

	2019	2020	2021
True cash value (TCV)	\$2,967,200	\$3,152,800	\$3,386,000
Assessed value (AV)	\$1,483,600	\$1,576,400	\$1,693,000
Taxable value (TV)	\$1,483,600	\$1,564,888	\$1,586,796
Summer taxes	\$62,011.54	\$65,438.28	\$65,624.59
Winter taxes	18,654.73	19,640.47	19,654.65
<i>sub-total:</i>	<u>\$80,666.27</u>	<u>\$85,078.75</u>	<u>\$85,279.24</u>
<b>Millage Rates:</b>			
Summer millage rate	\$41.7980	\$41.8166	\$41.3567
Winter millage rate	<u>12.5740</u>	<u>12.5507</u>	<u>12.3864</u>
Total millage rate	\$54.3720	\$54.3673	\$53.7430

**2021 WINTER TAX BILL:**

LIBRARY OPERATING	\$1.098100	\$1,742.46
COUNTY OPERATING	0.987298	1,566.64
COUNTY JAIL	0.935798	1,484.92
COUNTY PARKS	0.245299	389.24
H.C.M.A.	0.208899	331.48
WC ZOO AUTHORITY	0.099698	158.20
WC DIA AUTHORITY	0.199496	316.56
TWP. OPERATING	0.768895	1,220.08
PUBLIC SAFETY	6.437897	10,215.63
SHARED SERVICES	0.756298	1,200.09
PROPERTY BOND	0.648697	1,029.35
SCHOOLCRAFT COLLEGE	0.000000	0.00
	<u>\$12.386375</u>	<u>\$19,654.65</u>
ADMIN. FEES	0.0%	0.00
TOTAL TAX		\$19,654.65

**2021 SUMMER TAX BILL:**

STATE EDUCATION	\$5.999996	\$9,520.77
PC SCHOOL DEBT	3.999997	6,347.18
PC SCHOOL OPERATING	17.999995	28,562.32
SCHOOLCRAFT COLLEGE	2.269996	3,602.02
RESA OPERATING	0.096194	152.64
RESA/SPECIAL ED	3.359594	5,330.99
COUNTY OPERATING	5.634694	8,941.11
RESA ENHANCEMENT	1.996199	3,167.56
	<u>\$41.3567</u>	<u>\$65,624.59</u>
ADMIN. FEES	0.0%	0.00
TOTAL TAX		\$65,624.59

The above tables include an illustration of actual, 2021 Property Taxes for the existing tax parcel, with no consideration given to future or hypothetical vertical construction on the residual land.

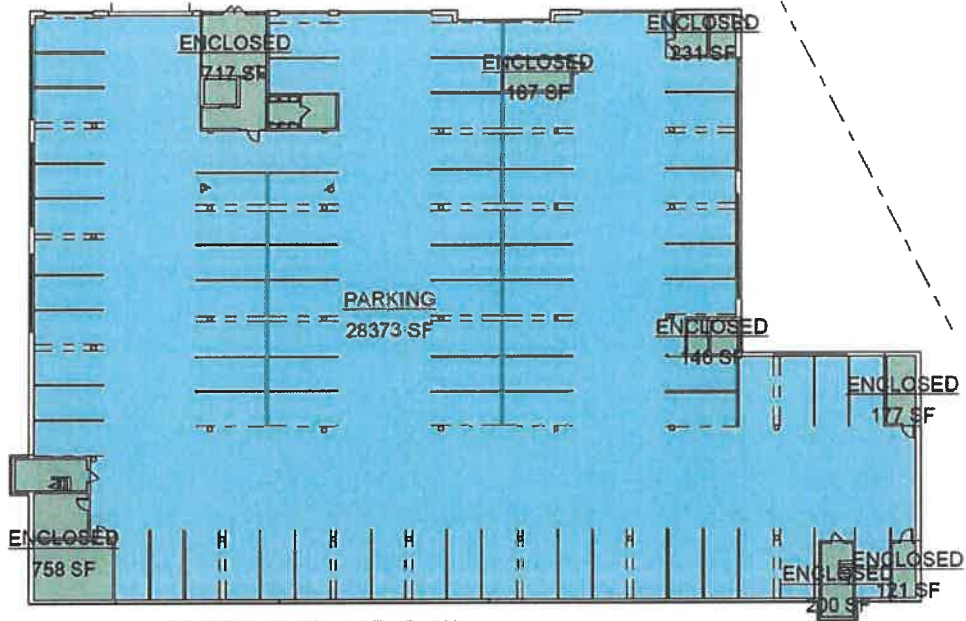
CANTORO MARKET- FALLONE, LLC  
 PROPOSED MID-RISE APARTMENT  
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As conceptually configured, the project will be a 4-floor, mid-rise multi-family apartment project, with a total of 48-units, with unit mix and unit sizes summarized below:

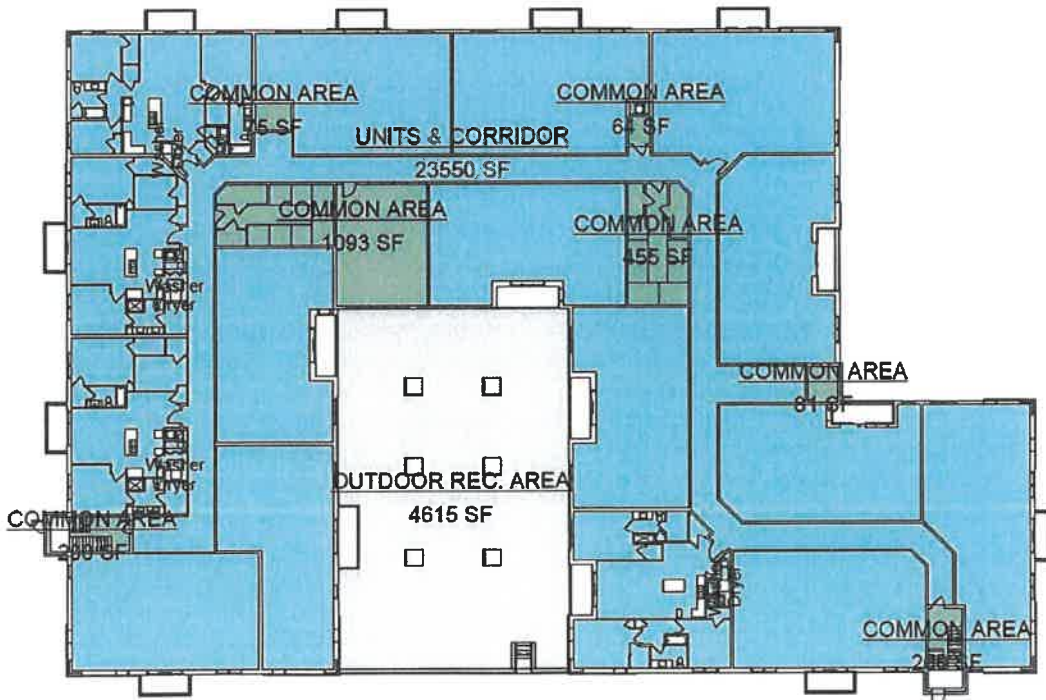
TYPE	NO.	SF	TOT. SF	MO. RENT	TOT. RENT	RENT
2BR/2BA	3	1,175	3,525	\$2,750	\$8,250	\$2.34
2BR/2BA	3	1,186	3,558	2,750	8,250	2.32
2BR/2BA +DEN	3	1,231	3,693	2,850	8,550	2.32
2BR/2BA +DEN	3	1,233	3,699	2,860	8,580	2.32
2BR/2BA +DEN	3	1,247	3,741	2,885	8,685	2.32
2BR/2BA +DEN	3	1,256	3,768	2,915	8,745	2.32
2BR/2BA +DEN	3	1,281	3,843	2,975	8,925	2.32
2BR/2BA +DEN	3	1,284	3,852	2,980	8,940	2.32
2BR/2BA +DEN	3	1,284	3,852	2,980	8,940	2.32
2BR/2BA +DEN	3	1,290	3,870	2,995	8,985	2.32
2BR/2BA +DEN	3	1,297	3,891	3,010	9,030	2.32
2BR/2BA +DEN	3	1,306	3,918	3,025	9,075	2.32
2BR/2BA +DEN	3	1,310	3,930	3,035	9,105	2.32
2BR/2BA +DEN	3	1,321	3,963	3,060	9,180	2.32
2BR/2BA +DEN	3	1,322	3,966	3,065	9,195	2.32
2BR/2BA +DEN	3	1,384	4,152	3,210	9,630	2.32
<i>sub-total:</i>	48	1,275	61,221	\$2,960	\$142,065	\$2.32
2BR/2BA	6	1,181	7,083	\$2,750	\$16,500	\$2.33
2BR/2BA +DEN	42	1,289	54,138	\$2,990	\$125,565	\$2.32

Renderings of the hypothetical project that is under consideration by the owner is provided on several ensuing pages.



④ FIRST FLOOR AREA PLAN  
 1" = 30'-0"

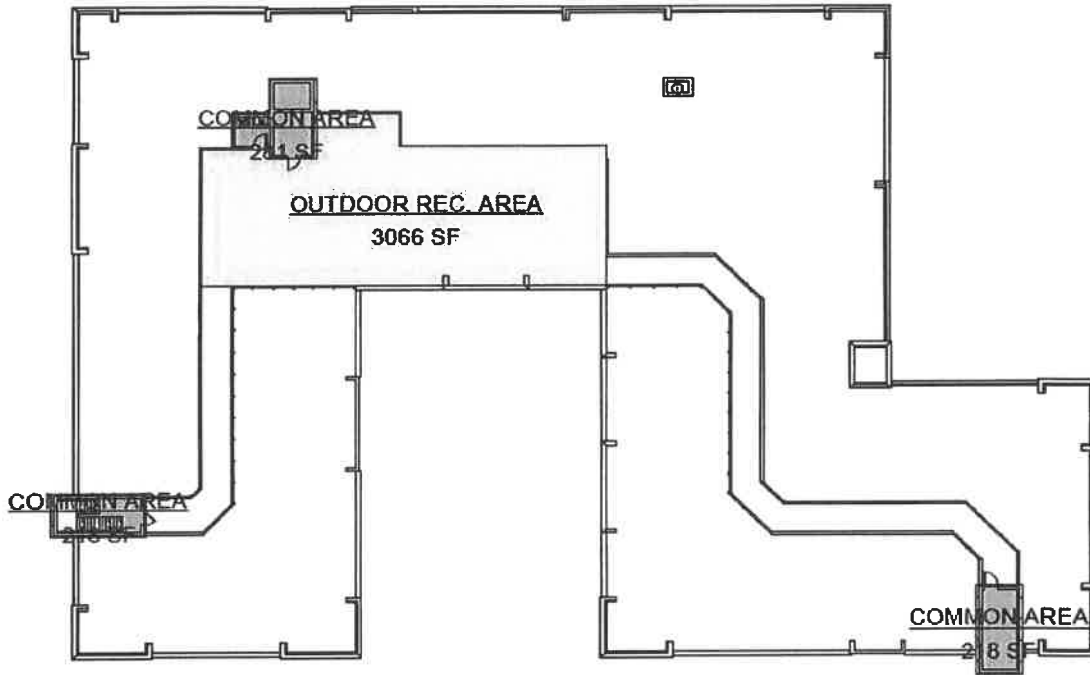
GRADE-LEVEL PARKING GARAGE



⑤ SECOND FLOOR AREA PLAN  
 1" = 30'-0"

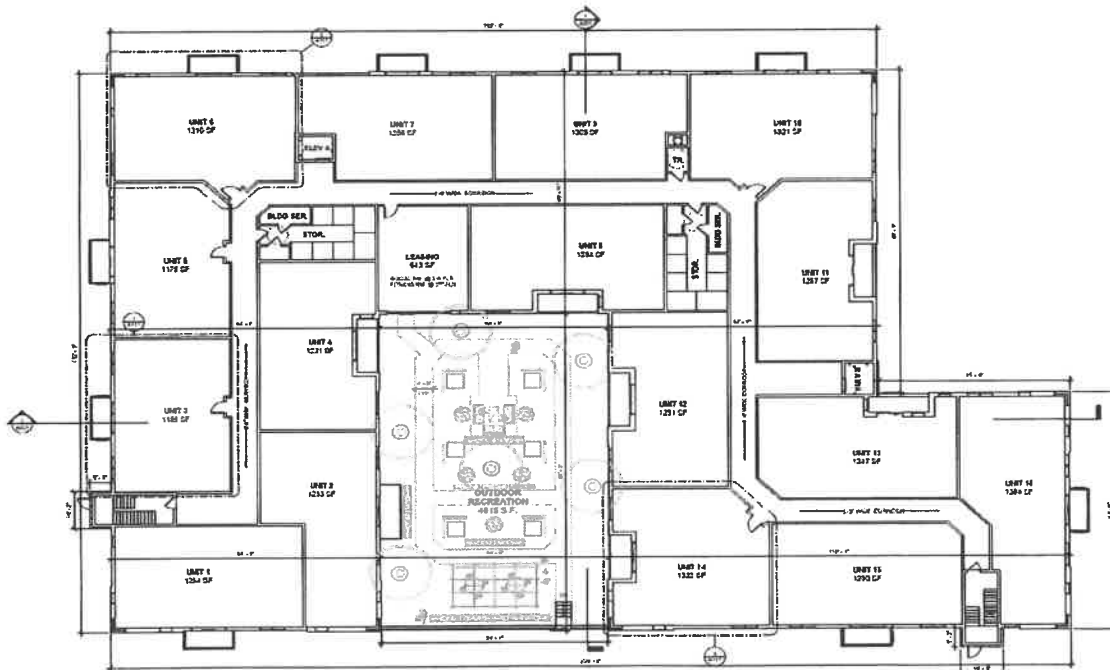
LAYOUT FLOOR 2 - 4





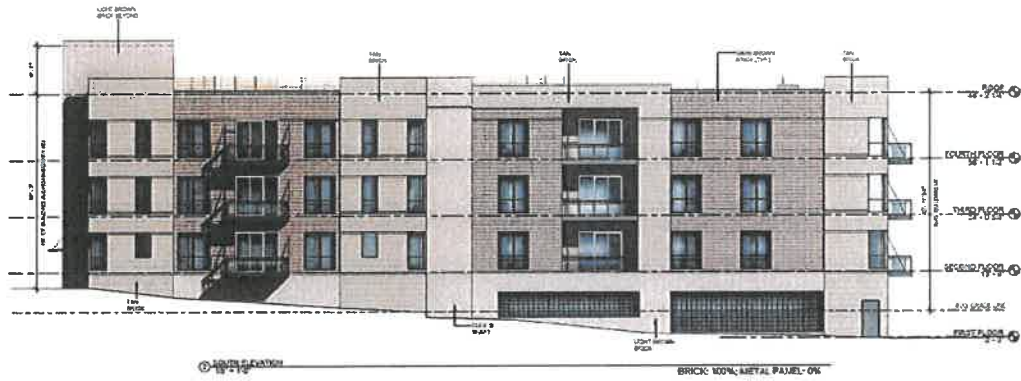
6 ROOF AREA PLAN  
 1" = 30'-0"

ROOF-TOP TERRACE



TYPICAL UNIT FLOOR PLANS

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SOUTH & NORTH ELEVATION



WEST & EAST ELEVATION

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From the standpoint of competitive supply and demand statistics, a survey of multi-family properties in what can be classified as the I-275 Corridor, which includes properties in Canton Township at the south, to Novi, Wixom and Farmington Hills to the north, along the east and west side of I-275. This market essentially represents what can be categorized as Western Wayne County and Southwest Oakland County.

This survey was conducted based upon database statistics provided by **CoStar Property, Inc.** Within the forthcoming tables, a substantial amount of data will be presented for the sampled sub-markets and it is important to understand the extent and source of the data presented and to what degree the reliability of the data is measured. This data source is widely accepted and applied within the appraisal industry as a reliable source for research data. Likewise, it is noted that the entire data set presented has not been personally verified. While there may be inconsistencies relative to data that is personally verified, that would be the case with almost any research data provided in whole from brokerage sources. This section of the analysis is intended to represent a macro-presentation of market activity, with micro-analyses to be considered within each valuation approach, to the extent it would impact value. Based on a long-term personal application of this research database, the data is deemed to be sufficiently reliable in a presentation of overall market performance.

Included on the ensuing pages are tables summarizing market performance statistics that have been researched for this valuation. The data is presented for each sample from 1Q-2019 through 1Q-2022 (Tabular) and 1Q-2016 through 1Q-2022 (Graphic). The tables will illustrate total inventory, occupancy, change in inventory, face rent and effective rent, the latter of which is intended to reflect long-term influence of potential rent concessions.



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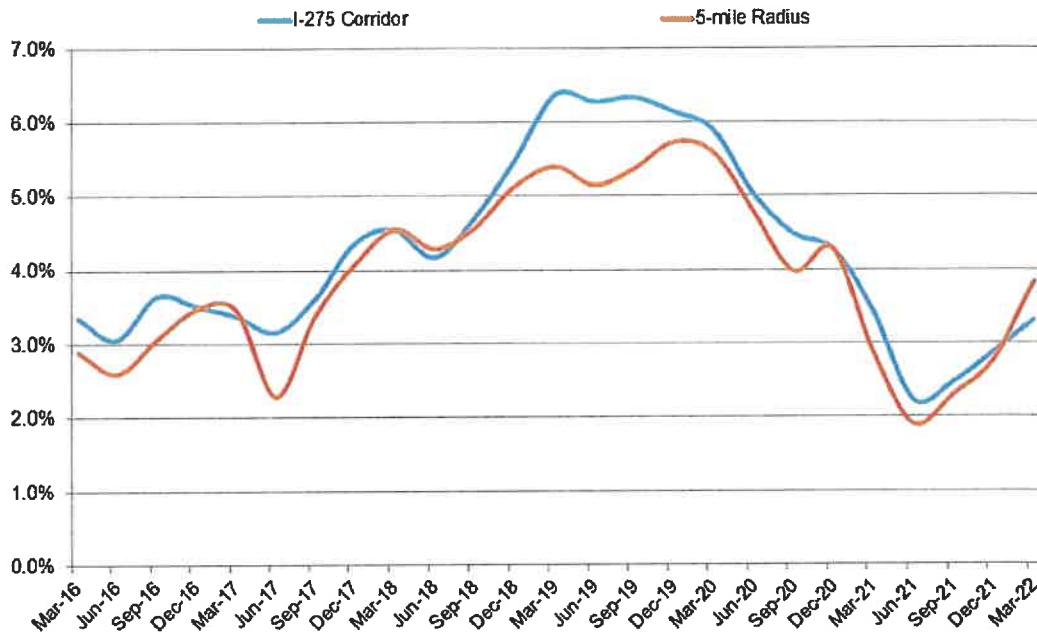
I-275 Corridor (20+ units):

	NO. UNITS							RENTAL RATES		
	TOTAL	OCC.	%	VAC.	%	NEW	CH.	FACE	EFF.	AVG.
1Q-end 2022	34,464	33,323	96.7%	1,141	3.3%	204	157	\$1,361	\$1,356	-0.4%
4Q-end 2021	34,260	33,276	97.1%	984	2.9%	0	137	\$1,331	\$1,327	-0.3%
3Q-end 2021	34,260	33,413	97.5%	847	2.5%	200	88	\$1,318	\$1,314	-0.3%
2Q-end 2021	34,060	33,301	97.8%	759	2.2%	0	(412)	\$1,297	\$1,294	-0.2%
1Q-end 2021	34,060	32,889	96.6%	1,171	3.4%	0	(284)	\$1,243	\$1,238	-0.4%
4Q-end 2020	34,060	32,605	95.7%	1,455	4.3%	0	(72)	\$1,194	\$1,187	-0.6%
3Q-end 2020	34,060	32,533	95.5%	1,527	4.5%	0	(184)	\$1,203	\$1,200	-0.2%
2Q-end 2020	34,060	32,349	95.0%	1,711	5.0%	0	(294)	\$1,180	\$1,170	-0.8%
1Q-end 2020	34,060	32,055	94.1%	2,005	5.9%	0	(86)	\$1,160	\$1,153	-0.6%
4Q-end 2019	34,060	31,969	93.9%	2,091	6.1%	0	(65)	\$1,158	\$1,149	-0.8%
3Q-end 2019	34,060	31,904	93.7%	2,156	6.3%	90	25	\$1,164	\$1,155	-0.8%
2Q-end 2019	33,970	31,839	93.7%	2,131	6.3%	172	(21)	\$1,173	\$1,159	-1.2%
1Q-end 2019	33,798	31,646	93.6%	2,152	6.4%	406	324	\$1,150	\$1,128	-1.9%

5-mile Radius (20+ units):

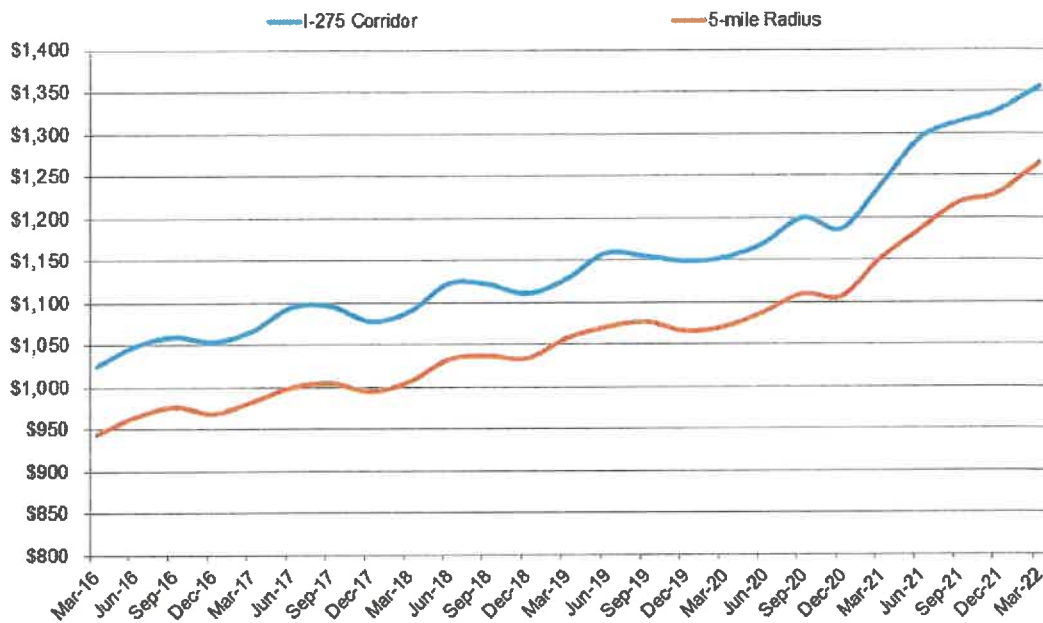
	NO. UNITS							RENTAL RATES		
	TOTAL	OCC.	%	VAC.	%	NEW	CH.	FACE	EFF.	AVG.
1Q-end 2022	20,395	19,614	96.2%	781	3.8%	204	223	\$1,270	\$1,265	-0.4%
4Q-end 2021	20,191	19,633	97.2%	558	2.8%	0	93	\$1,233	\$1,229	-0.3%
3Q-end 2021	20,191	19,726	97.7%	465	2.3%	200	85	\$1,221	\$1,218	-0.2%
2Q-end 2021	19,991	19,611	98.1%	380	1.9%	0	(196)	\$1,190	\$1,186	-0.3%
1Q-end 2021	19,991	19,415	97.1%	576	2.9%	0	(279)	\$1,155	\$1,152	-0.3%
4Q-end 2020	19,991	19,136	95.7%	855	4.3%	0	60	\$1,112	\$1,107	-0.4%
3Q-end 2020	19,991	19,196	96.0%	795	4.0%	22	(159)	\$1,114	\$1,110	-0.4%
2Q-end 2020	19,969	19,015	95.2%	954	4.8%	0	(160)	\$1,095	\$1,088	-0.6%
1Q-end 2020	19,969	18,855	94.4%	1,114	5.6%	0	(28)	\$1,076	\$1,071	-0.5%
4Q-end 2019	19,969	18,827	94.3%	1,142	5.7%	76	75	\$1,073	\$1,066	-0.7%
3Q-end 2019	19,893	18,826	94.6%	1,067	5.4%	90	49	\$1,083	\$1,077	-0.6%
2Q-end 2019	19,803	18,785	94.9%	1,018	5.1%	0	(50)	\$1,080	\$1,071	-0.8%
1Q-end 2019	19,803	18,735	94.6%	1,068	5.4%	0	53	\$1,072	\$1,058	-1.3%

Market Vacancy:



The average vacancy for the 5-mile radius sample has mostly trended lower than the Corridor sample for the period reviewed. The average vacancy level for Corridor and Radius sample between 2Q-2019 and 1Q-2022 was  $\pm 4.4\%$  and  $\pm 4.0\%$ , respectively. In the Radius sample, there was a minor spike in vacancy as of 1Q-2022, although this resulted from the addition of 204-units to inventory. Also, it has been shown that the vacancy did decline, and was posted at  $\pm 1.9\%$  as of 2Q-2021. This supports strong demand and improving market conditions for multiple-family development in this region.

Market Rent:



In terms of average effective rent, the data is reviewed with respect to quoted street rent for each project, along with average achievable or effective rent. In this instance, the variance results from specials and/or free rent that may be in-place over the course of time for each project. In this sample, with regards to effective rent growth, the Corridor sample has achieved an effective rent increase from 1Q-2020 to 1Q-2022 of  $\pm 7.5\%$ . This compares with the 5-mile radius sample achieving an effective rent increase of  $\pm 7.7\%$ . Each sample offers an average concession or discount to street rents of  $\pm 0.5\%$  to  $\pm 0.7\%$  between 2019 and 2021. Assuming on average one-half to one full month free rent is offered 20% of the time, an effective discount would equate to  $\pm 1.2\%$ , which is slightly above historical market performance.

With general market parameters presented, the concept of various forms of vacancy and how each would potentially impact a conceptually planned property like the subject needs to be addressed. Initially, the forms of vacancy will be defined:

Frictional vacancy is “The amount of vacant space needed in a market for its orderly operation. Frictional vacancy allows for move-ins and move-outs.”<sup>8</sup> A primary method of measuring this level of vacancy is to determine market oriented leasing parameters such as tenant turnover probability and average time required to turnover an apartment unit. Frictional vacancy for a multi-family project is often calculated, as follows:

<sup>8</sup> The Dictionary of Real Estate Appraisal, Appraisal Institute, 2020, 7<sup>th</sup> Edition, page 79

Effective Number of Rental Units		48.0
Estimated Tenant Turnover Probability (1)	x	50.0%
Estimated Normal Annual Unit Turnover		24.0
Average Unit Downtime (days)	x	28.1
Estimated Normal Total Annual Downtime (days)		674
Total Daily Unit Inventory (total "market" units @ 365 days)	+	17,520
Vacancy Loss due to Normal Unit Turnover / Frictional Vacancy (2)		3.85%
PLUS: Credit Loss/Bad Debt	+	0.50%
Sub-total Normal Physical Vacancy & Credit Loss		4.35%
PLUS: Vacancy Loss due to Above-Avg. Stabilized Vacancy (3)	+	0.00%
<i>total underlying vacancy &amp; credit loss:</i>		4.35%
<i>rounded to:</i>		4.35%

- |   |
|---|
| <p>(1) Based on market research and historical tenure of occupancy in subject</p> <p>(2) Equal to total downtime divided by total inventory</p> <p>(3) Estimated above-normal vacancy from un-leased units, not deducted under "Normal Unit Turnover" (i.e., applies when property is anticipated to have long-term stabilized vacancy above that of normal frictional vacancy)</p> |
|---|

The above example depicts over a long-term hold, the degree by which a specified project would be subject to loss of rental income.

Market vacancy is the overall vacancy rate that occurs as a result of the interaction of supply and demand of a particular property type in a particular region or market. Market vacancy can be equal to frictional vacancy if the market has no structural problems; it can be less than frictional vacancy in rent-controlled markets.<sup>9</sup> The market vacancy for the Corridor and Radius sample reviewed has averaged ±3.4% from 2Q-2020 to 1Q-2022. This does speak to the desirability of the Northville and Plymouth market in comparison to the broader sub-markets. Considering the subject's location and physical characteristics, a long-term frictional vacancy level below ±5.0% is deemed reasonable to apply herein, which is supported by the above calculated frictional vacancy of ±4.35%. Including potential rental concessions, the total vacancy adjustment equates to ±5.5%.

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<sup>9</sup> The Dictionary of Real Estate Appraisal, Appraisal Institute, 2010, 5<sup>th</sup> Edition, page 122



CANTORO MARKET- FALLONE, LLC  
 PROPOSED MID-RISE APARTMENT  
 15550 HAGGERTY ROAD, NORTHVILLE, MI 48167  
 PT. OF PARCEL 77-052-99-0006-708

As a means of testing the proposed pricing, a survey of several mid-rise properties across southeast Michigan has been completed, and also includes two (2) townhouse type properties in the immediate neighborhood, with all summarized below:

NO.	PROPERTY	LOCATION	AVG. GLA	STREET RENT	\$/SF	EFF. RENT	\$/SF	CONC.	2BR			YEAR BUILT	TYPE
									NO.	VAC.	%		
1	Eight 55 Apts.	Royal Oak	1,192	\$2,635	\$2.21	\$2,629	\$2.21	-0.2%	36	0	0.0%	2016	Mid-rise
2	Main Centre	Northville	1,059	\$2,165	\$2.04	\$2,160	\$2.04	-0.2%	33	0	0.0%	1988	Mid-rise
3	Arbor Lofts	Southfield	870	\$1,535	\$1.76	\$1,530	\$1.76	-0.3%	21	0	0.0%	2012	Mid-rise
4	Auburn Square	Auburn Hills	1,185	\$1,416	\$1.19	\$1,412	\$1.19	-0.3%	17	0	0.0%	2014	Mid-rise
5	First Street Lofts	Rochester	1,216	\$3,172	\$2.61	\$3,140	\$2.58	-1.0%	13	4	30.8%	2016	Mid-rise
6	Icon On Main	Royal Oak	1,141	\$3,710	\$3.25	\$3,585	\$3.14	-3.4%	23	5	21.7%	2019	Mid-rise
7	The Marquette	Milford	1,132	\$2,234	\$1.97	\$2,228	\$1.97	-0.3%	60	2	3.3%	2019	Mid-rise
8	Ferdalehaus	Ferdale	1,061	\$2,783	\$2.62	\$2,762	\$2.60	-0.8%	28	1	3.6%	2019	Mid-rise
9	City Flats	Rochester	1,087	\$2,364	\$2.17	\$2,355	\$2.17	-0.4%	36	1	2.8%	2020	Mid-rise
10	Schoolhouse Lofts	Plymouth	1,041	\$2,277	\$2.19	\$2,271	\$2.18	-0.3%	12	1	8.3%	2020	Mid-rise
11	Starkweather Lofts	Plymouth	1,219	\$2,203	\$1.81	\$2,203	\$1.81	0.0%	53	1	1.9%	2017	Mid-rise
12	Hidden Cove Estates	Northville Twp.	1,250	\$1,709	\$1.37	\$1,704	\$1.36	-0.3%	78	0	0.0%	2004	TH
13	Ravines of Plymouth	Plymouth	1,200	\$1,938	\$1.62	\$1,933	\$1.61	-0.3%	20	0	0.0%	2017	TH
S	Cantoro Project	Northville Twp.	1,275	\$2,960	\$2.32	\$2,912	\$2.28	-1.6%	48	---	---	Prop.	Mid-rise
		<i>minimum:</i>	870	\$1,416	\$1.19	\$1,412	\$1.19	-3.4%			0.0%		
		<i>maximum:</i>	1,250	\$3,710	\$3.25	\$3,585	\$3.14	0.0%			30.8%		
		<i>average:</i>	1,127	\$2,319	\$2.06	\$2,301	\$2.05	-0.6%			3.5%		

Upon reviewing each comparable, adjusting for variances between each property and the conceptual plan under consideration for the subject site, the effective rents as projected for the subject, as proposed, are considered to be at the upper-limits of the market. This is further supported when considering street and effective rents achieved in two newer mid-rise projects in the city of Plymouth, namely Schoolhouse Lofts and Starkweather Lofts. Based on a review of this data, average market rent for this project has been reconciled at \$2,960 per month.

In terms of historical occupancy for these units, the following table provides a summary of average occupancy dating back to 2020, with a contemporary average occupancy level of ±97.7%:

NO.	PROPERTY	ADDRESS	LOCATION	UNITS	OCCUPANCY			
					2020	2021	2022	AVG.
1	Eight 55 Apts.	855 S. Main St.	Royal Oak	48	95.0%	99.7%	100.0%	98.2%
2	Main Centre	150 Main St.	Northville	74	96.7%	99.8%	99.9%	98.8%
3	Arbor Lofts	20300 Civic Center Dr.	Southfield	83	91.6%	97.3%	98.7%	95.9%
4	Auburn Square	3386 Auburn Rd.	Auburn Hills	97	100.0%	100.0%	99.9%	100.0%
5	First Street Lofts	112 Walnut Blvd.	Rochester	47	85.9%	86.0%	86.4%	86.1%
6	Icon On Main	480 N. Main St.	Royal Oak	91	75.2%	92.5%	94.5%	87.4%
7	The Marquette	300 E. Huron St.	Milford	100	42.5%	92.1%	100.0%	78.2%
8	Ferdalehaus	430 W. 9 Mile Rd.	Ferdale	108	94.0%	93.9%	93.4%	93.8%
9	City Flats	1454 N. Rochester Rd.	Rochester	52	14.2%	90.0%	100.0%	68.1%
10	Schoolhouse Lofts	550 N. Holbrook St.	Plymouth	22	78.5%	100.0%	100.0%	92.8%
11	Starkweather Lofts	301 Plymouth Rd.	Plymouth	93	87.7%	94.5%	96.8%	93.0%
12	Hidden Cove Estates	15311 Mystic Circle	Northville Twp.	111	99.3%	99.7%	99.9%	99.6%
13	Ravines of Plymouth	13050 Woodridge Cir.	Plymouth	54	100.0%	100.0%	100.0%	100.0%
			<i>minimum:</i>		14.2%	86.0%	86.4%	68.1%
			<i>maximum:</i>		100.0%	100.0%	100.0%	100.0%
			<i>average:</i>		81.6%	95.8%	97.7%	91.7%

With regards to potential absorption of the subject's 48-units, information relating to a number of mid-rise apartment properties in the region will be reviewed, with a summary of project absorption provided below:

Icon on Main (Royal Oak): This property was developed simultaneous with a Hyatt Place hotel, Regus Business Center, and street-level retail space. The Icon project includes a total of 91-units, comprising a mixture of Studio, 1BR+ and 2BR units. According to brokerage reports obtained from the CoStar Group, Inc. Database, this property had its first tenants move-in during late-2019, with pre-leasing equal to a total of 14-units. An additional 21-units were absorbed prior to the outbreak of the COVID pandemic. Between March and June 2020, an additional 31-units were absorbed. At that point in time, average absorption was  $\pm 4.61$  units per month. Through April 2022, a total of 86-units were absorbed, providing an average average absorption of  $\pm 2.94$  units per month.

The LIV (Livonia): This is a new project that lies behind new retail/office space on the east side of Haggerty Road, south of West 8 Mile Road in the city of Livonia. This 3-story property includes a total of 200-units, including 1BR/1BA, 2BR/2BA and 3BR/2BA unit types. The first building delivered in July 2021, with the second building delivered in October 2021. Marketing began on June 1, 2021, and as of this date a total of 192-units have been absorbed. On this basis, overall project absorption equates to  $\pm 19.26$  units per month.

Starkweather Lofts (Plymouth): This property is located to the east of the Plymouth CBD, along the north side of Plymouth Road, west of Haggerty Road. This 4-story property includes a total of 93-units, including both 1BR/1BA and 2BR/2BA unit types. The project received its first tenants during 3Q-2017 and absorbed a total of 92 units through 2Q-2018. On this basis, overall project absorption equates to  $\pm 7.67$  units per month.

Schoolhouse Lofts (Plymouth): This property is located adjacent to the northwest corner of the above noted Starkweather Lofts. This 2-story conversion property includes a total of 22-units, including 1BR/1BA, 2BR/1BA, 2BR/1.5BA and 2BR/2BA unit types. The project received its first tenants during 3Q-2020 and absorbed all 22 units through year-end 2020. On this basis, overall project absorption equates to  $\pm 3.67$  units per month.

City Flats (Rochester): This property is located along the south side of Tienken Road, just east of N. Rochester Road, to the north of the Rochester CBD. This 4-story property includes a total of 52-units, including 1BR/1BA, 1BR/1.5BA, 1BR/2BA, 2BR/2BA and 2BR/2.5BA unit types. The project received its first tenants during 4Q-2020 and absorbed all 52-units through 3Q-2021. On this basis, overall project absorption equates to  $\pm 4.73$  units per month.

The Marquette (Milford): This property is located along the south side of E. Huron Street and east of S. Hill Street, to the south of the Milford CBD. This 4-story property includes a total of 100-units, including 1BR/1BA and 2BR/2BA unit types. The project received its first tenants during 4Q-2019 and absorbed all 100-units by 2Q-2021. On this basis, overall project absorption equates to  $\pm 4.76$  units per month.

Ferndalehaus (Ferndale): This property is located along the north side of West Nine Mile Road, west of Woodward Avenue to the west of the Ferndale CBD. This 5-story property includes a total of 108-units, including Studio, 1BR/1BA, 1BR/1.5BA, 2BR/1BA and 2BR/2BA unit types. The project received its first tenants during 1Q-2019 and absorbed all units by 3Q-2021. On this basis, overall project absorption equates to  $\pm 3.73$  units per month.

MainCentre (Northville): This property is not an absorption comparable, however, is included relative to displaying multi-family demand attributes for a mid-rise property in the Northville CBD. The property is located at the southwest corner of Main and Center, in the heart of the Northville CBD. Originally constructed in 1988, the property includes a total of 74-units, which are located on the second through fourth floor of the building, above street-front retail and office space. The project includes 1BR/1BA, 2BR/1BA and 2BR/2BA unit types. Between 2019 and 2021, occupancy ranged from  $\pm 96.7\%$  to  $\pm 99.6\%$ , with an average occupancy level of  $\pm 98\%$ . As of April 2022, occupancy was  $\pm 98.8\%$ . This does provide additional evidence as to the strength of the local multi-family sub-market.

As illustrated, average absorption for the above mid-rise apartment properties ranged from  $\pm 2.94$  to  $\pm 19.26$  units per month, with an average of  $\pm 6.68$  units per month. Obviously, the projects vary in terms of location, unit types, project amenities and the like, but do exhibit pent-up demand for mid-rise apartment living in this region. The subject will provide many luxury apartment living amenities, including in building garage parking, and common terrace amenities unlike those found in many of the listed competitive properties. Based upon the conceptual plan provided for this property, it is reasonable to assert that absorption levels would be mid to high-end in relation to properties presented previously in this letter. Based on the assumption that pre-construction marketing will commence prior to delivery, absorption of the 48-units could potentially be achieved within a 6-month to 12-month time frame, which produces an estimated absorption within a range from 4 to 8 units per month.

For this appraisal, operating expenses will be segregated into the following categories:

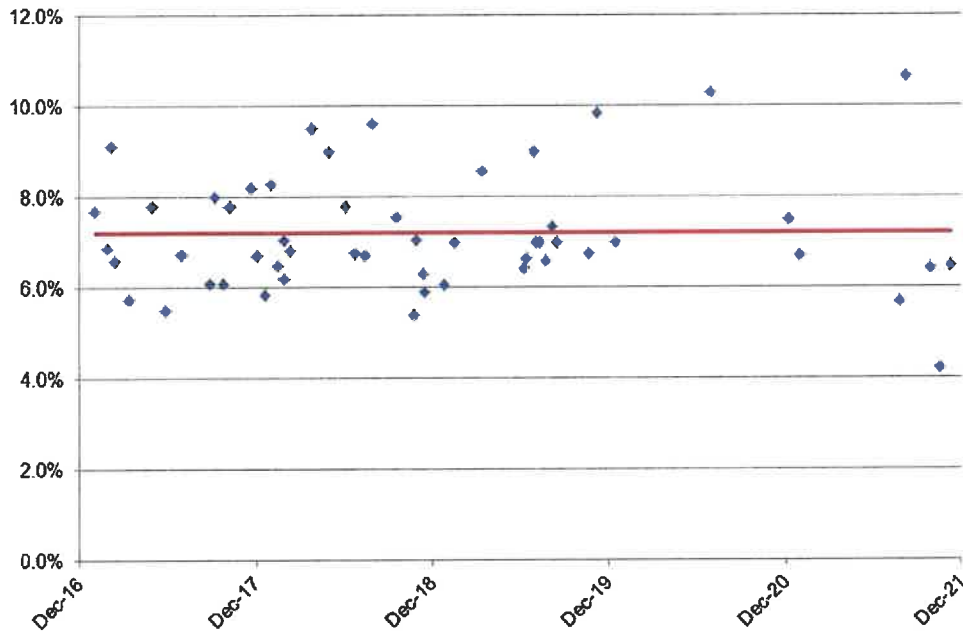
- ◇ Real Estate Taxes (Excluded - Tax Neutral)
- ◇ Property insurance
- ◇ Repairs & maintenance (R&M)
- ◇ Utilities
- ◇ General & administrative
- ◇ Management fee
- ◇ Payroll
- ◇ Advertising & promotion
- ◇ Replacement reserve

The expenses for the property have been based on industry reports, namely the **National Apartment Association (NAA) Survey of Operating Income & Expenses in Rental Apartment Communities**. In this survey, the subject is considered to represent a *Mid-rise Apartment*, and *Individual Metered and Recovery System Properties* have been included. A table summarizing the industry expense data and expense comparables relied upon is provided below:

<b>Individual Metered &amp; Recovery System</b>									
	2018		2019		2020		3-yr. Avg.		
No. Properties	411		552		490		484		
No. Units	108,997		146,534		133,146		129,559		
Avg. Unit size	892		889		887		889		
Avg. Unit turnover	43%		51%		50%		48%		
<b>REVENUE:</b>									
	\$/unit	% Gross	\$/unit	% Gross	\$/unit	% Gross			
Gross Potential Rent	\$20,694	---	\$21,698	---	\$23,067	---			
Rent Revenue Collected	18,924	91.4%	19,736	91.0%	21,076	91.4%	\$19,912	91.3%	
Vacancy Loss	(1,400)	6.1%	(1,489)	6.5%	(1,547)	6.7%	(1,479)	6.4%	
Collection Loss	(99)	0.4%	(100)	0.4%	(109)	0.5%	(103)	0.4%	
Concessions Loss	(271)	1.2%	(373)	1.6%	(336)	1.5%	(327)	1.4%	
Other Revenue	1,278	6.2%	1,313	6.1%	1,534	6.7%	1,375	6.3%	
Effective Revenue (EGI)	\$20,202		\$21,049		\$22,609		\$21,287		
<b>EXPENSE:</b>									
	\$/unit	% EGI	\$/unit	% EGI	\$/unit	% EGI			
Real Estate Tax	\$3,177	15.7%	\$3,447	16.4%	\$3,529	15.6%	\$3,384	15.9%	
Property insurance	288	1.4%	296	1.4%	348	1.5%	311	1.5%	
Repairs & maintenance	1,101	5.4%	1,135	5.4%	1,240	5.5%	1,159	5.4%	
Utilities	476	2.4%	518	2.5%	452	2.0%	482	2.3%	
General & administrative	373	1.8%	403	1.9%	447	2.0%	408	1.9%	
Management fee	600	3.0%	634	3.0%	696	3.1%	643	3.0%	
Payroll	1,753	8.7%	1,817	8.6%	1,923	8.5%	1,831	8.6%	
Advertising & promotion	367	1.8%	412	2.0%	401	1.8%	393	1.8%	
Total Operating Expense	\$8,135	40.3%	\$8,662	41.2%	\$9,036	40.0%	\$8,611	40.5%	
<b>NET OPERATING INCOME</b>	\$12,067	59.7%	\$12,387	58.8%	\$13,573	60.0%	\$12,676	59.5%	
Expense, Without Tax	\$4,958	24.5%	\$5,215	24.8%	\$5,507	24.4%	\$5,227	24.6%	

**SOURCE:** National Apartment Association (NAA)

In the direct capitalization process, the overall rate ( $R_o$ ) selected for the subject property is applied directly to net operating income in order to obtain an indication of value. The most widely accepted and perhaps most reliable method for deriving an overall rate is the market extraction process. Initially, cap rates from the sale of multi-family properties over the past several years will be considered.



As shown, cap rates have been static over the past several years. For the above sample, all-time cap rates ranged from  $\pm 4.2\%$  to  $\pm 10.7\%$  with an average equal to  $\pm 7.2\%$ . Between 2020 and 2021, the same range and average applied.

In addition, the [RealtyRates.com<sup>TM</sup> Investor Survey](#) has been reviewed. This is noted as *“Representing one of the more comprehensive data sets of investment activity compiled for the commercial real estate industry. While no information in this highly fragmented industry is perfect or all encompassing, RealtyRates.com has established rigid data collection and classification methodology including sourcing requirements and detailed procedures to ensure the integrity and timeliness of our information. The data presented within the survey is provided by appraisers, brokers, developers, investors and lenders in all 50 states, many with regional and national coverage.”* The relevant data from this survey, effective 4Q-2021, is provided below:

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<u>Overall Rates (4Q-2021):</u>	<u>MIN.</u>	<u>MAX</u>	<u>AVG.</u>
<u>All Apartments:</u>			
DCR Technique	3.99%	11.25%	6.64%
Band of Investment	4.24%	12.55%	7.50%
Surveyed Rates	4.03%	7.50%	<u>7.94%</u>
	<i>overall average Ro:</i>		7.36%
<u>Garden/Suburban Townhouse:</u>			
DCR Technique	3.99%	10.71%	6.34%
Band of Investment	4.24%	11.29%	6.95%
Surveyed Rates	4.03%	10.72%	<u>6.83%</u>
	<i>overall average Ro:</i>		6.71%
<u>High-rise/Urban Townhouse:</u>			
DCR Technique	5.00%	11.25%	8.37%
Band of Investment	5.23%	12.55%	8.17%
Surveyed Rates	4.97%	11.92%	<u>8.17%</u>
	<i>overall average Ro:</i>		8.24%
<i>Market extracted average Ro:</i>			7.20%

Given the subject's location and quality of project, the low-end cap rates are considered more relevant in the valuation. Based on market extracted and survey data, a cap rate of  $\pm 7.5\%$  will be applied.

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Included below is a table summarizing an estimated true cash value for the subject property, as if developed consistent with the conceptual plan under consideration at this time:

			\$	\$/unit
<b>Potential gross income:</b>				
<u>Base Apartment Rental:</u>				
2BR/2BA	6 units	\$2,750 per mo. =	\$198,000	\$33,000
2BR/2BA +Den	42 units	2,990 per mo. =	1,506,780	35,876
	<i>sub-total:</i> 48 units	\$2,960 per mo.	\$1,704,780	\$35,516
Frictional Vacancy/Collection Loss		6.27% (gross)	(106,942)	(2,228)
Potential Gross Income (PGI)			\$1,597,838	\$33,288
Model Unit Rent		\$0 per mo. =	0	0
Parking Income	24 spaces	\$75 per mo. =	21,600	450
Miscellaneous/Other Income		2.00% (PGI)	31,957	666
Effective Gross Income (EGI)			\$1,651,395	\$34,404
<b>Operating expenses:</b>				
		<b>% EGI</b>		
Real Estate Taxes (Tax Neutral - excluded)		0.0%	\$0	\$0
Property insurance		0.9%	14,880	310
Repairs & maintenance (R&M)		3.6%	60,000	1,250
Utilities		1.4%	23,280	485
General & administrative		1.3%	21,600	450
Management fee		4.0%	66,056	1,376
Payroll		5.4%	88,800	1,850
Advertising & promotion		1.2%	19,680	410
Replacement reserve		0.9%	15,600	325
	<i>sub-total:</i>	18.8%	\$309,896	\$6,456
<b>Net operating income (NOI)</b>		81.2%	\$1,341,499	\$27,948
	<i>effective NOI, including property tax deduction:</i>		\$987,601	\$20,575
Base overall capitalization rate		7.50%		
Tax Additor		2.69%		
Tax Neutral overall capitalization rate		10.19%		
Hypothetical "As-if" developed True Cash Value (TCV)			\$13,170,000	\$274,375

Based upon a review of data presented herein, hypothetical, "As-If" developed true cash value for the conceptual plan under consideration at this time, has been reconciled at \$13,170,000 or ±\$275,000 per unit.

As presently improved, the parent parcel has PUD approval for development of a 2-story office building with above-grade rentable area estimated at ±24,000 square feet. An average Gross +utilities rental rate is reasonably estimated at ±\$26.50 per square foot. Market vacancy, operating expenses and cap rate information is based upon a review of a number of office properties that have been appraised in this sub-market over the past couple of years. A hypothetical valuation of this property “As-If” developed with an office building is supplied below:

<b>Revenue:</b>			
Base rent (Market)	24,000 SF @	\$26.50 per SF =	\$636,000
Real estate tax recovery		0.00 per SF =	0
CAM & insurance recovery		0.00 per SF =	0
Miscellaneous income		0.27 per SF =	6,360
Potential gross income		\$26.77 per SF =	\$642,360
Frictional vacancy		5.0%	(32,118)
Interim effective gross income			\$610,242
Collection loss		0.5%	(3,051)
Effective gross income		\$25.30 per SF =	\$607,191
<b>Operating expenses:</b>			
Real estate taxes		\$0.00 per SF =	\$0
Insurance		0.35 per SF =	8,400
CAM		3.50 per SF =	84,000
Management fee		3.0% of EGI =	18,216
Owner's expense (N/R)		0.40 per SF =	9,600
Capital reserve (N/R)		0.20 per SF =	4,800
	<i>sub-total:</i>	\$5.21 per SF =	\$125,016
Net operating income (NOI)		\$20.09 per SF =	\$482,175
Tax Neutral capitalization rate			10.72%
Stabilized True Cash Value (TCV)		\$187.44 per SF =	\$4,498,588
		<i>rounded to:</i>	\$4,500,000
		<i>\$/SF NRA:</i>	\$187.50
	<i>base cap rate:</i>	8.00%	
	<i>tax additor:</i>	2.72%	
	<i>tax neutral cap rate:</i>	10.72%	

It is important to note, there has been no conceptual plan provided for an office building that may have been included in the original PUD approval. The above hypothetical valuation is based solely on what the client has reported as the approved building footprint for this portion of the property.



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Based upon the above value conclusions for a multi-family project currently under consideration, and a hypothetical office building as originally approved in the PUD, an estimated real property tax for each hypothetical improvement is summarized below:

**Hypothetical Multiple-Family Project**

- "As-If" developed TCV	\$13,170,000
- "As-If" developed AV & TV	\$6,585,000

**Hypothetical Winter Tax:**

1.0 Library Operating	\$1,098,100	\$7,230.99
2.0 County Operating	0.987298	6,501.36
2.0 County Jail	0.935798	6,162.23
2.0 County Parks	0.245299	1,615.30
5.0 H.C.M.A.	0.208899	1,375.60
2.0 WC Zoo Authority	0.099698	656.51
2.0 WC DIA Authority	0.199496	1,313.68
1.0 Twp. Operating	0.768895	5,063.18
1.0 Public Safety	6.437897	42,393.56
1.0 Shared Services	0.756298	4,980.22
1.0 Property Bond	0.648697	4,271.67
5.0 Schoolcraft College	0.000000	0.00
<b>sub-total:</b>	<b>\$12.386375</b>	<b>\$81,564.28</b>
1.0 Admin. Fees		0.00
Hypothetical Winter Tax		\$81,564.28

**Hypothetical Summer Tax:**

4.0 State Education	\$5.999996	\$39,509.98
3.0 PC School Debt	3.999997	26,339.98
3.0 PC School Operating	17.999995	118,529.97
5.0 Schoolcraft College	2.269996	14,947.92
5.0 RESA Operating	0.096194	633.44
5.0 RESA/Special Ed	3.359594	22,122.93
2.0 County Operating	5.634694	37,104.46
5.0 RESA Enhancement	1.996199	13,144.97
<b>sub-total:</b>	<b>\$41.356665</b>	<b>\$272,333.64</b>
1.0 Admin. Fees		0.00
Hypothetical Summer Tax		\$272,333.64
<b>Total Hypothetical Tax</b>		<b>\$353,897.91</b>
1.0 Northville Twp. Hypothetical Tax		\$63,939.61
2.0 Wayne County Hypothetical Tax		53,353.53
3.0 PC Schools Hypothetical Tax		144,869.95
4.0 Hypothetical State Educ. Tax		39,509.98
5.0 Hypothetical Other Tax		52,224.85
<b>Total Hypothetical Tax</b>		<b>\$353,897.91</b>

**Hypothetical Office Project**

- "As-If" developed TCV	\$4,500,000
- "As-If" developed AV & TV	\$2,250,000

**Hypothetical Winter Tax:**

1.0 Library Operating	\$1,098,100	\$2,470.72
2.0 County Operating	0.987298	2,221.42
2.0 County Jail	0.935798	2,105.54
2.0 County Parks	0.245299	551.92
5.0 H.C.M.A.	0.208899	470.02
2.0 WC Zoo Authority	0.099698	224.32
2.0 WC DIA Authority	0.199496	448.87
1.0 Twp. Operating	0.768895	1,730.01
1.0 Public Safety	6.437897	14,485.27
1.0 Shared Services	0.756298	1,701.67
1.0 Property Bond	0.648697	1,459.57
5.0 Schoolcraft College	0.000000	0.00
<b>sub-total:</b>	<b>\$12.386375</b>	<b>\$27,869.34</b>
1.0 Admin. Fees		0.00
Hypothetical Winter Tax		\$27,869.34

**Hypothetical Summer Tax:**

4.0 State Education	\$5.999996	\$13,499.99
3.0 PC School Debt	3.999997	6,999.99
3.0 PC School Operating	17.999995	40,499.99
5.0 Schoolcraft College	2.269996	5,107.49
5.0 RESA Operating	0.096194	216.44
5.0 RESA/Special Ed	3.359594	7,559.09
2.0 County Operating	5.634694	12,678.06
5.0 RESA Enhancement	1.996199	4,491.45
<b>sub-total:</b>	<b>\$41.356665</b>	<b>\$93,052.50</b>
1.0 Admin. Fees		0.00
Hypothetical Summer Tax		\$93,052.50
<b>Total Hypothetical Tax</b>		<b>\$120,921.84</b>
1.0 Northville Twp. Hypothetical Tax		\$21,847.25
2.0 Wayne County Hypothetical Tax		18,230.14
3.0 PC Schools Hypothetical Tax		49,499.98
4.0 Hypothetical State Educ. Tax		13,499.99
5.0 Hypothetical Other Tax		17,844.48
<b>Total Hypothetical Tax</b>		<b>\$120,921.84</b>

CANTORO MARKET- FALLONE, LLC  
PROPOSED MID-RISE APARTMENT  
15550 HAGGERTY ROAD, NORTHVILLE, MI 48167  
PT. OF PARCEL 77-052-99-0006-708

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A summary illustration of hypothetical property taxes assuming either development existed as of December 31, 2021 is supplied below:

<b><u>Hypothetical Property Tax (Apartment Development):</u></b>	
Northville Township Hypothetical Tax	\$63,939.61
Wayne County Hypothetical Tax	53,353.53
PC Schools Hypothetical Tax	144,869.95
Hypothetical State Education Tax	39,509.98
Hypothetical Other Tax	52,224.85
Total Hypothetical Tax	<u>\$353,897.91</u>

<b><u>Hypothetical Property Tax (Office Development):</u></b>	
Northville Township Hypothetical Tax	\$21,847.25
Wayne County Hypothetical Tax	18,230.14
PC Schools Hypothetical Tax	49,499.98
Hypothetical State Education Tax	13,499.99
Hypothetical Other Tax	17,844.48
Total Hypothetical Tax	<u>\$120,921.84</u>

The above hypothetical calculations represent additional property tax expense that potentially could accrue to the existing parent parcel, assuming there is no existing true cash value attributed to the residual land. It is also important to note that at this time there is no definitive development plan in place, and that construction budgets have not been formalized for either property use. Therefore, this illustration is included to simply display, on a hypothetical basis, the potential tax that may accrue as a liability to the developer of the residual land, or conversely the benefit derived by each taxing jurisdiction.

This Restricted Appraisal is subject to the following limiting conditions, as well as those which have been specifically set forth within the analysis:

- By receipt and acceptance of this report, the client acknowledges disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute and the undersigned is a member of the Appraisal Institute. The By-Laws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without prior written consent of the signatories of this appraisal report.
- Use of this appraisal report is contingent upon fulfillment of the appraisal contract, whether written or oral. Upon full payment of all sums due the appraiser, this appraisal report becomes property of the client subject to all restrictions upon disclosure and use included herein and made a part hereof. The report and its conclusions will not be released to a third party by the appraiser or his employees without the client's consent. This limitation on release does not apply to market data or other information obtained by the appraiser for use within the report.
- Neither all nor part of the contents of this report, especially conclusions as to value and the identity and affiliations of the appraiser, shall be disseminated to the public through advertising, public relations media, news media, sales media or any other public means of communication without the prior written consent and specific approval of the appraiser.
- By receipt and acceptance of this report, the client acknowledges that, unless otherwise specifically agreed to elsewhere in writing, the fee for this appraisal report does not include any subsequent services such as meetings, conferences, depositions, hearings, trial preparation, attendance and testimony at trial, or any other dissemination or defense of the appraisal and its conclusions by the appraiser. These services, if requested, will be invoiced and paid on an hourly basis at the standard hourly rate of the appraiser at the time of the actual service.
- No responsibility is assumed for matters legal in character nor is any opinion rendered as to title, which is assumed to be good. All existing liens and encumbrances have been disregarded, except as noted otherwise, and the property is appraised as though free and clear under responsible ownership and competent management.
- Other information identified in this report as being furnished by others is believed to be reliable but no responsibility is assumed for its accuracy.
- No survey or analysis of the property has been made. Unless otherwise noted, investigation into hidden or underground conditions of the subject has not been undertaken and no opinion is offered in this regard. This limiting condition includes, but is not limited to, adverse soil conditions, hidden structural defects, hazardous materials, toxins and infestation.
- I have assumed the subject to be free of hazardous waste or toxins. As a real estate appraiser, I am neither trained nor qualified to investigate or identify the existence of toxins or hazardous waste on the subject.
- Information concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records, and to the extent possible, was examined for accuracy and is believed

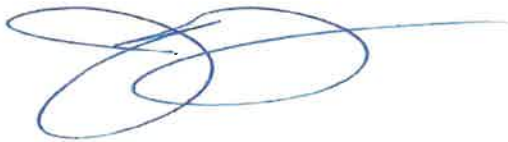
to be reliable. Comparable sales data and sources are confidential and for purposes of this report only.

- Exhibits in the report are intended to assist a reader in visualizing the property and its surroundings; drawings are not intended as surveys; no responsibility is assumed for cartographic accuracy nor are drawings intended to be exact in size, scale or detail.
- Unit values applied to the subject parcel as a whole are applicable only to the entire parcel as defined. All unit values or other means of comparison should not be applied to other properties or individual sub-parcels or divisions of the subject. It is also inappropriate to make a partition based upon fractional or minority ownership interests, unless specifically addressed within the appraisal report.
- All areas and dimensions have been checked on the ground, where practical. If furnished by the person(s) requesting the appraisal, or from public records, I assume areas and dimensions to be reasonably accurate. In the absence of registered surveys, land areas may be based upon representations made, and no responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.
- I have not made a specific compliance survey and analysis of the property to determine whether it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of ADA. If so, this fact could negatively impact value and/or marketability of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating true cash value of the real property.
- The appraiser assumes no responsibility for economic, physical, political, or demographic factors, which may affect or alter the opinions in this report if said economic, physical, political, or demographic factors change after the effective date of value. The appraiser is not obligated to predict future political, economic, or social trends and/or events. All conclusions and opinions expressed in this appraisal report apply to the effective date of valuation set forth in the letter of transmittal contained within this report.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have not performed an appraisal, or any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3-year period immediately preceding acceptance of this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in a manner which complies with Standard 2-2(b) of the **Uniform Standards of Professional Appraisal Practice (USPAP) 2020-2021 Edition**, as extended through December 31, 2022 by the **Appraisal Foundation**.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the **Appraisal Institute**.
- The use of this report is subject to the requirements of the **Appraisal Institute** relating to review by its duly authorized representatives.
- John R. Widmer, Jr., MAI has made a physical inspection of the property that is the subject of this report, inspected all comparables utilized in substantiation of market value for the subject, and personally made the necessary investigations and analyses pertinent to valuing the property.
- no one provided real property appraisal assistance to the person signing this certification.
- As of the date of this report, John R. Widmer, Jr., MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- I am licensed in the state of Michigan as a certified general appraiser, and as stipulated by Michigan law, *“appraisers are required to be licensed and are now regulated by the Michigan Department of Licensing & Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909”*.



John R. Widmer, Jr., MAI  
Certified General Appraiser No. 1205000280  
[jwidmer@frohmwidmer.com](mailto:jwidmer@frohmwidmer.com)  
Direct line: 248-471-6767 ext. 11

DATE: April 12, 2022

15550 HAGGERTY RD PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 77 052 99 0006 708



Item 1 of 16 15 Images / 1 Sketch

Customer Name: CANTORO MARKET- FALLONE, LLC

Summary Information

- > Commercial/Industrial Building Summary
  - Yr Built: 2010 # of Buildings: 1
  - Total Sq Ft: 21,200
- > Assessed Value: \$1,728,500 | Taxable Value: \$1,639,160
- > 61 Building Department records found
- > Property Tax information found

Owner and Taxpayer Information

**Owner** CANTORO MARKET- FALLONE, Taxpayer SEE OWNER INFORMATION  
 LLC  
 15550 HAGGERTY RD  
 PLYMOUTH, MI 48170

Legal Description

PT OF THE SE 1/4 OF SEC 13, T.1S., R.8E., NVILLE TWP, WAYNE COUNTY, MI BEING MORE PARTICULARLY DESC AS FOLLOWS: COMMENCING AT THE SE COR OF SEC 13, T.1S., R.8E., AND PROCEEDING TH ALONG THE S LINE OF SD SEC 13 S 86 DEGREES 00 MINUTES 48 SECONDS W 1007.66 FT; TH N 02 DEGREES 15 MINUTES 20 SECONDS W 575.00 FT; TH N 02 DEGREES 13 MINUTES 19 SECONDS W 174.11 FT TO THE PT OF BEG OF THE PARCEL HEREIN DESC, TH S 86 DEGREES 02 MINUTES 40 SECONDS W 497.97 FT TO A PT ON THE EERLY RIGHT OF WAY OF HAGGERTY RD (120.00 FT WIDE); TH ALONG SD RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT RADIUS 5669.58 FT, CENTRAL ANGLE 04 DEGREES 52 MINUTES 49 SECONDS (THE CHORD OF SD CURVE BEARS N 24 DEGREES 54 MINUTES 39 SECONDS E 482.75 FT) A DISTANCE OF 482.92 FT; TH N 27 MINUTES 20 MINUTES 25 SECONDS E 259.47 FT; TH S 62 DEGREES 43 MINUTES 52 SECONDS E 196.42 FT; TH N 85 DEGREES 35 MINUTES 58 SECONDS E 173.28 FT; TH S 03 DEGREES 58 MINUTES 23 SECONDS E 335.00 FT; TH S 86 DEGREES 02 MINUTES 43 SECONDS W 204.88 FT; TH S 02 DEGREES 13 MINUTES 19 SECONDS E 209.10 TO THE PT OF BEG CONTAINING 6.273 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Other Information

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2021	Winter	\$19,654.65	\$19,654.65	02/14/2022	\$0.00
<b>General Information for 2021 Winter Taxes</b>					
<b>School District</b>	82100	<b>PRE/MBT</b>	0.0000%		
<b>Taxable Value</b>	\$1,586,796	<b>S.E.V.</b>	\$1,693,000		
<b>Property Class</b>	201 - COMMERCIAL - IMPROVED	<b>Assessed Value</b>	\$1,693,000		
<b>Tax Bill Number</b>		<b>Last Receipt Number</b>	00010524		
<b>Last Payment Date</b>	02/14/2022	<b>Number of Payments</b>	1		
<b>Due Date</b>	02/14/2022				
<b>Base Tax</b>	\$19,654.65	<b>Base Paid</b>	\$19,654.65		
<b>Admin Fees</b>	\$0.00	<b>Admin Fees Paid</b>	\$0.00		
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00		
<b>Total Tax &amp; Fees</b>	\$19,654.65	<b>Total Paid</b>	\$19,654.65		
<b>Renaissance Zone</b>		<b>Mortgage Code</b>			

*Tax Bill Breakdown for 2021 Winter*

Taxing Authority	Millage Rate	Amount	Amount Paid
LIBRARY OPERAT	1.098100	\$1,742.46	\$1,742.46
COUNTY OPERATING	0.987300	\$1,566.64	\$1,566.64
COUNTY JAIL	0.935800	\$1,484.92	\$1,484.92
COUNTY PARKS	0.245300	\$389.24	\$389.24
H.C.M.A.	0.208900	\$331.48	\$331.48
WC ZOO AUTHORITY	0.099700	\$158.20	\$158.20
WC DIA AUTHORITY	0.199500	\$316.56	\$316.56
TWP OPERATING	0.768900	\$1,220.08	\$1,220.08
PUBLIC SAFETY	6.437900	\$10,215.63	\$10,215.63
SHARED SERVICES	0.756300	\$1,200.09	\$1,200.09
PROPERTY BOND	0.648700	\$1,029.35	\$1,029.35
Admin Fees		\$0.00	\$0.00
Interest Fees		\$0.00	\$0.00
	<b>12.386400</b>	<b>\$19,654.65</b>	<b>\$19,654.65</b>

[Click here for a printer friendly version of Winter 2021 Tax information](#)

2021 Summer \$65,624.59 \$65,624.59 09/14/2021 \$0.00

*General Information for 2021 Summer Taxes*

<b>School District</b>	82100	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$1,586,796	<b>S.E.V.</b>	\$1,693,000
<b>Property Class</b>	201 - COMMERCIAL - IMPROVED	<b>Assessed Value</b>	\$1,693,000
<b>Tax Bill Number</b>	00359604	<b>Last Receipt Number</b>	00359604
<b>Last Payment Date</b>	09/14/2021	<b>Number of Payments</b>	1
<b>Due Date</b>	09/14/2021		
<b>Base Tax</b>	\$65,624.59	<b>Base Paid</b>	\$65,624.59
<b>Admin Fees</b>	\$0.00	<b>Admin Fees Paid</b>	\$0.00
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$65,624.59	<b>Total Paid</b>	\$65,624.59
<b>Renaissance Zone</b>	00000000	<b>Mortgage Code</b>	00000000

*Tax Bill Breakdown for 2021 Summer*

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$9,520.77	\$9,520.77
PC SCHOOL DEBT	4.000000	\$6,347.18	\$6,347.18
PC SCHOOL OPERAT	18.000000	\$28,562.32	\$28,562.32
SCHOOLCRAFT COLL	2.270000	\$3,602.02	\$3,602.02
RESA OPERATING	0.096200	\$152.64	\$152.64
RESA/SPEC ED	3.359600	\$5,330.99	\$5,330.99
COUNTY OPERATING	5.634700	\$8,941.11	\$8,941.11
RESA ENHANCEMENT	1.996200	\$3,167.56	\$3,167.56
Admin Fees		\$0.00	\$0.00
Interest Fees		\$0.00	\$0.00
	<b>41.356700</b>	<b>\$65,624.59</b>	<b>\$65,624.59</b>

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2020 Winter \$19,640.47 \$19,640.47 02/16/2021 \$0.00

*General Information for 2020 Winter Taxes*

<b>School District</b>	82100	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$1,564,888		
<b>Property Class</b>	201 - COMMERCIAL - IMPROVED	<b>Assessed Value</b>	\$1,576,400
<b>Tax Bill Number</b>	10032511	<b>Last Receipt Number</b>	10032511
<b>Last Payment Date</b>	02/16/2021	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$19,446.01	<b>Base Paid</b>	\$19,446.01
<b>Admin Fees</b>	\$194.46	<b>Admin Fees Paid</b>	\$194.46
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$19,640.47	<b>Total Paid</b>	\$19,640.47

*Tax Bill Breakdown for 2020 Winter*

Taxing Authority	Millage Rate	Amount	Amount Paid
SCHOOLCRAFT COLL	0.017700	\$27.69	\$27.69
PROPERTY BOND	1.148700	\$1,797.58	\$1,797.58
SHARED SERVICES	0.725000	\$1,134.54	\$1,134.54
PUBLIC SAFETY	5.984700	\$9,365.38	\$9,365.38
TWP OPERATING	0.764800	\$1,196.82	\$1,196.82
WC DIA AUTHORITY	0.200000	\$312.97	\$312.97
WC ZOO AUTHORITY	0.100000	\$156.48	\$156.48
H.C.M.A.	0.210400	\$329.25	\$329.25
COUNTY PARKS	0.245900	\$384.80	\$384.80
COUNTY JAIL	0.938100	\$1,468.02	\$1,468.02
COUNTY OPERATING	0.989700	\$1,548.76	\$1,548.76
LIBRARY OPERAT	1.101500	\$1,723.72	\$1,723.72
Admin Fees		\$194.46	\$194.46
Interest Fees		\$0.00	\$0.00
	<b>12.426500</b>	<b>\$19,640.47</b>	<b>\$19,640.47</b>

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2020 Summer \$65,438.28 \$65,438.28 09/14/2020 \$0.00

*General Information for 2020 Summer Taxes*

<b>School District</b>	82100	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$1,564,888		
<b>Property Class</b>	201 - COMMERCIAL - IMPROVED	<b>Assessed Value</b>	\$1,576,400
<b>Tax Bill Number</b>	10031648	<b>Last Receipt Number</b>	10031648
<b>Last Payment Date</b>	09/14/2020	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$64,790.38	<b>Base Paid</b>	\$64,790.38
<b>Admin Fees</b>	\$647.90	<b>Admin Fees Paid</b>	\$647.90
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$65,438.28	<b>Total Paid</b>	\$65,438.28

*Tax Bill Breakdown for 2020 Summer*

Taxing Authority	Millage Rate	Amount	Amount Paid
	<b>9.9402600</b>	<b>\$65,438.28</b>	<b>\$65,438.28</b>



Taxing Authority	Millage Rate	Amount	Amount Paid
RESA ENHANCEMENT	2.000000	\$3,129.77	\$3,129.77
PC SCHL OPER FC	18.000000	\$0.00	\$0.00
COUNTY OPERATING	5.648300	\$8,838.95	\$8,838.95
RESA/SPEC ED	3.367800	\$5,270.22	\$5,270.22
RESA OPERATING	0.096500	\$151.01	\$151.01
SCHOOLCRAFT COLL	2.270000	\$3,552.29	\$3,552.29
PC SCHOOL OPERAT	18.000000	\$28,167.98	\$28,167.98
PC SCHOOL DEBT	4.020000	\$6,290.84	\$6,290.84
STATE EDUCATION	6.000000	\$9,389.32	\$9,389.32
Admin Fees		\$647.90	\$647.90
Interest Fees		\$0.00	\$0.00
	<b>59.402600</b>	<b>\$65,438.28</b>	<b>\$65,438.28</b>

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2019	Winter	\$18,654.73	\$18,654.73	02/14/2020	\$0.00
2019	Summer	\$62,011.54	\$62,011.54	09/13/2019	\$0.00
2018	Winter	\$18,665.97	\$18,665.97	02/13/2019	\$0.00
2018	Summer	\$61,250.83	\$61,250.83	09/13/2018	\$0.00

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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APPRAISAL QUALIFICATIONS  
of  
JOHN R. WIDMER, JR., MAI

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APPRAISAL EXPERIENCE

Over 35-years experience in the real estate appraisal field. Principal activities have included a wide range of income property valuation, across the state of Michigan. Appraisal assignments primarily include comprehensive narrative reporting of market value for owner-user and investment properties. Additional experience includes appraisal review and consultation for an assortment of litigation matters, involving various property types. Real estate related services include property owner representation in ad valorem appeals filed with the Michigan Tax Tribunal.

ILLUSTRATION OF APPRAISAL EXPERIENCE

- 1990-Present:        **Frohm & Widmer, Inc.** - Specializing in the appraisal of income producing properties, with extensive experience also with regard to owner/user properties and going-concern valuations. Property types include but are not limited to shopping centers, apartments, office and industrial buildings, golf courses, hotels, and special use properties. Appraisals and consultation completed for tax and zoning appeals, estate and probate matters, mortgage financing, condemnation, feasibility analysis for new construction, establishing bid and/or sale prices, investment analysis and annual portfolio reviews for institutional investors. Additional appraisal related activity includes fee review assignments.
- 1986-1990:        **Independent Fee Appraiser** - specializing in the preparation of narrative appraisal reports on various income producing properties. Appraisal assignments sub-contracted through local fee appraisers. Consulting services included condominium and single-family subdivision market studies, zoning appeal, and lease analyses.

ASSOCIATED CLIENTELE

Appraisals prepared for various local and national commercial banks, life insurance companies, governmental agencies, municipalities, attorneys, accountants, developers, institutional and private investors.

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

**Member, Appraisal Institute (MAI No. 9038 - August 1991)**

(As of the date of this report, John R. Widmer, Jr. has completed the continuing education program for Designated Members of the Appraisal Institute)

Member - MAI Admissions Review Committee, Michigan Chapter

Member - Region III Ethics/Review and Counseling Committee

Certified General Appraiser - Permanent I.D. No. 1205000280 (through 7/31/2023)

GENERAL EDUCATION

Eastern Michigan University, Ypsilanti, Michigan (December 1985)

Bachelor Business Administration - Real Estate and Finance majors

Real Estate Related Courses:	Introduction to Real Estate Appraisal
	Property Management
	Real Estate Development (Ind. Study)
	Land Use Planning
	Economics
	Real Estate Law
	Real Estate Financing
	Investment Analysis

APPRAISAL EXAMINATIONS SUCCESSFULLY COMPLETED

American Institute of Real Estate Appraisers - Course 1A-1/8-1  
"Real Estate Appraisal Principles"

American Institute of Real Estate Appraisers - Course 8-2  
"Residential Valuation"

American Institute of Real Estate Appraisers - Course 1A-2  
"Basic Valuation Procedures"

American Institute of Real Estate Appraisers - Course 1B-A  
"Capitalization Theory and Techniques, Part A"

American Institute of Real Estate Appraisers - Course 1B-B  
"Capitalization Theory and Techniques, Part B"

American Institute of Real Estate Appraisers  
"Comprehensive Examination"

SPECIALIZED APPRAISAL EDUCATION

American Institute of Real Estate Appraisers - Course SPP  
"Standards of Professional Practice"

American Institute of Real Estate Appraisers - Course 2-1  
"Case Studies in Real Estate Valuation"

American Institute of Real Estate Appraisers - Course 2-2  
"Report Writing and Valuation Analysis"

Appraisal Institute - Course 410  
"Standards of Professional Practice - Part A (USPAP)"

Appraisal Institute - Course 420  
"Standards of Professional Practice - Part B"

Appraisal Institute - Course 430  
"Standards of Professional Practice - Part C"

Appraisal Institute - Course 520  
"Highest and Best Use and Market Analysis"

APPRAISAL SEMINARS

A sampling of appraisal seminars I have attended include:

Leased Fee Valuation - Appraisal Institute  
Valuation of Partial Interests - Appraisal Institute  
Discounted Cash Flow Analysis - Appraisal Institute  
Market Rate Extraction - Appraisal Institute  
Current Issues & Misconceptions in the Appraisal Process - Appraisal Institute  
Appraisal of Retail Properties - Appraisal Institute  
Analyzing Operating Expenses - Appraisal Institute  
Feasibility, Market Value, Investment Timing: Option Value - Appraisal Institute  
Small Hotel/Motel Valuation - Appraisal Institute  
Introduction to GIS Applications for Real Estate Appraisal - Appraisal Institute  
Online Internet Search Strategies for Appraisers - Appraisal Institute  
Michigan Appraisal Law - Appraisal Institute

I have presented the following seminars:

Understanding Appraisals (Commercial Lending Group - Michigan National Corporation)  
"Nuts and Bolts" of the Market Approach (International Association of Assessing Officers)  
Michigan Property Tax (Lorman Education Services)

NOTABLE APPRAISAL ASSIGNMENTS

**Office:**

Wilshire Plaza  
(3) Class "A" Office bldgs.  
3-story/547,000 SF  
Troy, MI

Michigan National Bank HQ  
27777 Inkster Road  
Farmington Hills, MI

American Center  
Class "A" Office/Retail  
25-story/623,773 SF  
Southfield, MI

Standard Federal HQ  
Class "A" Office  
6-story/450,000 SF  
Troy, MI

Columbia Center  
Class "A" Office/Retail  
13-story/250,000 SF  
Troy, MI

Timberland Office Center  
class A office park  
355,000 square feet  
Troy, MI

Volkswagen of N.A.  
Headquarters - ±330,000 SF  
Auburn Hills, MI

**Retail:**

JCPenney Dept. Stores  
Various locations across  
state of Michigan

Westwood Mall  
enclosed regional mall  
456,000 square feet  
Jackson, MI

Meadowbrook Village  
open-air lifestyle center  
Rochester Hills, MI

Partridge Creek Mall  
Open-air lifestyle center  
Clinton Twp., MI

Northland Mall  
enclosed regional center  
Southfield, MI

Grand Traverse Mall  
enclosed regional center  
Garfield Twp., MI

Fountain Walk  
open-air lifestyle center  
Novi, MI

**Industrial:**

Metro Airport Center  
Foreign trade zone  
297,941 square feet  
Romulus, MI

Centerpoint Business Park  
GM/Etkin joint venture  
146 acres  
Pontiac, MI

Reid Road Warehouse  
Multi-tenant  
673,534 square feet  
Grand Blanc, MI

Detroit Diesel Corporation  
Industrial Manufacturing  
±3.2 million square feet  
Redford Twp., MI

**Residential:**

Franklin Park Towers  
1,135 unit elevator project  
Southfield, MI

The Willits  
Luxury condos/CBD Retail  
Birmingham, MI

Hidden Lake  
Private, lakefront community  
330 units, ±380 acres  
Green Oak Township, MI

The Hamlet  
954 unit P.D.D.  
Canton Township, MI

**Miscellaneous:**

Forest Lake CC  
Bloomfield Twp., MI

Suburban Collection  
Exposition Center  
Novi, MI

Townsend Hotel  
full-service, luxury hotel  
Birmingham, MI

Parking lots at DTW  
13,600 spaces, long-term,  
"off-airport" parking  
Romulus, MI

EDS deep injection well  
Valuation impact study  
Romulus, MI

MIS - Motorsports Super  
Speedway  
Brooklyn, MI

SSIHM Monroe Campus  
Motherhouse, accessory  
land and structures  
Monroe, MI

Farmington Founders Park  
Municipal recreation park  
93.80 acres  
Farmington Hills, MI

Treetops Resort  
4-season Recreation  
Resort  
Gaylord, MI

City of Detroit  
Hotel Assessments  
CBD, New Center &  
Midtown

RECENT REPRESENTATIVE LIST OF CLIENTS

**Financial Institutions:**

Bank of America  
JPMorgan Chase Bank  
PNC Bank  
TCF National Bank  
Talmer Bank  
Huntington Bank  
Fifth Third Bank  
People's Bank  
The Private Bank  
Level One Bank  
Comerica Bank  
First National Bank in Howell

**Mortgage Companies:**

AMI Capital, Inc.  
AMRESKO, Inc.  
Bloomfield Acceptance Corp.  
Eichler, Fayne & Associates  
Hartger & Williard  
J.E. Robert Company  
Keycorp Mortgage, Inc.  
Washington Mortgage Financial  
Washington Capital

**Attorneys:**

Jackier Gould, PC  
Hallahan & Associates, PC  
Monaghan, PC  
Honigman Miller Schwartz & Cohn, LLP  
Frasco Caponigro Wineman & Scheible, PC  
Secrest Wardle, PC  
Sullivan & Leavitt, PC  
Miller, Canfield, PLC  
Wright Penning & Beamer, PC  
Eastman & Smith Ltd.  
Kerr, Russell and Weber, PLC  
Steinhardt Pesick & Cohen, PC

**Development/Investment:**

AEW Capital Partners, LP  
Biltmore Properties  
Damavoletes Properties  
Etkin Equities, Inc.  
JP Morgan Investment Mgt., Inc.  
JFK Investment Group  
Kojanian Management  
R.A. DeMattia Company  
The Farbman Group  
The Selective Group

**Corporations:**

Argus Corporation  
Botsford General Hospital  
Catherine McAuley Health Systems  
Clark Refining & Marketing  
Country Building Supplies  
Daughters of Charity of St. Vincent dePaul  
Roush Technologies  
Environmental Disposal Systems, Inc.  
Hines Park Lincoln Mercury  
Jackson National Life  
JCPenney  
LDJ Electronics  
McDonald Ford  
Northwest Propane  
Phillips Service Industries  
Rush Trucking  
Ticor Title Insurance Company  
World Computer Corporation

**Institutional Lenders:**

AEGON USA Realty Advisors  
Alexander Hamilton Life  
CIBC World Markets  
Citi Mortgage  
IDS Financial Services  
The Equitable of Iowa  
Nomura Asset Capital Corporation  
United of Omaha Life  
Starwood Mortgage Capital, LLC

**Government Related:**

FDIC  
FNMA  
State of Michigan  
M-DOT

**Municipalities:**

Adrian, Auburn Hills, Bear Creek Twp., Big Rapids, Birmingham, Bloomfield Twp., Cambridge Twp., Clinton Twp., Detroit, Farmington, Farmington Hills, Garfield Twp., Greenville, Livonia, Marion Twp., Orchard Lake Village, Orion Twp., Port Huron, Rochester Hills, Royal Oak, Southfield, Taylor, Tecumseh, West Bloomfield Twp., Westland

GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF PROFESSIONAL LICENSING

Q026548

CERTIFIED GENERAL APPRAISER  
LICENSE

JOHN RUSSELL WIDMER, JR

LICENSE NO.  
1205000280

EXPIRATION DATE  
07/31/2023

AUDIT NO  
3484939

THIS DOCUMENT IS DULY ISSUED  
UNDER THE LAWS OF THE STATE  
OF MICHIGAN

**PROFESSIONAL REFERENCES - FROHM & WIDMER, INC.**

Since the inception of Frohm & Widmer, Inc. in 1990, appraisal assignments have covered a wide spectrum of property types, including but not limited to Office, Industrial, Shopping Centers, Apartments, Hotels, Golf Courses, Vacant Land and a variety of Special Use properties. For a list of notable Appraisal Assignments, please refer to the Curriculum Vitae. Over the past several years, focus of Appraisal Assignments has been on a sampling of more complex properties, primarily in association with litigation support services. A summary of trial testimony related to these assignments is provided below:

COURT	PARTIES	CLIENT	DOCKET	DATE
Oakland County Circuit	Civic Center Office, LLC v. RCOC	Property Owner	00-025373-CC	May-02
Michigan Tax Tribunal	Highland-Howell Dev. Co., LLC v. Marion Twp.	Respondent	261431 & 266534	07/09/09
Michigan Tax Tribunal	Oakland Commons Acq., LLC v. City of Southfield	Respondent	333712	11/09/09
Washtenaw County Circuit	Grand Sakwa of Northfield, LLC v. Northfield Twp.	Property Owner	04-1105-CH	Mar-10
Michigan Tax Tribunal	Brighton Mall v. City of Brighton	Petitioner	360623	10/18/11
Michigan Tax Tribunal	Knollwood Country Club v. West Bloomfield Twp.	Respondent	285849	11/07/11
Michigan Tax Tribunal	Treetops Acquisition Co., LLC v. Township of Dover	Petitioner	316763	05/07/12
Michigan Tax Tribunal	Eight-Haggerty Properties, LP v. City of Novi	Petitioner	371622	08/07/12
Michigan Tax Tribunal	JBM Tecumseh MFG RE, LLC v. City of Tecumseh	Respondent	417491	10/10/13
Michigan Tax Tribunal	JCPenney v. City of Grandville	Petitioner	453898	01/26/15
Michigan Tax Tribunal	Dorian Ford v. Clinton Twp.	Respondent	455503	08/27/15
Michigan Tax Tribunal	Plum Hollow Golf Club v. City of Southfield	Respondent	452499	09/24/15
Macomb County Probate	Maurice A. Reygaert Revocable Living Trust	Defendant	2013-211177-DA	01/06/16
Michigan Tax Tribunal	Glassman Oldsmobile v. City of Southfield	Respondent	14-003012-TT	03/17/16
Michigan Tax Tribunal	VEV Real Estate, LLC v. City of Taylor	Respondent	14-003099-TT	05/17/16
Michigan Tax Tribunal	Pine Lake Country Club v. West Bloomfield Twp.	Respondent	14-003247-TT	06/28/16
Michigan Tax Tribunal	Rough Road Holding Co., LLC v. Surrey Twp.	Petitioner	15-001837-TT	03/31/17
Michigan Tax Tribunal	Sherry Wagar v. Northfield Twp.	Respondent	15-006926-TT	05/30/17
Michigan Tax Tribunal	Iris, LLC v. City of Royal Oak	Respondent	16-003127-TT	11/28/17
Michigan Tax Tribunal	Kroger Co. of Michigan v. City of Howell	Petitioner	16-002784-TT	02/07/18
Michigan Tax Tribunal	Plum Hollow Golf Club v. City of Southfield	Respondent	17-002072-TT	11/14/18
Michigan Tax Tribunal	Meijer, Inc. v. City of Flat Rock	Respondent	16-001205-TT	02/15/19
Michigan Tax Tribunal	Parkway Village, LLC v. Township of Clinton	Respondent	17-002793-TT	03/05/19
Michigan Tax Tribunal	Detroit Diesel Corporation v. Township of Redford	Respondent	17-001174-TT	03/25/19
Michigan Tax Tribunal	Rural King v. Hartland Township	Respondent	17-002207-TT	05/07/19
Michigan Tax Tribunal	Armada Oil & Gas v. City of Southfield	Respondent	18-000532-TT	07/31/19
Michigan Tax Tribunal	SA676US23, LLC v. Township of Harrisville	Respondent	18-002297-TT	02/27/20
Michigan Tax Tribunal	STW Investments, LLC v. City of Brighton	Respondent	19-002585-TT	11/09/20
Michigan Tax Tribunal	Indianwood Golf & CC v. Township of Orion	Respondent	18-001886-TT	01/22/21
Michigan Tax Tribunal	Meadowbrook CC v. Township of Northville	Respondent	19-002548-TT	02/09/21
Michigan Tax Tribunal	NOSAJ Properties, LLC v. City of Belleville	Respondent	18-001259-TT	03/15/21
Michigan Tax Tribunal	RMKB Holdings, LLC v. City of Chelsea	Respondent	20-000974-TT	09/27/21
Michigan Tax Tribunal	Iris, LLC v. City of Royal Oak	Respondent	18-001436-TT	10/26/21
Michigan Tax Tribunal	Wyoming Hospitality, Inc. v. City of Wyoming	Petitioner	20-000509-TT	01/18/22
Michigan Tax Tribunal	Lormax Stern Acme, LLC v. Acme Township	Petitioner	20-002232-TT	03/15/22



**Cantoro Project**

**Mar-22** Website: **TBD** Email: **TBD**  
 15550 North Haggerty Rd. Contact: TBD Yr. Built: TBD Grade: A  
 Plymouth, MI Phone: TBD Mgmt: TBD  
 Location: North of Five Mile Rd on Haggerty Schools: Plymouth/Canton School District Walk Score 50

**Concession:** \_\_\_\_\_ **Comments:** \_\_\_\_\_

Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY	
2x2,	3	\$1,000	1175	\$2,750	\$2.34	\$0.00		Current:	n/a
2x2	3	\$1,000	1186	\$2,750	\$2.32	\$0.00		Released:	n/a
								<b>FEES</b>	
								Appl:	\$50
2x2, Den	3	\$1,000	1231	\$2,850	\$2.32	\$0.00		Redec.	
2x2, Den	3	\$1,000	1233	\$2,860	\$2.32	\$0.00		Admin	
2x2, Den	3	\$1,000	1247	\$2,895	\$2.32	\$0.00		Process:	
2x2, Den	3	\$1,000	1256	\$2,915	\$2.32	\$0.00		Ls Lngth:	12, 18, 24
2x2, Den	3	\$1,000	1281	\$2,975	\$2.32	\$0.00		S-T Prem:	
2x2, Den	3	\$1,000	1284	\$2,980	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1284	\$2,980	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1290	\$2,995	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1297	\$3,010	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1306	\$3,025	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1310	\$3,035	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1321	\$3,060	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1322	\$3,065	\$2.32	\$0.00			
2x2, Den	3	\$1,000	1384	\$3,210	\$2.32	\$0.00			
								<b>PET CHARGES:</b>	
								Refundable:	
Total/Average	48	\$1,000	1275	\$2,960	\$2.32	\$0.00	Resident Referral	Non-Ref:	\$250
<b>ELECTRIC:</b>	TBD	n/a	<b>GAS:</b>	TBD				<b>TOTAL</b>	\$250
<b>RES. PAYS:</b>	Gas/Electric/Water/Sewer/Trash			<b>OWNER PAYS:</b>	nothing			Pet Rent:	\$25
<b>PETS:</b>		cats/dogs		<b>NOTES:</b> 2 pets maximum. 50# weight limit					

**ShearWater**

**Mar-22**

Website: [rentshearwater.com](http://rentshearwater.com)

Email: [leasing@rentshearwater.com](mailto:leasing@rentshearwater.com)

2063 Shear Water Circle  
Commerce Twp, MI 48390  
Location: S of Maple Road, E of Beck Rd

Contact: Tracy  
Phone: 248-432-1996

Yr. Built: 2016/18  
Mgmt: Lautrec  
Schools: Walled Lake

Grade: A  
Walk score 22

<b>Concession:</b> None	<b>Comments:</b> 2 ATR - Obtained information through website and e-chat with leasing staff.
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Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY
Aspen 2x2, 1st fl ADA	1	\$500	1328	\$2,089	\$1.57	\$0.00		Current: 99%
Aspen 2x2, 1st fl		\$500	1328	\$2,089	\$1.57	\$0.00		Preleased: 99%
Birch 2x2, 1st fl Den		\$500	1485	\$2,325	\$1.57	\$0.00		<b>FEES</b>
Cedar 2x2, 1st fl		\$500	1295	\$2,129	\$1.64	\$0.00		Appl: \$50
Maple 2x2, 2nd fl		\$500	1336	\$2,049	\$1.53	\$0.00		Redec:
Oak 3x2, 2nd fl		\$500	1669	\$2,455	\$1.47	\$0.00		Cleaning:
Sycamore 2x2, 2nd fl		\$500	1558	\$2,149	\$1.38	\$0.00		Process:
Willow 2x2, 2nd fl		\$500	1425	\$2,099	\$1.47	\$0.00		Ls Lngth: 12
								S-T Prem:
								<b>PET CHARGES:</b>
								Refundable: \$0
Total/Average	1	\$500	1428	\$2,173	\$1.52	\$0.00	Resident Referral	Non-Ref: \$200
<b>ELECTRIC:</b> Cooking			<b>GAS:</b> Heat					<b>TOTAL</b> \$200
<b>RES. PAYS:</b> Gas, electric, water			<b>OWNER PAYS:</b> Trash					Pet Rent: \$20/\$40
<b>PETS:</b> Cats/dogs			<b>NOTES:</b> 2 pets, 80# max weight no aggressive breeds, cat \$20 mo., dogs \$40 mo.					

**Encore at Manchester**

**Mar-22**

Website: [rentencoremanchester.co](http://rentencoremanchester.co)

Email:

42359 Hathaway Lane  
Novi, MI 48374  
Location: S of 13 Mile Rd, W of M5

Contact: Logan  
Phone: 248-277-3492

Yr. Built: 2018  
Mgmt: KMG Prestige  
Schools: Walled Lake

Grade: A  
Arch: Bogaerts  
Walk score 19

<b>Concession:</b> None	<b>Comments:</b> 0 ATR- Updates obtained from property website.
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Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY
2x2 Aria R	19	\$2,055	1194	\$2,055	\$1.72	\$0.00	Water BOU	Current: 100%
2x2 Aria ADA	3	\$1,955	1195	\$1,955	\$1.64	\$0.00		Preleased: 100%
2x2 Aria L	20	\$2,155	1230	\$2,155	\$1.75	\$0.00		<b>FEES</b>
2x2 Dolche ADA	2	\$2,225	1401	\$2,225	\$1.59	\$0.00		Appl: \$50
2x2 Dolche	17	\$2,325	1405	\$2,325	\$1.65	\$0.00		Redec:
2x2 Forte R	23	\$2,420	1401	\$2,420	\$1.73	\$0.00		Cleaning:
2x2 Forte L	19	\$2,520	1418	\$2,520	\$1.78	\$0.00		Process:
2x2 w/den Harmonic L	23	\$2,465	1524	\$2,465	\$1.62	\$0.00		Ls Lngth: 12,18,24
2x2 w/den Harmonic R	19	\$2,565	1542	\$2,565	\$1.66	\$0.00		S-T Prem:
3x2 Keynote	2	\$2,475	1595	\$2,475	\$1.55	\$0.00		
3x2 Keynote ADA	2	\$2,475	1599	\$2,475	\$1.55	\$0.00		
3x2 Jubilee	6	\$2,565	1741	\$2,565	\$1.47	\$0.00		
3x2 Mezzo	2	\$2,565	1790	\$2,565	\$1.43	\$0.00		
3x2 w/den Espresso	13	\$2,755	1980	\$2,755	\$1.39	\$0.00		
3x2 w/den Espresso		\$2,855	1980	\$2,855	\$1.44	\$0.00		
3x2 w/den Baroque	2	\$2,720	1899	\$2,720	\$1.43	\$0.00		<b>PET CHARGES:</b>
								Refundable:
Total/Average	172	\$2,443	1556	\$2,443	\$1.57	\$0.00	Resident Referral	Non-Ref: \$250
<b>ELECTRIC:</b> n/a			<b>GAS:</b> Heat, cooking					<b>TOTAL</b> \$250
<b>RES. PAYS:</b> Electric, water, heat, gas			<b>OWNER PAYS:</b> Trash					Pet Rent: \$35
<b>PETS:</b> Cats/dogs			<b>NOTES:</b> 2 pet limit, breed restrictions, no weight limit					

### Huntley Manor

**Mar-22** Website: [huntleymanor.com](http://huntleymanor.com) Email: [office@huntleymanor.com](mailto:office@huntleymanor.com)

41745 Midtown Circle Contact: **Taelor C.** Yr. Built: 2019 Grade: A+  
 Novi, MI 48375 Phone: 248-946-4742 Mgmt: Lautrec Arch: Bogaerts  
 Location: Off of Grand River Ave. S of 96 Schools: Novi Walk Score 60

**Concession:** None **Comments:** 2 NTV for late April. \$40-\$60 premiums added for location, view. Updates obtained from leasing staff.

Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY
2x2 Delmar	182	\$500	1353	\$2,445	\$1.81	\$0.00	Water BOU	Current: 100%
2x2 Bedford Den		\$500	1420	\$2,431	\$1.71	\$0.00		Released: 99%
2x2 Ashbury Den		\$500	1475	\$2,411	\$1.63	\$0.00		FEES
2x2 Chelsea Den		\$500	1498	\$2,664	\$1.78	\$0.00		Appl: \$50
2x2 Hensley Den		\$500	1503	\$2,538	\$1.69	\$0.00		Admin
2x2 Edison Den		\$500	1536	\$2,439	\$1.59	\$0.00		Cleaning:
2x2 Franklin Den		\$500	1698	\$2,588	\$1.52	\$0.00		Process:
3x3 Grayson Den	21	\$500	1820	\$2,959	\$1.63	\$0.00		Ls Lngth: 12
								S-T Prem:
								PET CHARGES:
								Refundable:
Total/Average	203	\$500	1538	\$2,559	\$1.66	\$0.00	Resident Referral	Non-Ref \$200
<b>ELECTRIC:</b> Cooking			<b>GAS:</b> Heat					<b>TOTAL</b> \$200
<b>RES. PAYS:</b> Gas, electric, water			<b>OWNER PAYS:</b> Trash removal					Pet Rent: <b>\$20 &amp; \$40</b>
<b>PETS:</b> Cats/dogs			<b>NOTES:</b> 2 pet limit, 80 lb. max, breed restrictions, Cats \$20 per mo, Dogs \$40 per mo					

### Starkweather Lofts

**Mar-22** Website: [www.starkweatherloft.com](http://www.starkweatherloft.com) Email: [starkweatherloftspropertymana@s.com](mailto:starkweatherloftspropertymana@s.com)

301 Plymouth Road Contact: **Bianca** Yr. Built: 2017 Grade: A  
 Plymouth, MI 48170 Phone: 734-228-4172 Mgmt: Beztak Arch: Fusco, Shaffer & Pappas  
 Location: S of M14, W of I275 Schools: Plymouth Walk Score 67

**Concession:** One Month Rent Free with Immediate Move In on 13 Mo lease **Comments:** 1 carport included in every unit. One car garage reserved for larger 2 bedroom units, \$150 per mo. 4 - ATR

Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY
1x1 Heywood	40	\$500	845		\$0.00	\$0.00	Water/trash BOU	Current: 96%
1x1 Heywood		\$500	845		\$0.00	\$0.00		Released: 96%
1x1 Penniman		\$500	868		\$0.00	\$0.00		FEES
1x1 Fisher		\$500	935	\$1,875	\$2.01	\$0.00		Appl: \$60
1x1 Markham		\$500	815		\$0.00	\$0.00		Holding: \$100
2x2 Harlow	53	\$500	1137	\$2,100	\$1.85	\$0.00		Cleaning:
2x2 Merrell		\$500	1258	\$2,100	\$1.67	\$0.00		Process:
2x2 Wilcox		\$500	1376	\$2,400	\$1.74	\$0.00		Ls Lngth: 3,6,9,12
2x2 Wilcox		\$500	1376	\$2,550	\$1.85	\$0.00		S-T Prem: 50-150
2x2 Kellogg		\$500	1393	\$2,650	\$1.90	\$0.00		PET CHARGES:
								Refundable: \$100/\$150
Total/Average	93	\$500	1085	\$2,279	\$2.10	\$0.00	Resident Referral	Non-Ref: \$100/\$150
<b>ELECTRIC:</b> Cooking			<b>GAS:</b> Heat					<b>TOTAL</b> \$200/\$500
<b>RES. PAYS:</b> Gas, electric, water, trash			<b>OWNER PAYS:</b> n/a					Pet Rent: \$20-30
<b>PETS:</b> Cats/dogs			<b>NOTES:</b> No aggressive breeds, 2 pet, 60 lb. max, fees based # of cat or dog & size					



Main Centre										
Mar-22		Website: <a href="http://www.singhapartments.com">www.singhapartments.com</a>		Email: <a href="mailto:maincentre@singhmail.com">maincentre@singhmail.com</a>						
150 Main Centre Street		Contact: <b>Shantell</b>		Yr. Built: 1988		Grade: B+				
Northville, MI		Phone: 248-277-5980		Mgmt: Singh		Schools: Northville		Walk Score 80		
Location: N of 7 Mile, E of Beck Rd										
<b>Concession:</b>					<b>Comments:</b>					
None					4 ATR - New rated based on a 13 mo lease. Verified through leasing staff.					
Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY		
1x1 Richmond	37	\$750	700		\$0.00	\$0.00	Water \$15	Current:	97%	
1x1 Sacramento		\$750	704		\$0.00	\$0.00	Trash \$10	Preleased:	95%	
1x1 Memphis		\$750	765		\$0.00	\$0.00	Garage \$10	<b>FEES</b>		
1x1 Philadelphia		\$750	745	\$1,748	\$2.35	\$0.00		Appl:	\$50	
1x1 Portland		\$750	825		\$0.00	\$0.00		Holding:	\$100	
2x1 Seattle	4	\$750	885		\$0.00	\$0.00		Cleaning:		
2x2 Charleston	33	\$750	985		\$0.00	\$0.00		Process:		
2x2 Dallas		\$750	940		\$0.00	\$0.00		Ls Lngth:	6-18	
2x2 Nashville		\$750	1070	\$2,152	\$2.01	\$0.00		S-T Prem:		
2x2 Boston		\$750	1100		\$0.00	\$0.00				
2x2 San Francisco		\$750	1100	\$2,394	\$2.18	\$0.00				
2x2 Orlando		\$750	1120		\$0.00	\$0.00				
2x2 Miami		\$750	1200	\$2,344	\$1.95	\$0.00		<b>PET CHARGES:</b>		
								Refundable:		
Total/Average	74	\$750	934	\$2,160	\$2.31	\$0.00	Resident Referral	Non-Ref:	\$250	
<b>ELECTRIC:</b> Cooking		<b>GAS:</b> Heat						<b>TOTAL</b>	<b>\$250</b>	
<b>RES. PAYS:</b> Gas, electric, water, sewer, trash				<b>OWNER PAYS:</b>		n/a		Pet Rent:	\$25	
<b>PETS:</b> Cats only		<b>NOTES:</b> 2 cats max								
School House Lofts										
Mar-22		Website: <a href="http://www.schoolhouselofts.com">www.schoolhouselofts.com</a>		Email: <a href="mailto:mark@curtisbuilding.com">mark@curtisbuilding.com</a>						
550 N. Holbrook St.		Contact: Mark Menuck		Yr. Built: 1927/2020		Grade: A+				
Plymouth, MI 48170		Phone: 248-834-3040		Mgmt: Curtis Building		Arch: AJ Designs		Walk Score 53		
Location: N. of Main St, East side of Holbrook										
<b>Concession:</b>					<b>Comments:</b>					
None					Complete renovation, first occupancy late July 2020. <b>Only 1 bedrooms available.</b> Registered as Historical Landmark					
Unit Type	Units	Deposit	Sq. Ft.	Sched. Rent	Rent/SF	Conc. Adj.	Pricing	OCCUPANCY		
1x1	10	\$0	610		\$0.00	\$0.00		Current:	60%	
1x1		\$0	720		\$0.00	\$0.00		Preleased:	60%	
1x1		\$1,795	730	\$1,795	\$2.46	\$0.00		<b>FEES</b>		
1x1		\$0	790		\$0.00	\$0.00		Appl:	\$60	
1x1		\$0	830		\$0.00	\$0.00		Redec:		
1x1		\$0	960		\$0.00	\$0.00		Cleaning:		
1x1		\$0	1060		\$0.00	\$0.00		Process:		
2x1	2	\$0	770		\$0.00	\$0.00		Ls Lngth:	12	
2x1		\$0	800		\$0.00	\$0.00		S-T Prem:		
2x1		\$0	840		\$0.00	\$0.00				
2x1.5	2	\$0	1240		\$0.00	\$0.00				
2x2	8	\$0	960		\$0.00	\$0.00				
2x2		\$0	830		\$0.00	\$0.00				
2x2		\$0	1160		\$0.00	\$0.00				
2x2		\$2,800	1220	\$2,800	\$2.30	\$0.00				
2x2		\$0	1290		\$0.00	\$0.00				
2x2		\$0	1080		\$0.00	\$0.00		<b>PET CHARGES:</b>		
2x2		\$2,900	1060	\$2,900	\$2.74	\$0.00		Non-Refund	300	
								Refundable:		
Total/Average	22	\$416	942	\$2,498	\$0.42	\$0.00	Resident Referral	Non-Ref:	\$300	
<b>ELECTRIC:</b> leat, electric		<b>GAS:</b> Electric						<b>TOTAL</b>	<b>\$300</b>	
<b>RES. PAYS:</b> Electric		<b>OWNER PAYS:</b>		Water, Trash		Pet Rent: 30 or 50				
<b>PETS:</b> Cats/Dogs		<b>NOTES:</b> No aggressive breeds, 1 pet max, no weight limit, cats must be declawed, Neutered								

# AMENITY ASSESSMENT

*Adjustment Value 2 Bedroom Only*

*Description*

	Cantoro Project	ShearWater	Encore at Manchester	Huntley Manor	Starkweather Lofts	Main Centre	School House Lofts		
Air Conditioning - central	20	x	x	x	x	x	x		
Backsplash	20	x	x	x	20	20	20		
Ceiling Fan	10	x	x	10	10	10	x		
Controlled Access	10	x	10	10	x	x	x		
Den/Bonus room 2 BR only	25		(25)	(25)					
Double sink in master bath	25	x	x	x	25	25	25		
Energy Star Certified	50	x	50	x	50	50	50		
Stone Kitchen Countertops	25	x	x	x	x	x	x		
Stone Bath Countertops	25	x	x	x	x	x	x		
Hardwood like Floors thru out	20	x	x	x	x	x	x		
Keyless Entry	20	x	20	20	20	20	20		
Linen Closet	10	x	x	x	x	x	x		
Pantry	10	x	x	x	x	x	x		
Patio/Balcony	25	x	x	x	x	x	25		
Private Entrance	10		(10)	(10)					
Smoke Free	20	x	20	x	20	x	20		
Stainless Finish Appliances	50	x	x	x	x	x	x		
Vaulted Ceilings	5		(5)	(5)		(5)			
USB Ports	10								
W/D Included	50	x	x	x	x	x	x		
Window Coverings	5	x	x	x	x	x	x		
Corporate Suites	5					(5)			
Resident Activities	5	x	x	x	x	x	5		
<b>TOTAL PAGE 1</b>			<b>60</b>	<b>0</b>	<b>20</b>	<b>125</b>	<b>135</b>	<b>165</b>	

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*Adjustment Value 2 Bedroom Only*

*Description*

	<b>Cantoro Project</b>	<b>Shear Water</b>	<b>Encore at Manchester</b>	<b>Huntley Manor</b>	<b>Starkweather Lofts</b>	<b>Main Centre</b>	<b>School House Lofts</b>		
Business Center	5	(5)		(5)					
Bike storage	10	x	10	10	x	x	x		
Dog Park/Walk	10	x	10	10	x	10	10		
Clubhouse/lounge	20	x	x	x	x	x	10		
Carport parking included	50				(50)				
Electric Car charging	20	x	20	20	20	20	20		
1 Car Attached Garage Included	75								
2 Car Attached Garage Included	150		(150)	(150)					
1 Garage space included	75	x	75	75	75	75	75		
Fitness Center	25	x	x	x	x	x	25		
Outdoor lounge with firepit	15		(15)	(15)	(15)				
Gated Community	20			(20)					
Manned gate house	20			(20)					
Automated package lockers	20	x	20	20	x	20	20		
Pool - Outdoor	20		(20)	(20)					
Pet wash	20								
Rooftop Terrace	50	x	50	50	50	50	50		
Wag! Dog walking partnership	10				(10)				
Sauna	5		(5)						
Walkscore		x	40	40	x	(20)	x		
Year Built		2021	x	x	x	100	x		
Recycling included	10						(10)	UTILITIES	
Trash removal Included	15		(15)	(15)			(15)		
Water/Sewer Included	30						(30)		
<b>TOTAL PAGE 2</b>			20	35	(40)	70	255	155	
<b>TOTAL PAGE 1</b>			60	0	20	125	135	165	
<b>GRAND TOTALS</b>			<b>80</b>	<b>35</b>	<b>(20)</b>	<b>195</b>	<b>390</b>	<b>320</b>	

WALKSCORE	
-40	90 - 100 Walker's Paradise
	Daily errands do not require a car
-20	70 - 89 Very Walkable
	Most errands can be on foot
0	50 - 69 Somewhat Walkable
	Some errands can be on foot
20	24 - 49 Car-Dependent
	Most errands require a car
40	0 - 24 Car Dependent
	Almost All errands require a car

Year Built	
0	2015-2021
50	2004-2014
100	2003 and earlier

## Comparison by Unit Type

### 2x2 All Comps

<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
Cantoro Project	2x2,	1175	\$2,750	\$2.34	\$0.00	\$0.00	\$2,750.00	\$2.34
Cantoro Project	2x2	1186	\$2,750	\$2.32	\$0.00	\$0.00	\$2,750.00	\$2.32
<b>Average</b>		<b>1181</b>	<b>\$2,750</b>	<b>\$2.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,750.00</b>	<b>\$2.33</b>
<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
ShearWater	Cedar 2x2, 1st fl	1295	\$2,129	\$1.64	\$0.00	\$80.00	\$2,209.00	\$1.71
Encore at Manchester	2x2 Aria R	1194	\$2,055	\$1.72	\$0.00	\$35.00	\$2,090.00	\$1.75
Encore at Manchester	2x2 Aria ADA	1195	\$1,955	\$1.64	\$0.00	\$35.00	\$1,990.00	\$1.67
Encore at Manchester	2x2 Aria L	1230	\$2,155	\$1.75	\$0.00	\$35.00	\$2,190.00	\$1.78
Starkweather Lofts	2x2 Harlow	1137	\$2,100	\$1.85	\$0.00	\$195.00	\$2,295.00	\$2.02
Starkweather Lofts	2x2 Merrell	1258	\$2,100	\$1.67	\$0.00	\$195.00	\$2,295.00	\$1.82
Main Centre	2x2 San Francisco	1100	\$2,394	\$2.18	\$0.00	\$390.00	\$2,784.00	\$2.53
Main Centre	2x2 Miami	1200	\$2,344	\$1.95	\$0.00	\$390.00	\$2,734.00	\$2.28
School House Lofts	2x2	1060	\$2,900	\$2.74	\$0.00	\$320.00	\$3,220.00	\$3.04
School House Lofts	2x2	1220	\$2,800	\$2.30	\$0.00	\$320.00	\$3,120.00	\$2.56
<b>Average</b>		<b>1189</b>	<b>\$2,293</b>	<b>\$1.94</b>	<b>\$0.00</b>	<b>\$199.50</b>	<b>\$2,492.70</b>	<b>\$2.11</b>



*Comparison by Unit Type*  
*2x2 Den All Comps*

<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
Cantoro Project	2x2, Den	1231	\$2,850	\$2.32	\$0.00	\$0.00	\$2,850.00	\$2.32
Cantoro Project	2x2, Den	1233	\$2,860	\$2.32	\$0.00	\$0.00	\$2,860.00	\$2.32
Cantoro Project	2x2, Den	1247	\$2,895	\$2.32	\$0.00	\$0.00	\$2,895.00	\$2.32
Cantoro Project	2x2, Den	1256	\$2,915	\$2.32	\$0.00	\$0.00	\$2,915.00	\$2.32
Cantoro Project	2x2, Den	1281	\$2,975	\$2.32	\$0.00	\$0.00	\$2,975.00	\$2.32
Cantoro Project	2x2, Den	1284	\$2,980	\$2.32	\$0.00	\$0.00	\$2,980.00	\$2.32
Cantoro Project	2x2, Den	1284	\$2,980	\$2.32	\$0.00	\$0.00	\$2,980.00	\$2.32
Cantoro Project	2x2, Den	1290	\$2,995	\$2.32	\$0.00	\$0.00	\$2,995.00	\$2.32
Cantoro Project	2x2, Den	1297	\$3,010	\$2.32	\$0.00	\$0.00	\$3,010.00	\$2.32
Cantoro Project	2x2, Den	1306	\$3,025	\$2.32	\$0.00	\$0.00	\$3,025.00	\$2.32
Cantoro Project	2x2, Den	1310	\$3,035	\$2.32	\$0.00	\$0.00	\$3,035.00	\$2.32
Cantoro Project	2x2, Den	1321	\$3,060	\$2.32	\$0.00	\$0.00	\$3,060.00	\$2.32
Cantoro Project	2x2, Den	1322	\$3,065	\$2.32	\$0.00	\$0.00	\$3,065.00	\$2.32
Cantoro Project	2x2, Den	1384	\$3,210	\$2.32	\$0.00	\$0.00	\$3,210.00	\$2.32
<b>Average</b>	<b>Average</b>	<b>1289</b>	<b>\$2,990</b>	<b>\$2.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,989.64</b>	<b>\$2.32</b>
<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
ShearWater	Birch 2x2, 1st fl Den	1485	\$2,325	\$1.57	\$0.00	\$80.00	\$2,405.00	\$1.62
Encore at Manchester	2x2 w/den Harmonic L	1524	\$2,465	\$1.62	\$0.00	\$35.00	\$2,500.00	\$1.64
Encore at Manchester	2x2 w/den Harmonic R	1542	\$2,565	\$1.66	\$0.00	\$35.00	\$2,600.00	\$1.69
Huntley Manor	2x2 Bedford Den	1420	\$2,431	\$1.71	\$0.00	(\$20.00)	\$2,411.00	\$1.70
Huntley Manor	2x2 Ashbury Den	1475	\$2,411	\$1.63	\$0.00	(\$20.00)	\$2,391.00	\$1.62
Huntley Manor	2x2 Chelsea Den	1498	\$2,664	\$1.78	\$0.00	(\$20.00)	\$2,644.00	\$1.77
Huntley Manor	2x2 Hensley Den	1503	\$2,538	\$1.69	\$0.00	(\$20.00)	\$2,518.00	\$1.68
Huntley Manor	2x2 Edison Den	1536	\$2,439	\$1.59	\$0.00	(\$20.00)	\$2,419.00	\$1.57
<b>Average</b>		<b>1498</b>	<b>\$2,480</b>	<b>\$1.66</b>	<b>\$0.00</b>	<b>\$6.25</b>	<b>\$2,486.00</b>	<b>\$1.66</b>

*Comparison by Unit Type*  
*2x2 Product Comps*

<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
<b>Cantoro Project</b>	<b>2x2,</b>	1175	\$2,750	\$2.34	\$0.00	\$0.00	\$2,750.00	\$2.34
<b>Cantoro Project</b>	<b>2x2</b>	1186	\$2,750	\$2.32	\$0.00	\$0.00	\$2,750.00	\$2.32
<b>Average</b>		<b>1181</b>	<b>\$2,750</b>	<b>\$2.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,750.00</b>	<b>\$2.33</b>
<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
Starkweather Lofts	2x2 Harlow	1137	\$2,100	\$1.85	\$0.00	\$195.00	\$2,295.00	\$2.02
Starkweather Lofts	2x2 Merrell	1258	\$2,100	\$1.67	\$0.00	\$195.00	\$2,295.00	\$1.82
Main Centre	2x2 San Fransisco	1100	\$2,394	\$2.18	\$0.00	\$390.00	\$2,784.00	\$2.53
Main Centre	2x2 Miami	1200	\$2,344	\$1.95	\$0.00	\$390.00	\$2,734.00	\$2.28
School House Lofts	2x2	1060	\$2,900	\$2.74	\$0.00	\$320.00	\$3,220.00	\$3.04
School House Lofts	2x2	1220	\$2,800	\$2.30	\$0.00	\$320.00	\$3,120.00	\$2.56
<b>Average</b>		<b>1163</b>	<b>\$2,440</b>	<b>\$2.11</b>	<b>\$0.00</b>	<b>\$301.67</b>	<b>\$2,741.33</b>	<b>\$2.37</b>

*Comparison by Unit Type  
2x2 Den Product Comps*

<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
Cantoro Project	2x2, Den	1231	\$2,850	\$2.32	\$0.00	\$0.00	\$2,850.00	\$2.32
Cantoro Project	2x2, Den	1233	\$2,860	\$2.32	\$0.00	\$0.00	\$2,860.00	\$2.32
Cantoro Project	2x2, Den	1247	\$2,895	\$2.32	\$0.00	\$0.00	\$2,895.00	\$2.32
Cantoro Project	2x2, Den	1256	\$2,915	\$2.32	\$0.00	\$0.00	\$2,915.00	\$2.32
Cantoro Project	2x2, Den	1281	\$2,975	\$2.32	\$0.00	\$0.00	\$2,975.00	\$2.32
Cantoro Project	2x2, Den	1284	\$2,980	\$2.32	\$0.00	\$0.00	\$2,980.00	\$2.32
Cantoro Project	2x2, Den	1284	\$2,980	\$2.32	\$0.00	\$0.00	\$2,980.00	\$2.32
Cantoro Project	2x2, Den	1290	\$2,995	\$2.32	\$0.00	\$0.00	\$2,995.00	\$2.32
Cantoro Project	2x2, Den	1297	\$3,010	\$2.32	\$0.00	\$0.00	\$3,010.00	\$2.32
Cantoro Project	2x2, Den	1306	\$3,025	\$2.32	\$0.00	\$0.00	\$3,025.00	\$2.32
Cantoro Project	2x2, Den	1310	\$3,035	\$2.32	\$0.00	\$0.00	\$3,035.00	\$2.32
Cantoro Project	2x2, Den	1321	\$3,060	\$2.32	\$0.00	\$0.00	\$3,060.00	\$2.32
Cantoro Project	2x2, Den	1322	\$3,065	\$2.32	\$0.00	\$0.00	\$3,065.00	\$2.32
Cantoro Project	2x2, Den	1384	\$3,210	\$2.32	\$0.00	\$0.00	\$3,210.00	\$2.32
<b>Average</b>	<b>Average</b>	<b>1289</b>	<b>\$2,990</b>	<b>\$2.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,989.64</b>	<b>\$2.32</b>
<i>Community</i>	<i>Unit Type</i>	<i>Sq. Ft.</i>	<i>Sched. Rent</i>	<i>Sched. Rent/SF</i>	<i>Monthly Conc. Adj.</i>	<i>Amenity Adj.</i>	<i>Adjusted Rent</i>	<i>Adjusted Rent/SF</i>
					\$0.00		\$0.00	#DIV/0!
					\$0.00		\$0.00	#DIV/0!
<b>Average</b>		<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>\$0.00</b>	<b>#DIV/0!</b>	<b>\$0.00</b>	<b>#DIV/0!</b>

**MOVE IN COST COMPARISON**

1x1 den or 2x1							
	Cantoro Project	ShearWater	Encore at Manchester	Huntley Manor	Starkweather Lofts	Main Center	Shool House Lofts
App Fee	\$50	n/a	n/a	n/a	\$60	\$50	\$55
Admin/Maint Fee	\$0	n/a	n/a	n/a	\$0	\$0	\$0
Deposit	\$1,000	n/a	n/a	n/a	\$500	\$750	\$1,671
Average Rent	\$2,023	n/a	n/a	n/a	\$1,824	\$1,622	\$1,671
1 x Concession	\$0	n/a	n/a	n/a	\$0	\$0	\$0
<b>Total</b>	<b>\$3,073</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>\$2,353</b>	<b>\$2,340</b>	<b>\$2,340</b>
2x2							
App Fee	\$50	\$50	\$50	\$50	\$60	\$50	\$55
Admin/Maint Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deposit	\$1,000	\$500	\$500	\$500	\$500	\$750	\$2,414
Average Rent	\$2,586	\$1,933	\$2,029	\$2,247	\$2,174	\$2,072	\$2,414
1 x Concession	\$0	(\$500)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,636</b>	<b>\$1,983</b>	<b>\$2,579</b>	<b>\$2,797</b>	<b>\$2,841</b>	<b>\$2,822</b>	<b>\$4,127</b>

**ASSUMPTIONS:**

All move ins are on the first of the month.

All Security Deposits are based on the lowest possible amount charged based on the applicants application results.

Application Fee is for one person only

All leases are 12 months

**ADDITIONAL CONCESSIONS:**

Starkweather Lofts - 2nd month free on 2x2 only

Pets							
Non-refundable	\$250	\$200	\$250	\$200	\$250	\$200	\$300
Refundable	\$0	\$0	\$0	\$0	\$250	\$0	\$0
Monthly Pet Rent	\$25	\$20 Dog \$10 Cat	1st \$35 2nd \$15	\$20 Dog \$10 Cat	\$30 Dog \$20 Cat	\$25	\$50 Dog \$30 Cat
Weight	50#	80#	none	80#	60#	N/A	none
Maximum # of pets	2 cats/dogs	2 cats/dogs	2 cats/dogs	2 cats/dogs	1 cat/dog	2 cats only	1 cat or dog

# MEMO



VIA EMAIL

To: Mr. John Fallone  
Cantoro Trattoria, LLC

From: Julie M. Kroll, PE, PTOE  
Fleis & VandenBrink

Date: Revised April 9, 2022

Re: Proposed Cantoro's Italian Market PUD  
Northville Township, Michigan  
Traffic Impact Analysis and Shared Parking Study

## 1 INTRODUCTION

This memorandum presents the results of a traffic impact and shared parking evaluation for the proposed project site located at 15550 N. Haggerty Road in Northville Township, Michigan. The current PUD agreement for this site included the construction of a 36,000 SF office building. However, the revised PUD includes the construction of a 48-unit multi-family residential development in lieu of the office building. No changes to the existing site access are proposed with the PUD revision. *Note: F&V previously completed this analysis for a 60 DU development in the report dated August 19, 2021. This analysis and report have been updated to reflect the reduction in units to 48 DU.*

The purpose of this study is to provide a comparative traffic impact analysis between the current and proposed PUD and determine if there will be adequate parking supply to accommodate the proposed residential development and all existing land uses. The methodology, analysis, and results included herein are based upon the requirements outlined in the Northville Township zoning ordinance.

## 2 TRAFFIC IMPACT ANALYSIS

### 2.1 SITE TRIP GENERATION

The land uses permitted under the existing PUD were compared to the land uses in the proposed PUD. The number of Weekday AM and PM peak hour vehicle trips was calculated based on the rates and equations published by ITE in *Trip Generation, 10<sup>th</sup> Edition*. The trip generation forecasts are shown in **Table 1**.

TABLE 1: SITE TRIP GENERATION COMPARISON

Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Supermarket	850	1,361	SF	139	3	2	5	7	6	13
Warehouse	150	12,000	SF	80	3	1	4	1	4	5
Medical-Dental Office Building	720	12,000	SF	434	23	6	29	12	31	43
General Office Building	710	12,000	SF	132	17	2	19	3	15	18
<b>Existing PUD-New Trips</b>				<b>785</b>	<b>46</b>	<b>11</b>	<b>57</b>	<b>23</b>	<b>56</b>	<b>79</b>
Supermarket	850	1,361	SF	139	3	2	5	7	6	13
Multi-Family Housing (Mid-Rise)	221	48	DU	260	4	13	17	13	9	22
<b>Proposed PUD-New Trips</b>				<b>399</b>	<b>7</b>	<b>15</b>	<b>22</b>	<b>20</b>	<b>15</b>	<b>35</b>
<b>Difference</b>				<b>-386</b>	<b>-39</b>	<b>4</b>	<b>-35</b>	<b>-3</b>	<b>-41</b>	<b>-44</b>

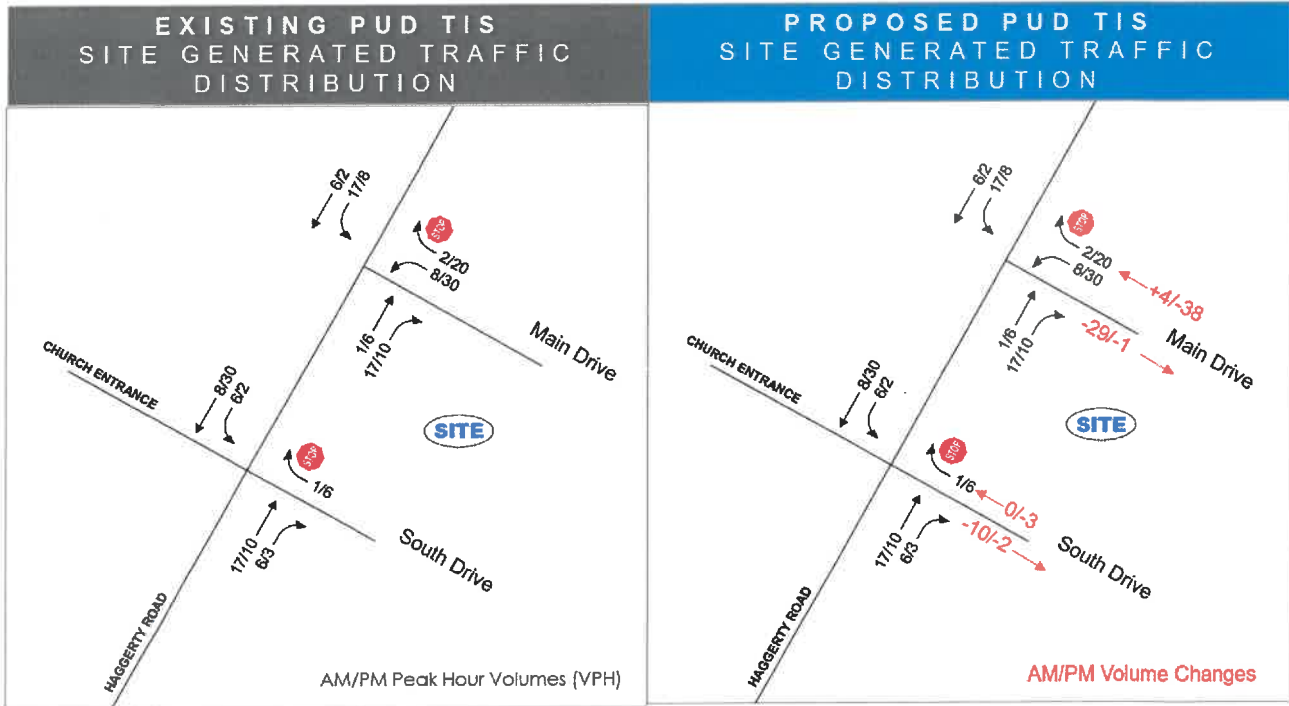
27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334  
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F: 248.536.0079  
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Since end users have yet to be determined for the office uses, a variety of land uses permitted under existing PUD zoning were considered for the comparison. The results of the trip generation comparison indicate overall the trip generational potential for this site with the existing PUD is higher than the proposed PUD land uses.

## 2.2 SITE DRIVEWAY IMPACT

The vehicular trips that would be generated by the land uses permitted under the existing and proposed PUD development were assigned to the two site driveways. A comparison of the site driveway impacts indicates that with the proposed residential development there will be *less* traffic impact at the site driveways than permitted under the existing PUD. The traffic impacts associated with the existing PUD and the proposed PUD are shown in **Figure 1**.

**FIGURE 1: SITE DRIVEWAY TRIP GENERATION SUMMARY**



## 3 SHARED PARKING ANALYSIS

A parking analysis was performed for this site to determine if the proposed parking supply is adequate to accommodate the projected parking demands associated with the proposed PUD. The methodology and resulting parking analysis are summarized herein.

### 3.1 BACKGROUND DATA

- The existing PUD includes several unique land uses that did not necessary match the land uses in the ITE, ULI or Township ordinance descriptions. The following assumptions were included in the current PUD agreement and were used to calculate the existing parking demand. The existing land uses included in this analysis are summarized in Table 2. Additionally, the following conditions were assumed as part of the analysis:
- All restaurant / banquet space is operational during the lunch periods for both weekdays and weekends.
- Only 45% of the 13,153 SF basement storage space will be used for grocery. The remaining 55% will be used for storing banquet supplies (chairs, tables, plates, etc.) and was not included in the parking demand calculations.
- The 1<sup>st</sup> floor patio and mezzanine raised terrace operate seasonally between April and September.



**TABLE 2: EXISTING LAND USE SUMMARY**

Use Description	Gross Square Footage	Gross Floor Area (SF)	Ordinance Use	ULI Land Use
First floor – restaurant and bar	1,948	1,656	Restaurant with bar area	Fine / Casual Dining
First floor – main/retail	22,732	19,322	Retail / Shopping Center	Supermarket/Grocery
First floor – Patio lower terrace (Seasonal)	1,668	1,418	Restaurant with bar area	Fine / Casual Dining
Mezzanine – Retail M-1	2,616	2,224	Retail / Shopping Center	Retail Over 2000 SF
Mezzanine – Banquet/Restaurant	7,144	6,072	Restaurant with bar area	Fine / Casual Dining
Mezzanine – Raised Terrace (Seasonal)	1,735	1,475	Restaurant with bar area	Fine / Casual Dining
Lower level – Bakery	3,119	2,651	Retail / Shopping Center	Supermarket/Grocery
Lower level – wine cellar cantina and bar	1,981	1,684	Restaurant with bar area	Fine / Casual Dining
<b>SubTotal</b>	<b>42,943</b>	<b>36,502</b>		
Lower level – Kitchen	916	779	NA	NA
Lower level – Equipment Storage	7,189	6,111	NA	NA
<b>Total</b>	<b>51,048</b>	<b>43,392</b>		

### 3.2 PARKING DEMAND

The parking demand for the site was calculated by matching the existing and proposed land use descriptions in the Urban Land Institute (ULI) in Shared Parking, 3<sup>rd</sup> Edition. Shared parking methodology assumes that a single parking space may be utilized by two or more individual land uses without conflict based on the hourly, daily, and seasonal variations in parking demand. The result of the analysis indicates 385 parking spaces are recommended to accommodate the proposed PUD.

**TABLE 3: PARKING DEMAND SUMMARY**

Land Use	Gross SF	Gross Floor Area (SF)	Ordinance Parking Requirements	Ordinance Parking Spaces (no shared parking)	ULI Shared Parking		
					Weekday Peak (6 PM)	Saturday Peak (6 PM)	
Existing	Retail	2,616	2,224	4.5 spaces per 1,000 SF	10	8	5
	Restaurant (with Patio)	14,476	12,305	20 spaces per 1,000 SF	246	191	217
	Supermarket	25,851	21,973	4.5 spaces per 1,000 SF	99	81	25
	<b>Total</b>	<b>42,943</b>	<b>36,502</b>	-	<b>355</b>	<b>280</b>	<b>247</b>
Proposed	Multi-Family Residential	48 units	2 spaces per unit + 0.5 spaces per unit for visitor	120	85	88	
<b>Total</b>				<b>505</b>	<b>365</b>	<b>335</b>	

### 3.3 PARKING SUPPLY

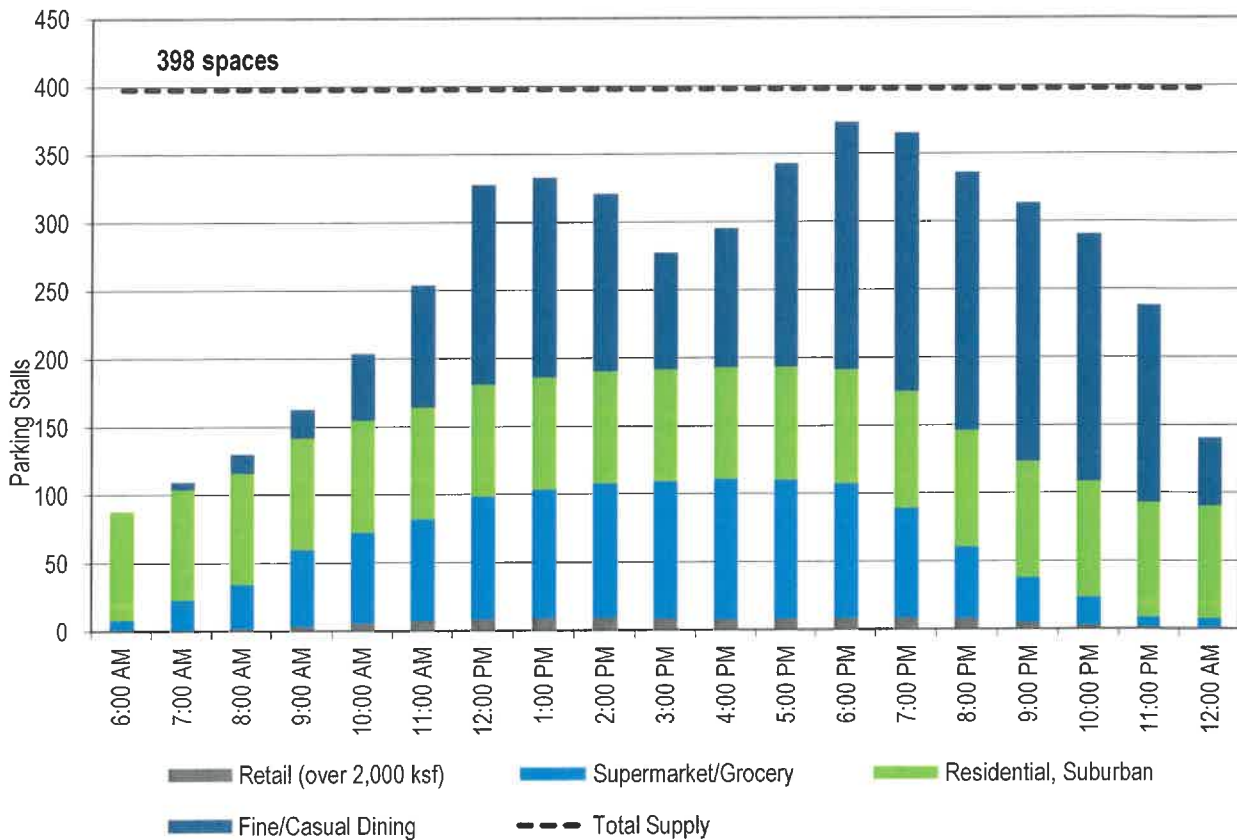
The proposed PUD has proposed 398 parking spaces; 82 parking spaces for residential use only, and 316 surface parking spaces to be shared with the existing and proposed land uses. The projected parking supply recommendations summarized in **Table 3** were compared to the proposed parking supply to determine if there is adequate parking to accommodate the revised PUD land uses. The result of the analysis is summarized in **Table 4** and shows that proposed parking supply can adequately accommodate the land uses in the proposed PUD.

*Note: The shared parking analysis considers the 82 parking spaces in the residential garage as “reserved” and were not considered available for shared use. Any additional residential parking demand above that which is reserved, was evaluated as part of the shared analysis within the surface parking lot. Detailed information regarding the shared parking analysis is attached.*

**TABLE 4: PARKING SUPPLY SUMMARY**

Land Uses	Total Size	Ordinance Parking Requirements	Ordinance Parking Requirements	Peak Parking Demand no Shared Parking	Peak Parking Demand with Shared Parking
Retail	2,224 SF GLA	4.5 spaces per 1,000 SF	10	10	8
Supermarket	21,973 SF GLA	4.5 spaces per 1,000 SF	99	105	100
Restaurant and Bar	12,305 SF GLA	20 spaces per 1,000 SF	246	219	182
Residential (Multi-family)	48 Units	0.5 spaces per unit for visitor	24	8	5
SHARED USES Total Demand			379	342	295
SHARED Parking Supply			316	316	316
Surplus/Deficit			-63	-26	21
Residential (Multi-family)	48 Units	2 spaces per unit	96	80	80
RESERVED Parking Supply			82	82	82
Surplus/Deficit			-14	2	2
<b>TOTAL SITE Parking Demand</b>			<b>475</b>	<b>422</b>	<b>375</b>
<b>TOTAL SITE Parking Supply</b>			<b>398</b>	<b>398</b>	<b>398</b>
Surplus/Deficit			-77	-24	23

**CHART 1: WEEKDAY PARKING DEMAND SUMMARY BY USE**





#### 4 CONCLUSIONS

- **Traffic Impact Analysis:** The result of the traffic impact analysis indicates that the proposed residential development will generate *less* traffic than the land use permitted under the existing PUD.
- **Shared Parking Analysis:** The result of the analysis shows that proposed parking supply can adequately accommodate the land uses in the proposed PUD.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.

Attached:        Site Plan  
                      Shared Parking Analysis





Land Use	Driving Adjustments				Captive Ratio Adjustments			
	Weekday		Weekend		Weekday		Weekend	
	Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening
<b>Retail</b>								
Retail (<400 ksf)	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Retail (400 to 600 ksf)	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Retail (600 ksf to 1,000 ksf)	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Retail (1,000 ksf to 2,000 ksf)	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Retail (over 2,000 ksf)	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Supermarket/Grocery	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Pharmacy	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Discount Stores/Superstores	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Home Improvement Stores/Garden Centers	100%	100%	100%	100%	98%	97%	99%	93%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
<b>Food and Beverage</b>								
Fine/Casual Dining	100%	100%	100%	100%	99%	99%	98%	99%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Family Restaurant	100%	100%	100%	100%	99%	99%	98%	99%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Fast Casual/Fast Food	100%	100%	100%	100%	100%	100%	100%	100%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
Bar/Lounge/Night Club	100%	100%	100%	100%	99%	99%	98%	99%
Employee	100%	100%	100%	100%	100%	99%	99%	99%
<b>Hotel and Residential</b>								
Hotel-Business	59%	59%	69%	69%	100%	100%	100%	100%
Hotel-Leisure	50%	50%	50%	50%	100%	100%	100%	100%
Hotel Employees	100%	100%	100%	100%	100%	100%	100%	100%
Restaurant/Lounge	63%	63%	54%	54%	90%	90%	30%	30%
Meeting/Banquet (0 to 20 sq ft/key)	68%	68%	68%	68%	60%	60%	70%	70%
Meeting/Banquet (20 to 50 sq ft/key)	68%	68%	68%	68%	60%	60%	70%	70%
Meeting/Banquet (50 to 100 sq ft/key)	68%	68%	68%	68%	60%	60%	70%	70%
Convention (100 to 200 sq ft/key)	68%	68%	68%	68%	60%	60%	70%	70%
Convention (> 200 sq ft/key)	68%	68%	68%	68%	60%	60%	70%	70%
Restaurant/Meeting Employees	100%	100%	100%	100%	100%	100%	100%	100%
<b>Residential, Suburban</b>								
Studio Efficiency	100%	100%	100%	100%	100%	100%	100%	100%
1 Bedroom	100%	100%	100%	100%	100%	100%	100%	100%
2 Bedrooms	100%	100%	100%	100%	100%	100%	100%	100%
3+ Bedrooms	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	100%	100%	100%	100%	100%	100%	100%	100%
Visitor	100%	100%	100%	100%	100%	100%	100%	100%
<b>Residential, Urban</b>								
Studio Efficiency	100%	100%	100%	100%	100%	100%	100%	100%
1 Bedroom	100%	100%	100%	100%	100%	100%	100%	100%
2 Bedrooms	100%	100%	100%	100%	100%	100%	100%	100%
3+ Bedrooms	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	100%	100%	100%	100%	100%	100%	100%	100%
Visitor	100%	100%	100%	100%	100%	100%	100%	100%
Active Senior Housing	100%	100%	100%	100%	100%	100%	100%	100%
Resident	100%	100%	100%	100%	100%	99%	99%	99%



Time-of-Day Factors for Weekday Demand

Land Use	Time-of-Day Factors for Weekday Demand																		
	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	1%	5%	15%	35%	60%	75%	90%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	1%	5%	15%	30%	55%	75%	100%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	1%	5%	10%	20%	40%	65%	100%	100%	100%	100%	100%	85%	70%	55%	40%	25%	15%	5%	0%
All	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	70%	0%
Supermarket/Grocery	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	5%	20%
Pharmacy	5%	20%	30%	60%	67%	85%	90%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	5%	20%
Discount Stores/Superstores	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	20%	5%	1%
Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	0%
Home Improvement Stores/Garden	15%	20%	35%	55%	85%	95%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	0%	0%	0%	0%	15%	40%	75%	65%	65%	40%	50%	75%	100%	100%	100%	100%	100%	95%	75%
Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Outdoor Amphitheater	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%
Museum/Aquarium	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
Visitors	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	85%	0%	0%
Arena	0%	0%	0%	0%	20%	20%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	30%	10%	5%
Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	10%	10%	5%
No Matinee	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	5%	50%	100%	100%	85%	25%	0%
Pro Football Stadium	0%	10%	10%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	25%	10%
Employees	0%	10%	10%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	25%	10%
Pro Baseball Stadium	0%	0%	0%	0%	1%	1%	5%	5%	5%	5%	5%	5%	5%	50%	100%	100%	85%	25%	0%
Employees	0%	10%	10%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	25%	10%
Health Club	0%	40%	40%	70%	70%	80%	60%	70%	70%	70%	70%	70%	70%	100%	100%	100%	100%	35%	10%
Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	20%	20%	0%
Public Library	0%	0%	0%	100%	100%	98%	98%	72%	72%	65%	70%	79%	100%	50%	40%	0%	0%	0%	0%
Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Day Care Center	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	20%	20%	20%	5%	0%	0%	0%	0%	0%
Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	0%	0%	0%	0%	0%
Convention Center	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	30%	30%	10%	0%	0%	0%
Visitors	5%	30%	35%	33%	100%	100%	100%	100%	100%	100%	100%	90%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	95%	90%	80%	70%	60%	60%	55%	60%	60%	60%	60%	70%	75%	80%	85%	85%	95%	100%	100%
Hotel-Leisure	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	75%	80%	85%	90%	95%	100%	100%	100%
Employee	0%	10%	10%	10%	10%	10%	10%	10%	10%	10%	70%	70%	70%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	0%	10%	30%	60%	60%	60%	65%	65%	65%	65%	65%	65%	65%	60%	60%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	65%	65%	100%	100%	100%	100%	50%	0%
Convention (> 100 sq ft/key)	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	30%	30%	10%	0%	0%	0%
Employee	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	40%	20%	0%	0%	0%
Residential Guest	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	50%
Resident Reserved	95%	80%	67%	55%	40%	40%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Resident Suburban	95%	85%	75%	65%	60%	60%	55%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Resident Urban	95%	97%	100%	100%	99%	98%	98%	98%	98%	98%	99%	99%	94%	96%	95%	97%	97%	98%	98%
Active Senior Housing	95%	97%	100%	100%	99%	98%	98%	98%	98%	100%	99%	99%	94%	96%	97%	97%	97%	98%	98%









# Site Plan Rendering

Cantoro Italian Market & Luxury Apartments (PUD)  
 Northville Township, Michigan

March 2022

Prepared For: Fallone & Sons, LLC  
 15550 N. Haggerty Road  
 Northville Township, MI 48170

Prepared By: Land Design Studio  
 750 Forest Avenue - Suite 101  
 Birmingham, MI 48009

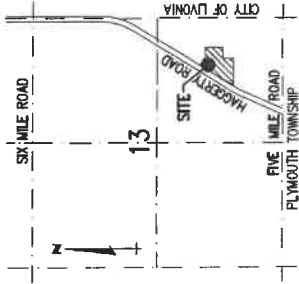




# CANTORO PROPERTY

MULTI-FAMILY RESIDENTIAL

NORTHVILLE, MI



LOCATION MAP



**OWNER:**

FALLONE & SONS, LLC  
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**STRUCTURAL ENGINEER:**

XXX

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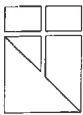
**MEP ENGINEER:**

XXX

Sheet Number	Sheet Name
T1	TITLE SHEET
G102	UNIT MATRIX & AREA CALCULATIONS
A101	FIRST FLOOR PLAN
A102	SECOND THRU FOURTH FLOOR PLAN
A103	ROOF PLAN
A111	ENLARGED PLANS
A201	ELEVATIONS
A202	ELEVATIONS
A301	BUILDING SECTIONS
A302	3D VIEWS
A303	3D VIEWS
A304	3D VIEWS
A305	3D VIEWS
A306	3D VIEWS

ARCHITECTURAL SHEET INDEX

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design  
2445 Franklin Road  
Bloomfield Hills, MI 48302  
248-334-5000



TITLE SHEET

FALLONE & SONS, LLC  
CANTORO PROPERTY  
NORTHVILLE, MI

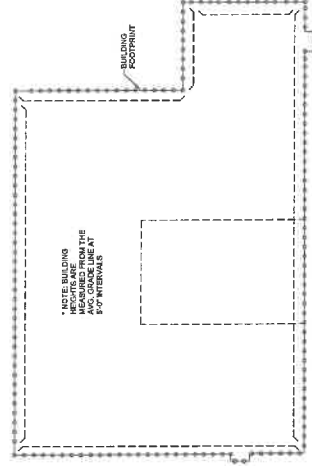
DATE: 08/14/2024  
DRAWN BY: J. BOGAERTS  
CHECKED BY: J. BOGAERTS  
SCALE: AS SHOWN  
PROJECT NO: 248-334-5000  
SHEET NO: T1

NOTE TO BUILDING OFFICIAL:  
THIS DOCUMENT IS UNLESS THE COUNTY AND  
SEAL ARE IN BLUE INK.

UNIT MATRIX - 48 UNITS		
LEVEL	2-BEDROOM	2-BED/DEN
2	2	14
3	2	14
4	2	14
<b>TOTAL</b>	<b>6 UNITS</b>	<b>42 UNITS</b>

AREA CALCULATIONS	
FIRST FLOOR (PARKING) PARKING ENCLOSED AREAS (CONDITIONED)	28,373 S.F. 2,577 S.F.
SECOND FLOOR ALL UNITS AND CORRIDOR COMMON AREAS OUTDOOR RECREATION AREA	23,550 S.F. 2,168 S.F. 4,615 S.F.
THIRD FLOOR ALL UNITS AND CORRIDOR COMMON AREAS	23,550 S.F. 2,168 S.F.
FOURTH FLOOR ALL UNITS AND CORRIDOR COMMON AREAS	23,550 S.F. 2,168 S.F.
ROOF LEVEL ENCLOSED AREAS (CONDITIONED) OUTDOOR RECREATION AREA	717 S.F. 3,066 S.F.
<b>TOTAL BUILT-UP AREA</b> (TOTAL OF INDIVIDUAL SMALL ROOMS)	<b>80,388 S.F.</b>
<b>TOTAL RECREATION AREA</b> (TOTAL OF INDOOR AND OUTDOOR RECREATION AREA)	<b>7,681 S.F.</b>

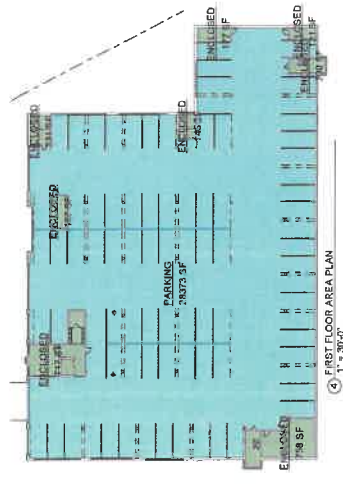
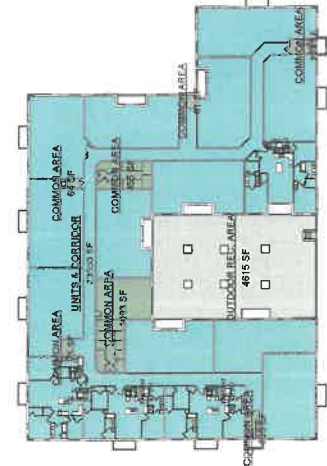
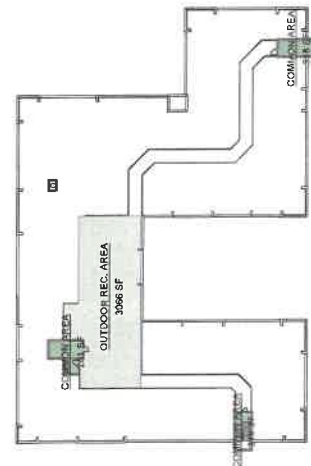
NOTE: AREA CALCULATIONS ON  
STAIRWAYS - EXTERIOR WALL AND  
CENTERS OF GRAVITY SHALL



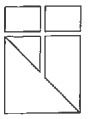
SOIL TO BE REMOVED FROM UNDER THE FOOTPRINT AND SOIL TO BE REBUILT IN.

TOTAL NO. OF CALCULATION POINTS = 159X  
AVERAGE GRADE LINE @ 7.32.21  
AVG. BUILDING HEIGHT = 42.979' (42'-11 3/4")

1. BUILDING HEIGHT CALCULATIONS  
1" = 30'-0"







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 Bloomfield Hills, MI 48302  
 248-334-5000

SECOND THROUGH FLOOR PLAN

CANTORO PROPERTY  
 FALONE & SONS, LLC  
 NORTHVILLE, MI

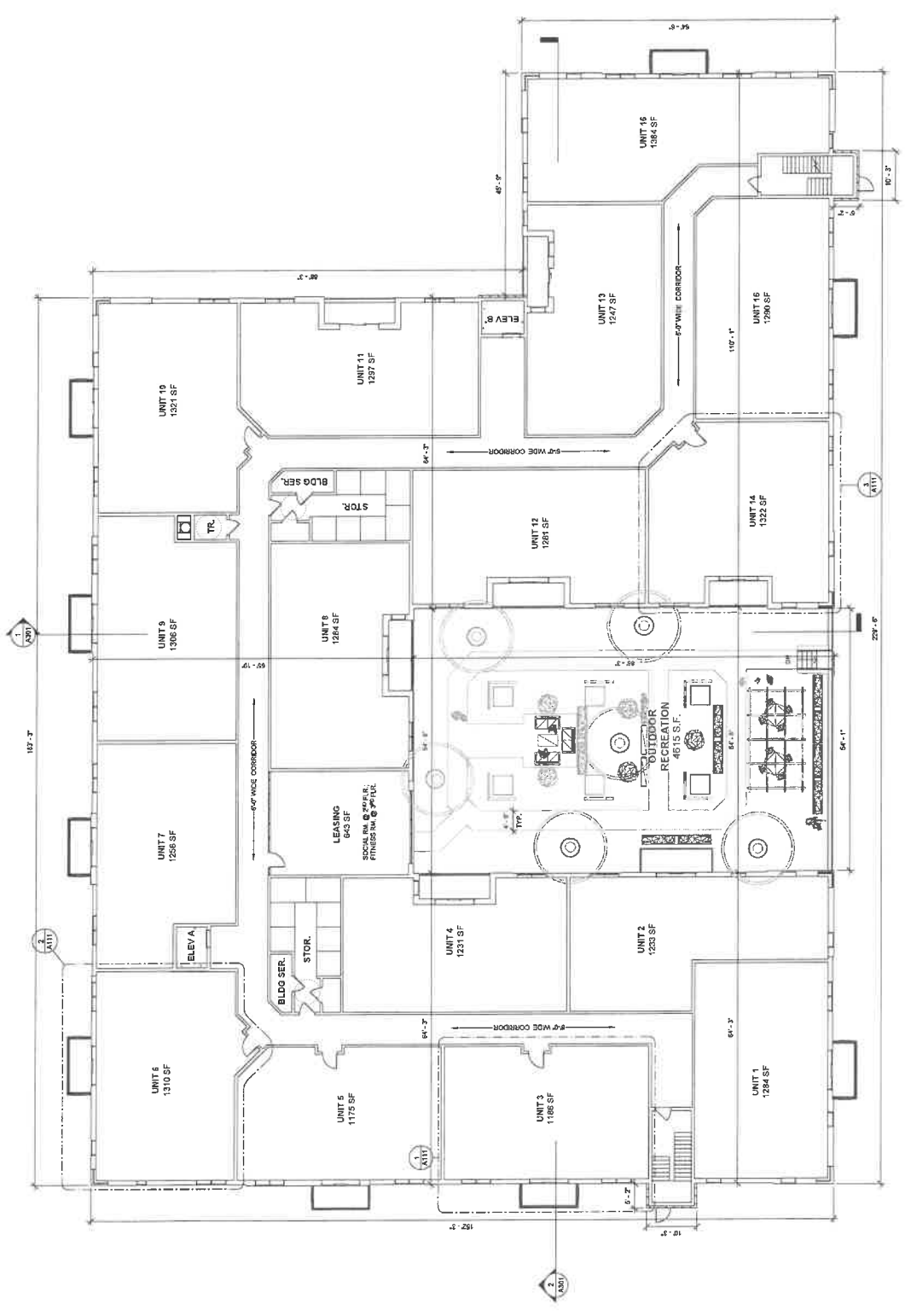
OWNER	FALONE & SONS, LLC
ARCHITECT	ALEXANDER V. BOGERTS + ASSOCIATES, P.C.
DATE	08/11/2011
PROJECT	CANTORO PROPERTY
LOCATION	NORTHVILLE, MI
SCALE	AS SHOWN
DATE	08/11/2011
PROJECT	CANTORO PROPERTY
LOCATION	NORTHVILLE, MI
SCALE	AS SHOWN
DATE	08/11/2011

PROJECT	CANTORO PROPERTY
DATE	08/11/2011
PROJECT	CANTORO PROPERTY
LOCATION	NORTHVILLE, MI
SCALE	AS SHOWN
DATE	08/11/2011

A102

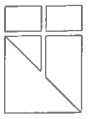


DATE TO BE BOUND OFFICIAL  
 UNLESS THE SIGNATURE AND  
 SEAL ARE IN BLUE INK



NOTE: AREAS SHOWN ON THE FLOOR  
 PLAN ARE APPROXIMATE. THE EXACT  
 CENTERLINE OF EACH EXTERIOR  
 WALL AND CORNER WALL

① SECOND FLOOR PLAN (HRD. & FOURTH FLOOR SIMILAR)  
 1" = 10'-0"



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Bloomfield Hills, MI 48302  
248.334.5000

Interior Design  
Planning • Architecture •

ROOF PLAN

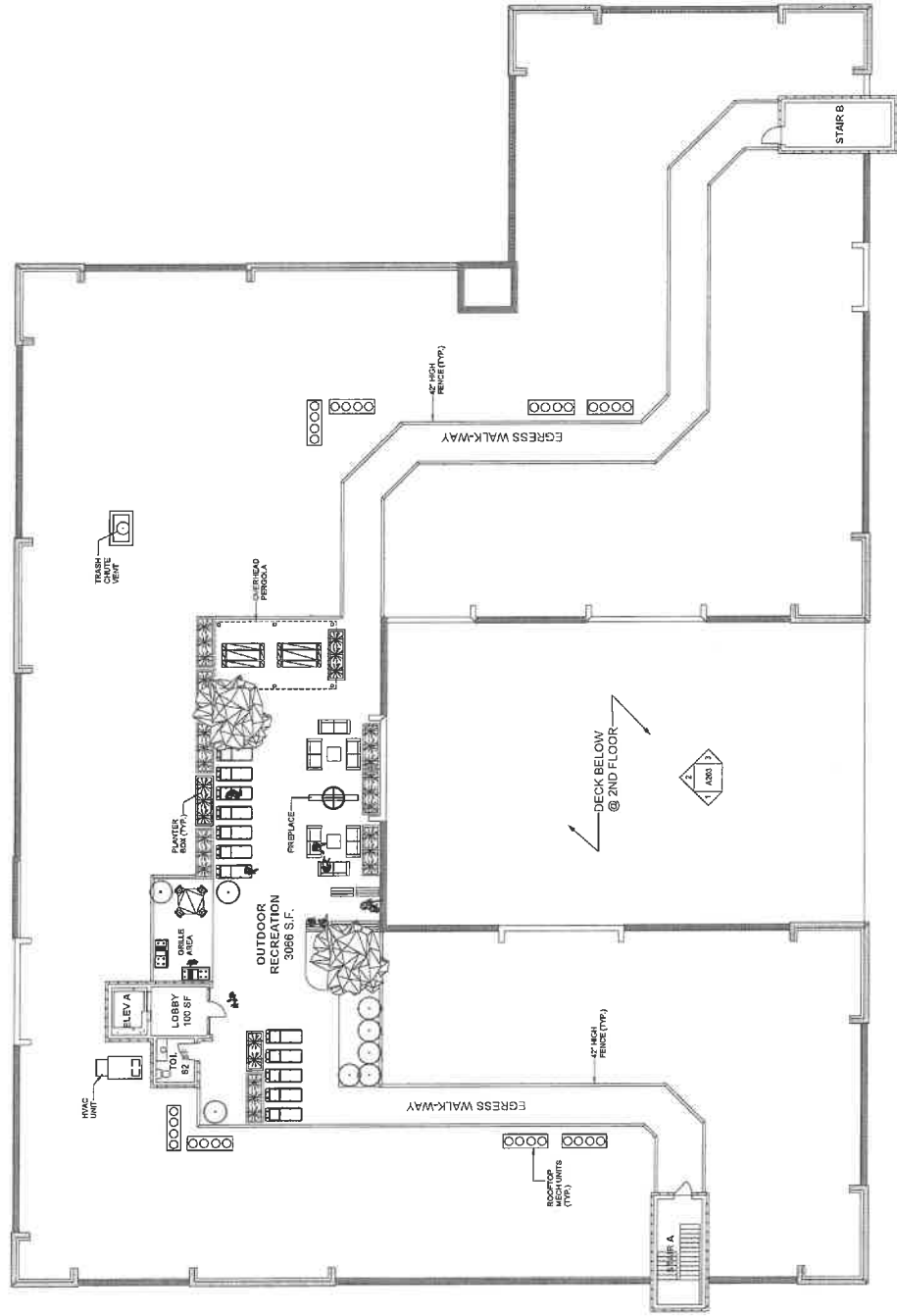
FALONE & SONS, LLC  
CANTORO PROPERTY  
NORTHVILLE, MI

CONTRACT NO.	NO. OF SHEETS	DATE
PROJECT NO.	NO. OF SHEETS	DATE
NO. OF SHEETS	NO. OF SHEETS	DATE
NO. OF SHEETS	NO. OF SHEETS	DATE
NO. OF SHEETS	NO. OF SHEETS	DATE
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NO. OF SHEETS	NO. OF SHEETS	DATE

PROJECT NO.	NO. OF SHEETS	DATE
PROJECT NO.	NO. OF SHEETS	DATE
PROJECT NO.	NO. OF SHEETS	DATE
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PROJECT NO.	NO. OF SHEETS	DATE

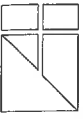
A103

NOTE: AREAS SHOWN ON THIS FLOOR PLAN ARE SHOWN FOR INFORMATION ONLY. THE CENTERLINE OF BOTH INTERIOR WALLS AND EXTERIOR WALLS ARE SHOWN.



NOTE: AREAS SHOWN ON THIS FLOOR PLAN ARE SHOWN FOR INFORMATION ONLY. THE CENTERLINE OF BOTH INTERIOR WALLS AND EXTERIOR WALLS ARE SHOWN.

1 ROOF PLAN  
1" = 10'-0"



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 Bloomfield Hills, MI 48302  
 248 • 334 • 5000

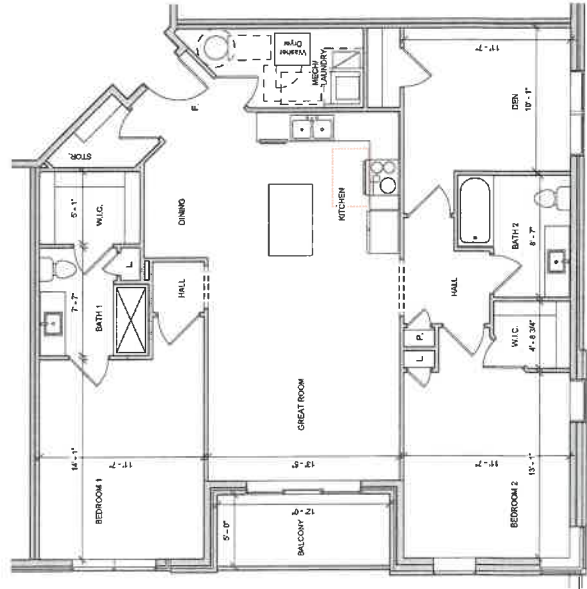
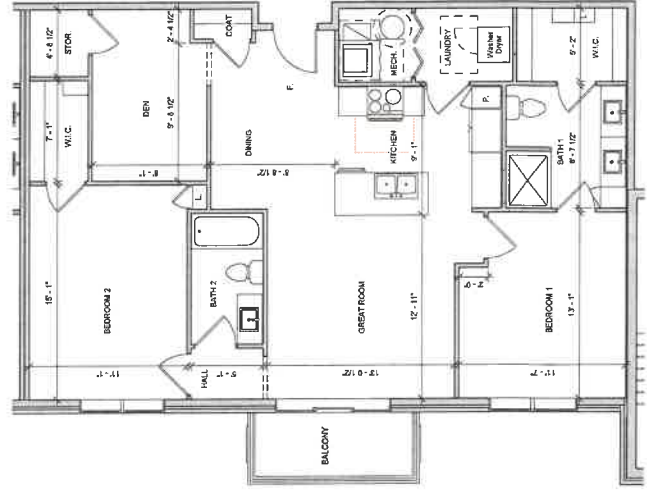
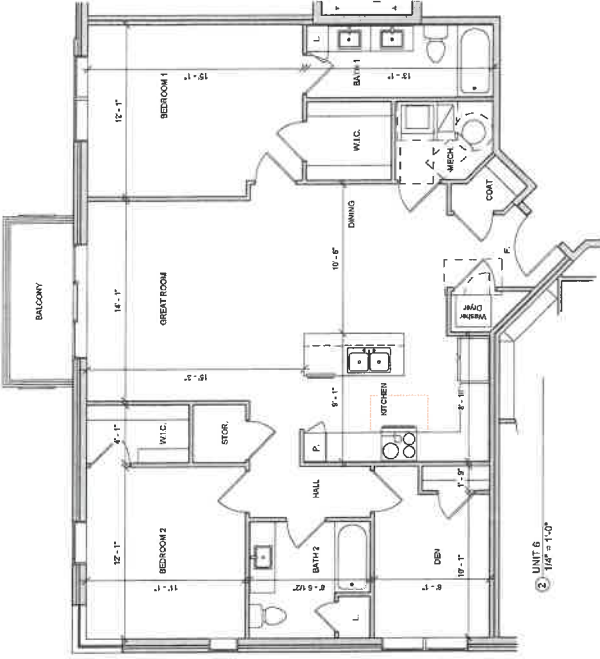
ENLARGED PLANS

FALONE & SONS, LLC  
 CANTORO PROPERTY  
 NORTHVILLE, MI

- CLOSET
- HALL
- BATH
- KITCHEN
- MECH.
- STOR.
- W.C.
- DEN.
- GREAT ROOM
- BALCONY

NOTE: ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHALL BE IN FEET AND INCHES.

A111

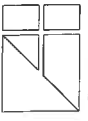












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ELEVATIONS

FALONE & SONS, LLC  
 CANTARO PROPERTY  
 NORTHVILLE, MI

PROJECT NO.	18-0000000000
DATE	08/14/2018
SCALE	AS SHOWN
DESIGNER	ALV BOGART
ARCHITECT	ALV BOGART
PLANNING	ALV BOGART
INTERIOR DESIGN	ALV BOGART
LANDSCAPE ARCHITECTURE	ALV BOGART
MECHANICAL ENGINEERING	ALV BOGART
ELECTRICAL ENGINEERING	ALV BOGART
CIVIL ENGINEERING	ALV BOGART
STRUCTURAL ENGINEERING	ALV BOGART

PROJECT NO.	18-0000000000
DATE	08/14/2018
SCALE	AS SHOWN
DESIGNER	ALV BOGART
ARCHITECT	ALV BOGART
PLANNING	ALV BOGART
INTERIOR DESIGN	ALV BOGART
LANDSCAPE ARCHITECTURE	ALV BOGART
MECHANICAL ENGINEERING	ALV BOGART
ELECTRICAL ENGINEERING	ALV BOGART
CIVIL ENGINEERING	ALV BOGART
STRUCTURAL ENGINEERING	ALV BOGART

NOT TO BE USED FOR CONSTRUCTION UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.



① 2ND FLR TERRACE SOUTH FACADE  
 1/8" = 1'-0"  
 BRICK: 56%; METAL PANEL: 44%

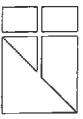


② 2ND FLR TERRACE EAST FACADE  
 1/8" = 1'-0"  
 BRICK: 53%; METAL PANEL: 47%



① 2ND FLR TERRACE NORTH FACADE  
 1/8" = 1'-0"  
 BRICK: 73%; METAL PANEL: 27%

A203



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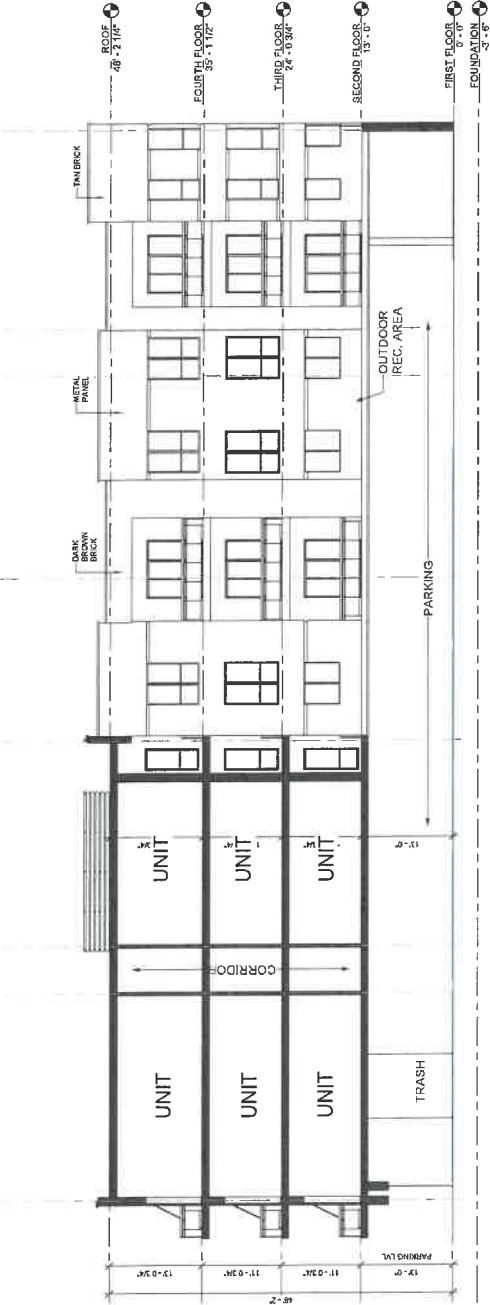
**BUILDING SECTIONS**

**CANTORO PROPERTY**  
 FALONE & SONS, LLC  
 NORTHVILLE, MI

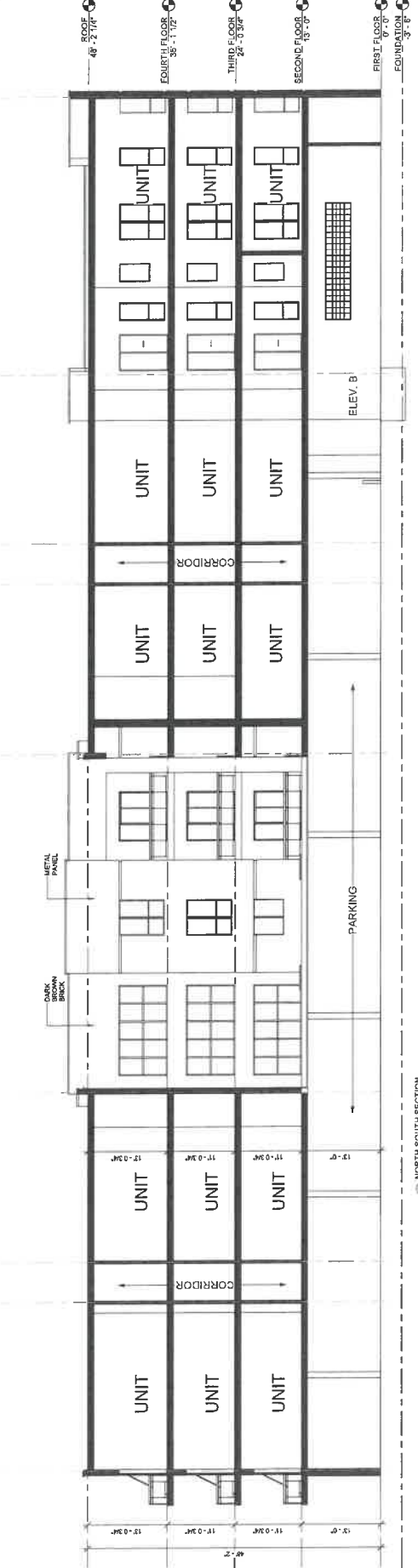
CONTRACT NO. \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**A301**

NOT TO BE CONSIDERED FINAL UNLESS THE SIGNATURE AND SEAL OF THE ENGINEER IS PRESENT



① EAST-WEST SECTION  
 1/8" = 1'-0"



② NORTH-SOUTH SECTION  
 1/8" = 1'-0"







**NORTH - FACADE VIEW**

NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT.

A902

DATE: 08/15/2023  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT: [Redacted]  
 SHEET NO: [Redacted]

PROJECT NO: [Redacted]  
 CLIENT: [Redacted]  
 ARCHITECT: [Redacted]  
 ADDRESS: [Redacted]  
 CITY: [Redacted]  
 STATE: [Redacted]  
 ZIP: [Redacted]

FALONE & SONS, LLC  
 CANTORO PROPERTY  
 NORTHVILLE, MI

3D VIEWS

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EAST - FACADE VIEW. MAIN BUILDING ENTRANCE.

MOE TOALON/CAPTAIN  
UNIVERSITY OF CALIFORNIA  
SEAL/JANUARY 2014

A903

DATE: 08/14/2014

TIME: 10:00 AM

FILE: 08/14/2014

PROJECT: 08/14/2014

CLIENT: 08/14/2014

08/14/2014

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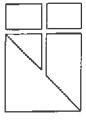
08/14/2014

08/14/2014

08/14/2014

08/14/2014

08/14/2014



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248.334.5000

3D VIEWS

FALONE & SONS, LLC  
CANTORO PROPERTY  
NORTHVILLE, MI

CONCEPT FOR  
ALUMINUM AND  
GLASS CURTAIN WALL  
SYSTEM  
ARCHITECT  
DATE  
SCALE  
PROJECT  
LOCATION  
CLIENT  
DESIGNER  
DRAWN BY  
CHECKED BY  
DATE





**SOUTH - FACADE VIEW. ENTRANCE FROM N. HAGGERTY ROAD**

NOT TO BE USED FOR CONSTRUCTION UNLESS THE CONTRACTOR AND SEAL ARE IN BLUE INK

PROJECT:	
DATE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT NO.:	A904

CONTRACT NO.:	
CONTRACT DATE:	
CONTRACT VALUE:	
CONTRACT TYPE:	
CONTRACT NO.:	
CONTRACT DATE:	
CONTRACT VALUE:	
CONTRACT TYPE:	

FALONE & SONS, LLC  
 CANTORO PROPERTY  
 NORTHVILLE, MI

3D VIEWS

2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 248.334.5000



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ROOFTOP OUTDOOR RECREATION AREA

NOT TO SCALE  
 UNLESS OTHERWISE NOTED  
 SEE PLAN FOR DETAILS



5.B

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	<b>Award contract to Reliance Building Company for construction of the Legacy Park Water Tower and Vault Modifications</b>
<b>Department:</b>	Public Services
<b>Support &amp; Background Information:</b>	<p>In 2021 OHM advisors presented Northville Township with a detailed Technical Feasibility Study on the implementation of a water storage facility as a way to measure and control water rates. The Study found with the addition of a 500,000 gallon above ground storage tank, the Township could likely become a desired "Max Day" customer resulting in lower rates from Great Lakes Water Authority (GLWA). In July 2021, the Township board approved OHM to continue with design of the 500,000 gallon Water Tank and Vault Modifications.</p> <p>On April 27, 2022 sealed bids for the 7 Mile Water Tower and Vault Modifications were received. A single proposal was received from Reliance Building Company out of Novi, Michigan for \$6,780,403. OHM has reviewed all information provided, including referenced projects. Based on the provided information, OHM Advisors is recommending the contract be awarded to Reliance Building Company. A project contingency of 10% is being requested for any unforeseen circumstances and/or additional project costs. \$678,040 is 10% of the bid amount, bringing the total amount to \$7,458,443.</p> <p>If approved by the Township Board, construction will begin in Summer/ Fall of 2022 and should commence operation by 2024. Preliminary estimates indicate that the return on investment, in the form of rate savings from GLWA, will be approximately 4-6 years from the contract re-negotiation in 2024. A Return On Investment (ROI) calculation has been provided.</p>
<b>Budget Impact:</b>	<p>The full cost of the construction will be paid for with water and sewer replacement reserves and treated as a capital asset within the water and sewer fund. No budget amendments are necessary.</p> <p>Currently, the water and sewer fund has \$15M in its replacement reserve which represents approximately 25% of its current infrastructure net book value. The water and sewer fiscal policy requires a reserve between 10%-25% of the net book value of the infrastructure. The cost of the water tower will decrease the reserve, however it will still remain within the required range.</p>
<b>Suggested Motion:</b>	I move to approve a contract to Reliance Building Company of Novi, Michigan for construction of the Legacy Park water tower and Vault Modifications in an amount of \$6,780,403, plus a 10% contingency for a total not-to-exceed cost of \$7,458,443.

BOT Comments/Questions:

<b>Follow-up:</b>	<b>M/S</b>	<b>BOARD MEMBER</b>	<b>YES</b>	<b>NO</b>
		<b>Abbo</b>		
		<b>Lundberg</b>		
		<b>Rhines</b>		
		<b>Frush</b>		
		<b>Herrmann</b>		
		<b>Roosen</b>		
		<b>Jankowski</b>		



ARCHITECTS. ENGINEERS. PLANNERS.

May 3, 2022

Mr. Bob Belair, PE, Director of Public Services  
Charter Township of Northville  
Department of Public Services  
44405 Six Mile Road  
Northville, MI 48168

RE: 7 Mile Water Tower & Vault Modifications  
**Recommendation of Award**

Dear Mr. Belair:

Sealed bids for the 7 Mile Water Tower & Vault Modification project were received and publicly read aloud at 2:00pm on Wednesday, April 27, 2022, at the Assembly Hall of Charter Township of Northville Municipal Services Building. A single proposal with bid bond was received. The total bid price (base bid) was \$6,780,403. The total alternate bid price was \$7,530,403. The base bid was for a steel spheroid tank; the bidder included CB&I as the named tank manufacturer. The alternate bid was for a composite tank; the bidder included Landmark as the named tank manufacturer. The bid tabulation, which demonstrates the base bid and alternate, along with a unit price breakdown is attached. The sole bidder was Reliance Building Company (Reliance) out of Novi, MI. In reviewing Reliance Building Company's bid, all the required information, including the bond surety, statement of qualifications, and subcontractor(s) listing, has been provided. The bond surety included a seal by a notary that had expired. Reliance Building Company secured a revised bond surety and provided to OHM Advisors.

Per design coordination discussion, it was OHM's expectation that the tank manufacturers would bid on this opportunity as a prime contractor. Our office anticipated at minimum two bids, one from CB&I and another from Landmark. Based on discussion since the bid opening date, we understand the tank manufacturers chose to become subcontractors to a general contractor early in the bid phase. Their reasoning was that the tank cost was expected to be less than half of the overall project total. Further, the tank manufacturers, who are located out of state, struggled generating interest with potential subcontractors, especially site-civil contractors, given the limited availability of trades in the infrastructure market.

Reliance secured both tank vendors for bid options. OHM recommends proceeding with the base bid option of the steel spheroid. The benefits of a composite tank are a slightly larger stem size, which could be used for storage, and reduced coating efforts since the stem is concrete. The composite tank included a cost add of \$750,000. In our opinion, the added cost does not provide significant benefit to proceed with a composite tank for Northville Township.

Reliance included a listing of past projects. The average cost of the projects, in the last 5 years, generally appeared to be in the \$0.5M to \$2M. Reliance has a \$3M project and nearly \$5M projects in process. Beyond 5 years, Reliance has completed much larger projects. It should be recognized that the subcontractors included on Reliance's team have well demonstrated success on large and complex projects. Their trade list includes CB&I for the elevated tank; Stante Excavating for underground, temporary waterline, and site-civil work; CSM Mechanical for mechanical/process piping; Rotor Electric for electrical; and National Construction Group for fencing.

Neither Northville Township nor OHM Advisors have worked with Reliance in the past. OHM reached out to several references included on Reliance's past project list. The general responses suggest Reliance is a trustworthy



general contractor that meets schedules and budgets. Reliance will not self-perform work on this project for Northville Township project.

It is desirable to have competitive bids for projects of this size. However, given the construction market and availability of trades, we recognize this project was challenged to offer more than the single bid received. It is further understood that Northville Township will save over a million dollars annually by bringing the new tank online. This will be accomplished by bringing the Township's peak hour contract rate down to the current max day rate. Given the significant yearly savings to Township residents, timing is of importance to bring the new tank into operation by 2024.

It is our opinion that Reliance Building Company and their subcontractors can successfully perform the work based on past experiences, referenced projects, and information provided with the statement of qualifications in the bid package. Based on the submitted information, **it is recommended that the 7 Mile Water Tower & Vault Modifications contract be awarded to Reliance Building Company in the estimated amount of \$6,780,403.** An additional project contingency of approximately 10%, or \$678,040 is recommended to address unforeseen circumstances and/or additional project costs. Any contract amendments or change orders will be tracked against this contingency and will require Board approval if the total construction contract amount increases above \$7,458,443.

Should there be any questions, please contact me at (734) 466-4430.

Sincerely,  
OHM Advisors

A handwritten signature in blue ink, appearing to read "Lambrina Tercala".

Lambrina Tercala, P.E.  
Senior Project Manager

Encl: Tabulation of Bids Received on April 27, 2022

cc: Brad Lear, Northville Township  
George Tsakoff, OHM Advisors  
Mackenzie Johnson, OHM Advisors  
Matt Kennedy, OHM Advisors  
File



Project Title: Northville Township 7 Mile Water Tower and Vault Modifications

Project Number: 0045-21-0070

Bid Opening Date: 4/27/2022

Bid Opening Time: 2:00:00 PM

Bid Opening Location: Office of the Township Clerk, 44405 Six Mile Road, Northville, MI 48168

Bidder	Bid Bond (Y/N)	Addendum 1 (Y/N) Issued 4/11/22	Addendum 2 (Y/N), Issued 4/20/22	Unit Price Bid Items Total (\$)	Lump Sum Allowances (\$)	TOTAL BID PRICE = Total of Unit Price Bid + Lump Sum Allowance	Alternate Lump Sum Base Bid re: Composite Water Tower	# of Calendar Day Impact to Substantial Completion	TOTAL ALTERNATE BID PRICE = Total of Unit Price Bid Items, Lump Sum Allowance & Alternate Price	Schedule Change	Temp FAA Permit re: Crane Height
Reliance Building Company 26200 Town Center Drive, Suite 195 Novi, MI 48375	Y	Y	Y	\$ 6,528,153.00	\$ 252,250.00	\$ 6,780,403.00	\$ 750,000.00	0	\$ 7,530,403.00	0	158'8"



**Project Title:** Northville Township 7 Mile Water Tower and Vault Modifications  
**Project Number:** 0045-21-0070  
**Bid Opening Date:** 4/27/2022  
**Bid Opening Time:** 2:00:00 PM  
 Office of the Township Clerk,  
 44405 Six Mile Road,  
**Bid Opening Location:** Northville, MI 48168

Reliance Building Company  
 262 Town Center Drive, Suite 195  
 Novi, MI 48375

	UNIT PRICE BID ITEMS	EST. QTY	BID UNIT PRICE	BID TOTAL
	Bid Item 1: Elevated Water Tower (Spheroid)	1 LS	\$ 4,010,000.00	\$ 4,010,000.00
	Bid Item 2: (Proposed) Vault NE-03T	1 LS	\$ 927,000.00	\$ 927,000.00
	Bid Item 3: (Proposed) Vault NE-04T	1 LS	\$ 1,260,000.00	\$ 1,260,000.00
	Bid Item 4: (Existing) Vault NE-01	1 LS	\$ 28,700.00	\$ 28,700.00
	Bid Item 5: (Existing) Vault NE-05	1 LS	\$ 24,800.00	\$ 24,800.00
	Bid Item 6: Remove Tree	6 Ea	\$ 375.00	\$ 2,250.00
	Bid Item 7: Remove Bush	6 Ea	\$ 125.00	\$ 750.00
	Bid Item 8: Remove Sewer	190 Ft	\$ 93.80	\$ 17,822.00
	Bid Item 9: Sewer Structure Removal	1 Ea	\$ 1,880.00	\$ 1,880.00
	Bid Item 10: Abandon Sewer with Flowable Fill	237 Ft	\$ 59.00	\$ 13,983.00
	Bid Item 11: Remove Concrete Curb and Gutter	110 Ft	\$ 125.00	\$ 13,750.00
	Bid Item 12: Remove Water Main	391 Ft	\$ 63.00	\$ 24,633.00
	Bid Item 13: Water Main, Cut & Plug	5 Ea	\$ 9,380.00	\$ 46,900.00
	Bid Item 14: San Sewer, Bulkhead	3 Ea	\$ 375.00	\$ 1,125.00
	Bid Item 15: Water Main, DI, 16-inch	360 Ft	\$ 325.00	\$ 117,000.00
	Bid Item 16: Exploratory Excavation	12 Ea	\$ 3,130.00	\$ 37,560.00
	<b>TOTAL OF ALL UNIT PRICE BID ITEMS</b>		\$	6,528,153.00
	<b><u>LUMP SUM ALLOWANCES</u></b>		\$	252,250.00
	<b>TOTAL BID PRICE</b>		\$	<b>6,780,403.00</b>
	<b>Alternate Lump Sum Base Bid re: Composite Water Tower</b>		\$	750,000.00
	<b>TOTAL ALTERNATE BID PRICE</b>		\$	<b>7,530,403.00</b>

<b>Return on Investment for Installation of a 0.5 MG Elevated Storage Tank</b>	
Total Project Cost =	\$ 6,780,403.00
Estimated Revenue Requirement Annual Savings =	\$ 1,249,700.00
Return on Investment Time Period (Years) =	<b>5.43</b>

<b>Return on Investment for Installation of a 0.5 MG Elevated Storage Tank</b>	
Total Project Cost =	\$ 6,780,403.00
Estimated Revenue Requirement Annual Savings =	\$ 1,674,700.00
Return on Investment Time Period (Years) =	<b>4.05</b>

**Northville Township - Elevated Water Storage Tank  
Return on Investment Based on FY2023 Rates**

**With existing contract rate:**

<b>Condition</b>	<b>Max Day Rate (MGD)</b>	<b>Peak Hour Rate (MGD)</b>	<b>Revenue Requirement</b>
Existing Conditions	10	13.8	\$ 6,142,500.00
With Additional Storage	10	10	\$ 4,892,800.00
		<b>Annual Savings =</b>	<b>\$ 1,249,700.00</b>

**If Township negotiates a lower max day contract rate:**

<b>Condition</b>	<b>Max Day Rate (MGD)</b>	<b>Peak Hour Rate (MGD)</b>	<b>Revenue Requirement</b>
Existing Conditions	10	13.8	\$ 6,142,500.00
With Additional Storage	9	9	\$ 4,467,800.00
		<b>Annual Savings =</b>	<b>\$ 1,674,700.00</b>



5.C

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	Authorize a contract with BDN Industrial Hygiene Consultants for regulatory compliance services at the Legacy Park Building Demolition project.
<b>Department:</b>	Department of Public Services
<b>Support &amp; Background Information:</b>	<p>BDN Industrial Hygiene Consultants (BDN) worked as a sub-contractor for Fleis &amp; Vandenberg and performed all of the Hazardous Material surveys for the remaining eleven (11) buildings at the Legacy Park site. They also helped develop the specifications and bid documents for the demolition project.</p> <p>Due to BDN's thorough knowledge of the buildings and site, experience with similar projects and their intricacies, and history working with the chosen demolition contractor, we are recommending this contract award. BDN will be performing the <u>required</u> Regulatory Compliance Oversight, Risk/Liability consulting, Field Services/Testing, and Project Management services for the abatement and demolition. The attached proposal, dated May 9, 2022, outlines the services that will be provided for a not-to-exceed cost of \$974,200.00. These costs are based conservatively on the schedule provided by the abatement and demolition contractor.</p> <p>Demolition and the subsequent services are eligible expenses of the Brownfield and are allowable uses of the bond proceeds. Shall the bond proceeds exceed the cost of the demolition plus ancillary costs, the remaining bond proceeds can only be spent on eligible activities of the Brownfield.</p>
<b>Budget Impact:</b>	\$12M in bonds were issued in late 2021, net bond proceeds were received of \$11,917,843. The Township will pay for the demolition and ancillary costs with the bond proceeds. All demolition activity will be tracked within the Brownfield Redevelopment Authority fund. No amendments are deemed necessary.
<b>Suggested Motion:</b>	I move to authorize a contract with BDN Industrial Hygiene Consultants for regulatory compliance services at the Legacy Park Building Demolition project for a not-to-exceed cost of \$974,200.00.

BOT Comments/Questions:

Follow-up:	M/S	BOARD MEMBER	YES	NO
		Abbo		
		Lundberg		
		Rhines		
		Frush		
		Herrmann		
		Jankowski		
		Roosen		



May 9, 2022

Bob Belair P.E.  
Director of Public Services  
Charter Township of Northville  
44405 Six Mile Road  
Northville, Michigan 48168  
bbelair@twp.northville.mi.us

RE: BDN Cost Proposal 22CP121 for an estimated 61 Weeks of Asbestos and Other Hazardous Materials Regulatory Compliance Oversight, Risk/Liability Consulting, Field Services, and Project Management Services for the Demolition (Base Bid and all Alternates) for the Legacy Park Demolition project.

Dear Mr. Belair,

At your request, BDN Industrial Hygiene Consultants, Inc. (BDN) is pleased to provide this proposal for professional services to the Charter Township of Northville. BDN will provide the necessary labor, materials, and professional services to complete the following scope.

## Scope of Services

BDN's Core Focus is to represent our client's interest by creating safe work through our experience, knowledge, and passion to educate. We strive to provide a service that eases the strain at every level of the project's organizational structure. We pride ourselves on our creative thinking and vast experiences, which allow us to bring innovative ideas, solutions, and project designs to our clients that reduce cost, schedule, and liability.

### 1.0 Regulatory Compliance Oversight

During the project, BDN will provide trained staff to oversee the daily remediation and demolition activity to ensure compliance with applicable federal, state, and local laws, regulations, and ordinances. This will include the following tasks during the asbestos remediation, and general demolition:

#### 1. Workplan Review

BDN will review the submitted work plan for asbestos remediation to ensure it meets the regulatory requirements and is the most efficient and cost-effective way to perform the work. This review will ensure that the plan considers the health and safety of any other trades or staff that may need to be at the site.

#### 2. Engineering Control Review and Design

BDN will review the engineering controls outlined in the work plan to ensure they meet regulatory requirements. Our field staff will conduct multiple daily inspections of the work area set-up and engineering controls during the project to ensure they are functioning correctly. This will include taking note of the negative pressure readings to ensure they are meeting the 0.02" of water column differential as required by law. If at any time negative pressure is not being achieved, breaches are noticed in the work

area containment, or engineering controls are no longer functioning, BDN will work with the contractor to modify the controls or design a new control to maintain the integrity of the work area. This information will be kept in detailed daily logs and made part of our final report.

### 3. Air Monitoring

Please refer to the air monitoring section of this proposal for more detail regarding the air monitoring services provided by BDN. In summary, we will provide daily perimeter monitoring to ensure the effectiveness of the engineering controls and that the work being performed is not negatively impacting the surrounding environment, which could lead to exposures. This will serve as legal backup and proof of acceptable air quality for any worker exposure claims or regulatory inquiries.

### 4. Regulator Site Visits

When a regulator arrives on-site, BDN will immediately contact all parties involved to inform them of the visit. All BDN staff are trained in our standard operating procedure for a regulatory visit and will utilize the appropriate forms and documentation methods we have developed to ensure that the building owner and all parties involved have an accurate visit recording. This includes recording the reason for the visit, the regulator's name, contact info, collecting photos, sampling what they sample, and ensuring the regulators are not acting outside their authority. Our staff will cooperate with the regulators and provide answers and backup to any questions.

### 5. NESHAP Compliance

The United States Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) standards apply to this project. BDN will ensure compliance with the NESHAP standards during any interior demolition and remediation work and the demolition of the structures.

Perimeter/Fenceline air monitoring is paramount for documentation to establish data proving the effectiveness of dust control measures and confinement. Please refer to this proposal's Demolition Air Monitoring section for more details regarding the air monitoring plan, equipment, and methods we will utilize to perform this task.

### 6. Contractor Submittal and Training Documentation Review

BDN will work with the project management team to review contractor submittals to ensure up-to-date training certificates, and other requested occupational health, safety, or industrial hygiene program documents are submitted, if applicable.

## 2.0 Risk and Liability Management

Our team has various backgrounds and experiences that allow us to see all aspects of the project to understand everyone's role and the part they play. On complicated multi-employer worksites like these, we can help all parties understand the risk and liability associated with working around and with hazardous building materials. Specifically, liability associated with asbestos can not be shed by contract language. Everyone on the site has specific obligations and can be held accountable for failure to communicate the hazards, failure to train, improper removal/handling, or material disturbance.

### 3.0 Project Management

BDN will dedicate an executive-level project manager to oversee the project administration, accounting/budget, and as a subject matter expert when required. One of BDN's senior project managers will be assigned to oversee the daily scheduling, documentation, and administration required to support our field staff. BDN prides itself on great communication with the project team and values being part of a collaborative project partnership, which leads to a successful project. Our project management approach allows us to provide the best project experience, detailed documentation, and final project delivery for all parties involved in the project.

### 4.0 Air Monitoring and Oversight

BDN will carry out the responsibilities of the Owner's Representative. BDN will provide qualified field staff to perform air monitoring for asbestos and other airborne fibers and compliance oversight during the removal of all asbestos from within the 11 structures slated for demolition at the project site.

All asbestos air sample collection and analysis will be performed pursuant to the requirements of the [National Institute of Occupational Safety and Health \(NIOSH\) 7400 Method, Appendix A, Issue 3, dated June 14, 2019](#). All analysts will be NIOSH 582 or equivalent training for phase-contrast microscopy and participate in the American Industrial Hygiene Associated (AIHA) Proficiency Analytical Testing Program for asbestos as required by law. All air sampling will adhere to BDN's standard operating procedures and strict quality control programs and practices.

BDN will perform perimeter air monitoring around active asbestos remediation areas to ensure the deployed engineering controls are adequate and no detrimental impact to outside air quality has occurred from the abatement activities. This will serve as the burden of proof and documentation should any complaint regarding air quality be made.

BDN will not be performing abatement worker exposure monitoring during this project as it was the requirement of the abatement contractor to include that in their cost.

BDN will work closely with the Owner's representatives, and abatement contractor to ensure all work is conducted pursuant to Federal, State, and local laws, regulations, and codes. All efforts will be made to identify efficiencies and expedite any aspect of the project to meet the proposed schedules and save costs whenever feasible.

A comprehensive report will be delivered upon completion of the work that includes all air monitoring data, daily project notes, work area logs, certificates, and a summary of work performed for your records.

### 5.0 Lead Air Monitoring and Oversight

BDN will carry out the tasks of the Owner's Representative. This will include perimeter air monitoring during demolition work and if any indoor abatement activities must take place.

Each sample will be calibrated at the cassette face using a rotometer prior to and after sample collection. 37-mm diameter three-piece air sample cassettes equipped with a 37-mm, 0.8-micron pore size mixed cellulose ester filter (MCEF) membranes will be used on this project for capturing airborne lead. The samples will be collected using battery-powered low-volume vacuum pump samplers.

All heavy metal air samples will be submitted to Apex Research Inc., located at 11054 Hi-Tech Drive, Whitmore Lake, Michigan 48189. Apex is an American Industrial Hygiene Association (AIHA) accredited laboratory (Laboratory ID: 227441) in the Environmental Lead Laboratory Accreditation Program (ELLAP). Samples will be analyzed via method [NIOSH 7082](#). The sample turnaround time will be 24 hours from the laboratories receipt of the sample.

## 6.0 Demolition Air Monitoring and Oversight

During the demolition, BDN will deploy a data logging professional weather station to log all weather and environmental conditions on the site. This will help us have accurate placement of our dust monitoring equipment and record duration where dust monitoring is ineffective (e.g., Heavy Rain or High Winds).

BDN will deploy a DustTrak II 8530EP battery-operated, data-logging, single-channel, light-scattering laser photometer that gives real-time aerosol mass readings and collects gravimetric samples. Our DustTrak is equipped with a Thiamis GSM/GPS cellular modem to allow for real-time data transmission to Environet, which is a cloud-based software that securely stores the data and provides dashboard and sample reporting capabilities. With this capability, BDN can set alarms that trigger when unfavorable conditions are met and allows for a fast response to correct the issue.

In addition to fugitive dust monitoring, BDN will deploy asbestos and lead sampling equipment at the perimeter/fenceline of the worksite to document airborne concentrations during the demolition process.

BDN will work with Fleis & VandenBrink to document the demolition process with a daily field report that captures the work methods, dust suppression methods, corrective actions taken, and general weather conditions. These field reports will accompany the data log from the dust monitor, weather station, and all analytical reports for the asbestos and lead monitoring and the final report.

Demolition monitoring is being proposed for compliance with the [NESHAP](#) standards.

## Excluded Services

Without attempting to be a complete list or description of all services or potential services excluded from this proposal and not performed, the following services are expressly excluded but can be requested if authorized:

1. Worker Exposure Monitoring
2. Waste Handling, Tracking, Manifest Management
3. Safety Consulting
4. Safety Program Development
5. Indoor Air Quality Investigation and Microbial Remediation Plan

## Schedule and Fees

The following is a breakdown of the cost to perform the aforementioned service(s):

Cost Summary	
Service	Estimated Cost
<b>Air Monitoring and Compliance Oversight (Lead/Asbestos)</b> <ul style="list-style-type: none"> <li><b>Schedule:</b> 61 weeks (not contiguous and assumes 31 weeks for Base Bid and 30 weeks for Alternates)</li> <li><b>Shift:</b> 10 hrs/day (40 hours a week)</li> <li><b>Overtime:</b> 2 hrs/day (travel, sample log-in, etc.)</li> <li><b>Labor:</b> \$1200/day, Overtime @ \$125.00/hour (OT estimated at 1000 hours)</li> </ul>	\$857,000
<b>Equipment and Laboratory Analytical Fees</b> <ul style="list-style-type: none"> <li>Shipping (\$30/day)</li> <li>Lead Air Samples @ \$20/sample (220 samples total)</li> <li>Assumes no time as we will be on-site for abatement activities when demolition starts.</li> <li>Particulate monitors</li> </ul>	\$7,400
<b>Project Management</b> <ul style="list-style-type: none"> <li>Project Executive or Senior PM Approx. 732 hrs @ \$150/hr (estimate of 12 hours per week)</li> </ul>	\$109,800
<b>Report Generation</b> <ul style="list-style-type: none"> <li>Data review</li> <li>Quality review</li> <li>CAD diagrams</li> <li>Report writing</li> <li>Report compilation</li> </ul>	Included in Project Management Role
<b>Estimated Project Total:</b>	<b>\$974,200</b>

This estimate is as reasonable and accurate as can be made at this time. It is conceivable that various phases of this project may require expenditures of effort beyond those estimated because of contingencies inherent in such projects. However, the total cost for this project will not exceed the above estimate without receiving written authorization. The total cost is based on the project sampling plan per the scope of work as laid out in the schedule provided. The total number of days the estimate is based on is as indicated in the schedule.

## BDN's Commitment

BDN is committed to being a valued partner to our clients and project teams that we work alongside. We strive to establish lasting relationships which give you repeatable and consistent results. BDN will ensure the following:

1. All levels of our organization will be responsive to your needs.
2. You will be informed frequently of our progress associated with this scope of work.
3. We will follow up with you to answer any questions you may have related to this study or other services we may offer.

## Authorization

Attached is our Professional Service Agreement. If you concur with our scope of services, please sign in the space provided and return the executed contract to me at [jcallaway@bdnihc.com](mailto:jcallaway@bdnihc.com). This proposal is made subject to the attached Terms and Conditions for Professional Services. Invoices will be submitted every four weeks, and payment is due per payment terms stipulated on the invoice.

We appreciate the opportunity to be of service on this project. If you have any questions regarding this proposal, or if additional information is needed for your review, please contact me at 269-207-2908 or [jcallaway@bdnihc.com](mailto:jcallaway@bdnihc.com).

Sincerely,



Julie R. Callaway  
President  
BDN Industrial Hygiene Consultants  
[jcallaway@bdnihc.com](mailto:jcallaway@bdnihc.com)  
269-207-2908



## Professional Service Agreement

**PROJECT NAME:** Legacy Park Demolition Project  
**BDN CONTACT:** Julie Callaway  
**CLIENT:** Charter Township of Northville  
**CLIENT CONTACT:** Bob Belair  
**EMAIL ADDRESS:** [bbelair@twp.northville.mi.us](mailto:bbelair@twp.northville.mi.us)

hereby requests and authorizes BDN to perform the following:

### SCOPE OF SERVICES:

Scope of services as outlined in BDN Cost Proposal 22CP121 dated May 9, 2022

**AGREEMENT.** The Agreement consists of this page and the documents that are checked:

- Terms and Conditions for Professional Services, attached.
- Proposal dated **May 9, 2022**
- Other:

### METHOD OF COMPENSATION:

- Lump-Sum for Defined Scope of Services
- Hourly Billing Rates plus Reimbursable Expenses
- Other:

### Budget for above Scope of Services:

Nine hundred seventy four thousand two hundred dollars (\$974,200)

### ADDITIONAL PROVISIONS (IF ANY):

**APPROVED FOR:**  
Charter Township of Northville

**ACCEPTED FOR:**  
BDN Industrial Hygiene Consultants, Inc.



<b>BY:</b> _____	<b>BY:</b> Julie R. Callaway _____
<b>TITLE:</b> _____	<b>TITLE:</b> President _____
<b>DATE:</b> _____	<b>DATE:</b> May 9, 2022 _____



**Board of Trustees  
Request for Action**

5.0

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	Authorize a Change Order to Fleis & Vandenbrink for the Legacy Park Building Demolition construction administration, management, and monitoring services.
<b>Department:</b>	Department of Public Services
<b>Support &amp; Background Information:</b>	<p>On October 21, 2021, the township entered into a contract with Fleis &amp; Vandenbrink (F&amp;V) for the hazardous material inventory and design specification development for the Legacy Park Demolition Project. Bids were received and a construction contract was authorized for the contract to perform the demolition of the eleven (11) remaining buildings with Asbestos Abatement Incorporated (AAI).</p> <p>In order to administer the contract and manage the project, we are recommending a change order to the existing contract with F&amp;V to include these additional services. The services outlined in the May 9, 2022 Authorization Request (attached) will be performed for a not-to-exceed cost of \$267,285.00.</p> <p>Demolition and the subsequent services are eligible expenses of the Brownfield and are allowable uses of the bond proceeds. Shall the bond proceeds exceed the cost of the demolition plus ancillary costs, the remaining bond proceeds can only be spent on eligible activities of the Brownfield.</p>
<b>Budget Impact:</b>	\$12M in bonds were issued in late 2021, net bond proceeds were received of \$11,917,843. The Township will pay for the demolition and ancillary costs with the bond proceeds. All demolition activity will be tracked within the Brownfield Redevelopment Authority fund. No amendments are deemed necessary.
<b>Suggested Motion:</b>	I move to authorize a Change Order to Fleis & Vandenbrink for the Legacy Park Building Demolition construction administration, management, and monitoring services for a not-to-exceed cost of \$267,285.00.

BOT Comments/Questions:

Follow-up:	M/S	BOARD MEMBER	YES	NO
		<b>Abbo</b>		
		<b>Lundberg</b>		
		<b>Rhines</b>		
		<b>Frush</b>		
		<b>Herrmann</b>		
		<b>Jankowski</b>		
		<b>Roosen</b>		



ADDITIONAL SERVICES AUTHORIZATION

to Professional Services Agreement between
Charter Township of Northville and Fleis & VandenBrink Engineering, Inc. Dated October 21, 2021
F&V Project Name: Northville Psychiatric Hospital Demolition Oversight and Documentation
F&V Project No: 852570

May 9, 2022

This authorizes the following changes to the above-referenced contract:

Terms of agreement is AMMENDED TO INCLUDE the following:

- Demolition oversight estimated at 30 hours per week for 37 weeks
• Daily summary reports during demolition
• Dust monitoring equipment for 7.5 months of demolition oversight, monitoring to occur downwind of active demolition
• Weekly Summary for Client from project start
• Conduct and record minutes of bi-weekly progress meetings from project start
• Project Management 8hrs per week for 60 weeks
• Final Summary Report, including summaries of disposal of materials and asbestos, truck loads, daily and weekly reports, and photographs.

This is based on the contract being awarded to AAI. The fees are based on 34 weeks of demolition and 60 total weeks of the project. This time estimate is based on the schedule in the AAI bid and on our interview discussion with AAI on the timeline for including the building Alternates.

For the Lump Sum of \$267,285.00

IN WITNESS WHEREOF, the parties hereto have made and executed this Additional Services Authorization:

OWNER
BDN INDUSTRIAL HYGIENE CONSULTANTS

ENGINEER
FLEIS & VANDENBRINK ENGINEERING, INC.

By: \_\_\_\_\_

By: [Signature] \_\_\_\_\_

Brian Rice

Title: \_\_\_\_\_

Title: Principal

By: \_\_\_\_\_

By: [Signature] \_\_\_\_\_

Trevor Woollatt

Title: \_\_\_\_\_

Title: Project Manager

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

Date: May 9, 2022

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

5.E

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	Authorize a contract with McDowell and Associates for Due Care Consulting and Dump Area Cover Investigation.
<b>Department:</b>	Department of Public Services
<b>Support &amp; Background Information:</b>	<p>In 2021, McDowell &amp; Associates performed investigative services and due care plan development on the abandoned dump sites at the former psychiatric hospital site (Legacy Park). Boundaries of the abandoned dump sites have been determined and further investigations are required in order to properly perform our due care obligations to properly mitigate the sites. Depths and types of materials at the dump locations will need to be determined, tested, and documented such that proper cover and boundaries can be established.</p> <p>We are recommending a continuation of services with McDowell and Associates, for an amount not-to-exceed \$40,000, in order to properly remediate these sites and ensure proper due care. At the end of this project, these sites will be in full compliance with all regulatory requirements of the State.</p> <p>Currently, neither the Act 381 Brownfield Plan nor the local brownfield plan include due care activities as eligible expenses. Therefore, the funding source to pay McDowell and Associates will be capital project funds.</p>
<b>Budget Impact:</b>	For reasons mentioned above, Capital Project Funds will be used to pay for McDowell and Associates contract. Funds have been allocated within the Capital Project Fund for seven mile. No budget amendment is deemed necessary.
<b>Suggested Motion:</b>	I move to authorize a contract with McDowell and Associates for Due Care Consulting and Dump Area Cover Investigation for a not-to-exceed cost of \$40,000.00.

BOT Comments/Questions:

Follow-up:	M/S	BOARD MEMBER	YES	NO
		Abbo		
		Lundberg		
		Rhines		
		Frush		
		Herrmann		
		Jankowski		
		Roosen		

## **McDowell & Associates**

***Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection***

21355 Hatcher Avenue, Ferndale, MI 48220  
Phone: (248) 399-2066 • Fax: (248) 399-2157

April 23, 2022

Charter Township of Northville  
44405 Six Mile Road  
Northville, Michigan 48168

Job No. 21-16146

Attention: Mr. Bob Belair

Subject: Proposal to Complete Fill Area Cover Investigation  
and Provide Due Care Consulting  
Former Northville Regional Psychiatric Hospital Rail Spur Area  
41001 7 Mile Road, West of Haggerty Road  
Northville Township, Wayne County, Michigan

Dear Mr. Belair,

This proposal is a revision to a proposal we provided on February 1, 2022, that was focused solely on investigating cover soil over landfill areas at the property. You have requested the proposal be adjusted to include consulting to assist with implementation of Due Care.

As you know, McDowell & Associates has begun the work and depending on chemical test results, may be complete with the field investigation portion of the scope of work. It is also possible that final test results suggest the need for supplemental field work.

Scope of work underway:

1. Multiple shallow test excavations completed in the dump areas.
2. Spoils were screened with a MiniRAE photoionization detector (PID) to estimate the presence of volatile organic compound (VOC) vapors.
3. Soil samples were collected from 12 locations within each dump area for chemical testing. Samples will be collected from depths of 0-6", 6" – 12", and 12" – 18".
4. Select samples were submitted to a qualified laboratory for chemical testing to determine the presence of arsenic, lead, and PNAs (Method 8270). Samples were submitted to the laboratory in phases by depth, i.e., the 6 – 12" sample will only be submitted for testing if the corresponding 0 – 6" samples does not show unacceptable levels of contamination. This proposal allows for one sample from each dump area to be selected for more comprehensive chemical testing. The cost range below assumes testing of all 0 – 6" samples, and either no or all 12" – 18" samples.
5. Preparation of a written report summarizing our observations and the results of all chemical tests.

### **Mid-Michigan Office**

3730 James Savage Road, Midland, MI 48642  
Phone: (989) 496-3610 • Fax: (989) 496-3190

### Due Care Consulting

Work would consist of review of chemical test results and development of construction plans to address due care on the landfill areas and former rail spur portions of the property. This would likely include discussion of options with Northville Township representatives and may include discussions with EGLE personnel. One or two visits would be completed with field personnel to explain scope and witness work. The cost range below assumes up to 16 hours for Jennifer Lagerbohm and 16 hours for Doug McDowell with some staff and graphics support.

### Documentation of Due Care Compliance

This would consist of a report completed for submittal to EGLE for review intended to obtain EGLE approval of the Township's efforts to demonstrate Due Care. It should be expected that the initial submittal would be in "draft" form and that comments will be received with the need for a revised or amended submittal. In some cases EGLE prefers that an initial submittal be withdrawn and resubmitted. It is suggested that the submittal strategy be discussed with Northville Township legal counsel so that their thoughts are considered.

### Work Procedures

All field work will be performed by McDowell & Associates' qualified personnel under the supervision of a licensed Professional Engineer having appropriate geoenvironmental and hydrogeological qualifications to ensure that all sampling and field testing procedures comply with the appropriate EPA and EGLE guidelines, as well as typical protocols for similar conditions. Samples will be properly obtained, preserved, and delivered to an analytical chemistry testing laboratory with a request for expeditious testing.

Sample chain-of-custody will be documented by chain-of-custody procedures with McDowell & Associates responsible for the samples until they are delivered to a representative of the analytical chemistry laboratory.

### Confidentiality

We will hold confidential all business or technical information obtained or generated in the performance of services for this project. We will not disclose such information without your consent except to the extent required for:

1. Performance of services under this agreement;
2. Compliance with professional standards and conduct for preservation of public safety, health, and welfare;
3. Compliance with any court order or governmental directive;
4. Protection of McDowell & Associates against claims under this agreement.

If disclosure is necessary, such disclosure will not be made without first notifying you as to the necessity for disclosure.

Estimated Fees and Time- Line

McDowell & Associates' fees for the work would be billed on a time and materials basis. Cost for the Fill Area Cover Investigation can be expected to range between \$21,500 and \$31,000.

Cost for Due Care Consulting can be expected to range in cost between \$4,000 and \$6,000. Documentation of Due Care Compliance (DDCC) would be a summary of previous work but will likely include discussions and revisions with EGLE input and can be expected to range in cost between \$2,000 and \$3,000.

The Fill Area Cover Investigation will be completed in about 3 weeks. Timeline for Due Care Consulting under this agreement will be contractor/project dependent. Documentation of Due Care Compliance can be completed in two weeks, but EGLE review time with back-and-forth could be expected to take about 2 months.

Work will be completed in accordance with McDowell & Associates General Conditions, a copy of which is attached herewith and is incorporated into this proposal. Please sign below which will serve as our contract and authorization to proceed with the work.

In the event that unusual site conditions are encountered or unexpected events transpire that delay our ability to complete your report, we will notify you.

If you have any questions or if we can be of further service, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES

  
Douglas M. McDowell, M.S., P.E.  
Vice President

DM/dm

Attachments

McDowell & Associates General Conditions

Description	Low Estimate	High Estimate	Time
Fill Area Cover Investigation	\$21,500	\$31,000	3 weeks more
Due Care Consulting	\$4,000	\$6,000	TBD
DDCC	\$2,000	\$3,000	2 months
Total:	\$27,500	\$40,000	

## **McDowell & Associates**

*Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection*

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax:(248) 399-2157

### **GENERAL CONDITIONS - ENVIRONMENTAL (Page 1 of 3)**

#### **STANDARD OF CARE**

In accepting this agreement for consulting services, the client acknowledges the inherent risk associated with oil, radon, hazardous, radioactive, toxic, irritant, pollutant or otherwise dangerous substances or conditions as well as with construction activities. In performing our professional services, we will use that degree of care and skill ordinarily exercised, under similar circumstances, by members of the profession practicing in the same or similar locality. The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. We make no express or implied warranty beyond our commitment to conform to this standard.

#### **INDEMNITY**

It is understood and agreed that, in seeking our consulting services under this agreement, the client is requesting McDowell & Associates to undertake, for the client's benefit, potentially uninsurable obligations involving the presence or potential presence of hazardous substances or gases. Therefore, the client agrees to hold harmless, indemnify, and defend us and our subcontractors from and against any and all claims, losses, damages, liability, and costs, including but not limited to costs of defense, arising out of, or in any way connected with, the presence, discharge, release, or escape of contaminants of any kind, except for such liability as may arise out of our sole gross negligence in the performance of services under this agreement.

#### **INSURANCE**

McDowell & Associates carries Worker's Compensation Insurance, Standard Public Liability Insurance and Professional Liability Insurance as protection against most risks of liability exposure. We will furnish information and certificates for these insurances at the client's request. However, professional liability and other insurances may not be available to us, or the engineering profession as a whole, to cover work related to hazardous substances.

We will not be responsible for any loss, damage, or liability beyond the amounts, limits, exclusions and conditions of our insurance. We will not be responsible for any loss, damage, or liability arising from the client's negligent acts, errors and omissions and those by the client's staff, consultants, contractors and agents or from those of any person for whose conduct we are not legally responsible.

#### **Mid-Michigan Office**

3730 James Savage Road • Midland, MI 48642

Phone: (989) 496-3610 • Fax: (989) 496-3190

## **GENERAL CONDITIONS (Page 2 of 3)**

### **LIMITATION OF LIABILITY**

McDowell & Associates has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or conditions at the site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposure to such substances or conditions. Accordingly, McDowell & Associates liability for all actions, omissions, or negligence, whether active or passive, shall not exceed \$50,000.

### **RIGHT OF ENTRY**

Unless otherwise agreed, the client will furnish right-of-entry on the land for us to make the planned borings, surveys, explorations, or field tests. We will take reasonable precautions to minimize damage to land and structures with field equipment, but have not included in our fee the cost for rectifying damages that may result from our operations. If we are required to restore the land to its former condition, this will be accomplished and the associated charges will be added to our fee.

### **UTILITIES**

In the prosecution of the work, we will take reasonable precautions to avoid damage or injury to subterranean structures or utilities. The client agrees to hold us harmless for any damages to subterranean structures which are not called to our attention and correctly shown or described on the documents furnished.

### **OWNERSHIP OF DOCUMENTS**

All reports, drawings, plans, specifications, field data, field notes, calculations, estimates and other documents we prepare, as instruments of service, shall remain our property. Client agrees that all reports and other work furnished to the client or his agents, which is not paid for, will be returned upon demand and will not be used by the client for any purpose whatever. We will retain pertinent records relating to the services performed for a period of five (5) years following submission of the report, during which period the records will be made available to the client at reasonable times for a reasonable fee.

### **RESOLUTION OF DISPUTES**

All claims, disputes and other matters in controversy arising out of or in any way related to this agreement will be submitted to Alternative Dispute Resolution (ADR) before and as a condition precedent to other remedies provided by law. If and to the extent we have agreed on methods for resolving such disputes, then such methods will be set forth in the "Alternative Dispute Resolution Agreement" which, if attached, is incorporated into and made a part of this agreement. If no specific ADR procedures are set forth in the agreement, then it shall be understood that the parties shall submit disputes to mediation as a condition precedent to litigation.



## **GENERAL CONDITIONS (Page 3 of 3)**

If a dispute at law arises from matters related to the services provided under this agreement and that dispute requires litigation instead of ADR as provided above, then:

1. the claim will be brought and tried in the judicial jurisdiction of the court where our principal place of business is located and the client waives the right to remove the action to any other judicial jurisdiction, and
2. the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim-related expenses.

### **TERMINATION**

This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, we shall be paid for services performed to the termination notice date plus reasonable termination expenses.

In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this agreement, we may complete such analyses and records as are necessary to complete our files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all our direct costs in completing such analyses, records and reports.

### **COMPENSATION**

The Client agrees to pay Consultant for all services and expenses, according to the Contract, through the termination or completion of the Consultant's work, plus all interest, expenses and/or costs incurred in early termination and all costs of collection, including reasonable attorney fees and court costs. All invoices submitted to the Client shall be due and payable within thirty (30) days of receipt. Any payment not received within that period will bear interest at the rate of one and one half (1.5%) percent per month. In the event that payment is not received on any invoice within thirty (30) days, Consultant reserves the right to terminate any existing contracts with Client without incurring any liability to Client.

### **ASSIGNS**

Neither the client nor our firm may delegate, assign, sublet or transfer its duties or interest in the agreement without the written consent of the other party.

5.F

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	Approval of 2022 Proposed Water & Sewer Rate Resolution
<b>Department:</b>	Department of Finance / Public Services
<b>Support &amp; Background Information:</b>	<p>Effective July 1, 2022, the Township will reduce its variable water and sewer rates by 3%, lowering the combined user rate from \$11.62 to \$11.27 (per 1000 gallons). Fixed charges will remain steady.</p> <p>The Township plans to implement a full rate study during 2022/2023.</p> <p>Please refer to attached memo for detailed rate information.</p>
<b>Budget Impact:</b>	The reduction of 3% in variable charges will reduce user charge revenue within the water and sewer fund.
<b>Suggested Motion:</b>	Motion to approve 2022 Proposed Water & Sewer Rate Resolution.

BOT Comments/Questions:

<b>Follow-up:</b>	<b>M/S</b>	<b>BOARD MEMBER</b>	<b>YES</b>	<b>NO</b>
		<b>Nix</b>		
		<b>Hillebrand</b>		
		<b>Banner</b>		
		<b>Allen</b>		
		<b>Heath</b>		
		<b>Herrmann</b>		
		<b>Shadko</b>		



**BOARD OF TRUSTEES**

Mark J. Abbo, *Supervisor*  
 Roger Lundberg, *Clerk*  
 Jason Rhines, *Treasurer*  
 Scott Prush, *Trustee*  
 Mindy Herrmann, *Trustee*  
 Cynthia Jankowski, *Trustee*  
 Christopher Roosen, *Trustee*

## 2022 Water & Sewer Rate Recommendation

Northville Township's water and sewer charges are divided into two categories: fixed charges (**ready to serve**) and variable charges (**usage**). Usage is billed per 1,000 gallons of water used and the ready to serve charge is determined by the meter size of a home or business.

Effective July 1, 2022

The **ready to serve** charge is assessed to cover a portion of the Township's debt to pay for improvements to the water & sewer system as well as cover the Township's departmental costs to serve the needs of each customer of the system. The **ready to serve** charge remains unchanged from the existing meter rate schedule as follows:

### Ready to serve rate schedule by meter size:

Meter Size	Annual Cost	Monthly Fixed Rate Water	Monthly Fixed Rate Sewer	Monthly Total Fixed Rate
1"	\$ 365.04	\$ 17.97	\$ 12.45	\$ 30.42
1.5"	\$ 821.28	\$ 40.43	\$ 28.01	\$ 68.44
2"	\$ 1,460.16	\$ 71.88	\$ 49.80	\$ 121.68
3"	\$ 3,285.48	\$ 161.74	\$ 112.05	\$ 273.79
4"	\$ 5,840.88	\$ 287.54	\$ 199.20	\$ 486.74
6"	\$ 13,141.44	\$ 646.92	\$ 448.20	\$ 1,095.12
10"	\$ 36,505.20	\$ 1,797.09	\$ 1,245.01	\$ 3,042.10

The **usage** charge is currently \$11.62/1,000 gallons for combined water and sewer and will **decrease 3%** (\$0.35/1,000 gallons) for all bills rendered after July 1<sup>st</sup>. For a customer using 30,000 gallons of water every billing cycle, the 2022 rate adjustments approximate a **decrease** of \$10.46 every two months. This decrease will vary for individual customers' depending on size of meter and actual usage.

	Water User Rate (per 1000 gal)	Sewer User Rate (per 1000 gal)	Combined User Rate (per 1000 gal)	Bi-Monthly Water Fixed Charge	Bi-Monthly Sewer Fixed Charge	Estimated Bi-Monthly Consumption Charge	Estimated Bi-Monthly Fixed Charge	Estimated Total Bill (*)
<b>2022 Rates</b>	\$ 6.33	\$ 4.94	\$ 11.27	\$ 35.94	\$ 24.90	\$ 338.14	\$ 60.84	\$ 398.98
<b>2018 Rates</b>	\$ 6.53	\$ 5.09	\$ 11.62	\$ 35.94	\$ 24.90	\$ 348.60	\$ 60.84	\$ 409.44
<b>2017 Rates</b>	\$ 6.53	\$ 4.75	\$ 11.28	\$ 35.94	\$ 24.90	\$ 338.40	\$ 60.84	\$ 399.24
<b>2016 Rates</b>	\$ 5.55	\$ 5.09	\$ 10.64	\$ 35.94	\$ 24.90	\$ 319.20	\$ 60.84	\$ 380.04

(\*) Assumptions: Estimated Water & Sewer bill based on consumption of 30,000 gallons per cycle (every two months), and a 1" meter.

For more information, please check the Township website [www.twp.northville.mi.us](http://www.twp.northville.mi.us) or contact Water & Sewer Billing at (248) 348-5820.

**RESOLUTION 2022-XXX**

At a regular meeting of the Board of Trustees of the Charter Township of Northville, held on Thursday, May 19, 2022 at 7:00 p.m. at the Northville Township Hall, the following information was offered:

**WHEREAS:** The Charter Township of Northville through its Code of Ordinances, Section 139, has empowered itself to acquire, construct, operate and maintain a water supply system and a sanitary sewage collection system; and,

**WHEREAS:** By Section 139-7 and 139-15 the Charter Township of Northville may establish rates to operate said systems; and,

**WHEREAS:** certain rates must reflect actual costs or usage and consumption including costs related to administration, construction, maintenance and replacement to the systems; and,

**WHEREAS:** The cost to finance said system supports the ability to decrease the water and sewer rates by decreasing the consumption rate component of the current rate structure by 3%; and,

**NOW, THEREFORE, BE IT RESOLVED:** that the following rates shall be implemented as the rates of the Sanitary Sewer Collection System pursuant to Section 139-7 and the Water Supply System pursuant to Section 139-15 for all bills rendered after July 1, 2022.

<u>Meter Size</u>	<u>Annual Cost</u>	<u>Monthly Fixed Rate Water</u>	<u>Monthly Fixed Rate Sewer</u>	<u>Monthly Total Fixed Rate</u>
1"	\$ 365.04	\$ 17.97	\$ 12.45	\$ 30.42
1.5"	\$ 821.28	\$ 40.43	\$ 28.01	\$ 68.44
2"	\$ 1,460.16	\$ 71.88	\$ 49.80	\$ 121.68
3"	\$ 3,285.48	\$ 161.74	\$ 112.05	\$ 273.79
4"	\$ 5,840.88	\$ 287.54	\$ 199.20	\$ 486.74
6"	\$ 13,141.44	\$ 646.92	\$ 448.20	\$ 1,095.12
10"	\$ 36,505.20	\$ 1,797.09	\$ 1,245.01	\$ 3,042.10

Consumption Rate Water: \$6.33 per Thousand Gallons  
 Metered Consumption Sewer: \$4.94 per Thousand Gallons  
 Non-Metered Sewer (Flat Rate): \$120.49 per Bi-Monthly Billing

**AYES:**  
**NAYS:**  
**ABSENT:**

**RESOLUTION DECLARED ADOPTED:**

I, Roger Lundberg, Clerk of the Charter Township of Northville, County of Wayne, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution of action approved by the Board of Trustees at their regular meeting held on May 19, 2022 at 44405 Six Mile Road, Northville, Michigan 48168.

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Roger Lundberg

5.G

**Board of Trustees  
Request for Action**

<b>Meeting Date:</b>	May 19, 2022
<b>Agenda Item:</b>	<b>Request to Approve Budget Amendment #2022-2</b>
<b>Department:</b>	Finance and Budget

**Support & Background Information:**

The proposed budget amendment, detailed in the attached memo, further aligns projected expenditures with anticipated year end results.

Revenue and expenditures are monitored throughout the year by the individual departments in coordination with the finance, human resources, and manager's department.

**Budget Impact:**

The budget amendment will impact both the general fund, public safety fund, and shared services fund.

**Suggested Motion:** Motion to Approve Budget Amendment #2022-2 as presented:

BUDGET AMENDMENT #2022-2

	Original Budget	Proposed Amendment Inc (Dec)	Final Amended Budget
<b>GENERAL FUND</b>			
<b>APPROPRIATIONS</b>			
Finance and Budget	\$ 659,567	\$ 56,023	\$ 715,590
Clerk	322,706	2,500	325,206
Information Technology and Communications	507,236	26,975	534,211
Treasury	47,316	2,150	49,466
Building	417,634	3,000	420,634
Total Expenditures	<u>\$ 1,954,459</u>	<u>\$ 90,648</u>	<u>\$ 2,045,107</u>
<b>PUBLIC SAFETY FUND</b>			
<b>APPROPRIATIONS</b>			
Public Safety Fund	\$ 16,693,905	\$ 24,740	\$ 16,718,645
Total Expenditures	<u>\$ 16,693,905</u>	<u>\$ 24,740</u>	<u>\$ 16,718,645</u>
<b>SHARED SERVICES</b>			
<b>APPROPRIATIONS</b>			
Park Development	\$ 1,528,758	\$ 127,298	\$ 1,656,056
Total Expenditures	<u>\$ 1,528,758</u>	<u>\$ 127,298</u>	<u>\$ 1,656,056</u>

**BOT Comments/Questions:**

Follow-up:	M/S	BOARD MEMBER	YES	NO
		Abbo		
		Lundberg		
		Rhines		
		Frush		
		Herrmann		
		Jankowski		
		Roosen		

# Memo



## BOARD OF TRUSTEES

Mark J. Abbo, *Supervisor*  
Roger Lundberg, *Clerk*  
Jason Rhines, *Treasurer*  
Scott Frush, *Trustee*  
Mindy Herrmann, *Trustee*  
Cynthia Jankowski, *Trustee*  
Christopher Roosen, *Trustee*

**To:** Mark Abbo, Township Supervisor and Board of Trustees  
**From:** Wendy Hillman/Finance and Budget Director  
**CC:** Todd Mutchler, Township Manager/Public Safety Director  
**Date:** May 19, 2022  
**Re:** Budget Amendment #2022-2

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### General Fund:

The following amendments are the result of activities which have occurred during 2022. Including the amendments below, the expected ending fund balance within the general fund is anticipated to trend at \$15 million.

**Grants Manager** – Effective April 2022, the Township promoted our part-time communications manager to a full-time communications/grants manager. This salaried position is a shared cost between Finance & Budget and Information Technology and Communications (ITaC). This full-time position is eligible for the Township's benefits package and allows for additional professional development.

Therefore, a budget amendment of \$43,023 is requested in the Finance and Budget Department and a budget amendment of \$26,975 is requested in the ITaC Department. The proposed amendment will increase both personnel services and professional development.

**Other Post-Employment Benefits (OPEB) Experience Study** – For fiscal year ending December 31, 2021, the Township contracted with CBIZ to perform a full OPEB valuation, as required under GASB 75. It is standard procedure for OPEB actuarial firms to use the same assumptions as the MERS pension system. Per discussion with the Township actuaries, it was discussed that the Township may benefit from an experience study so that future valuations would use assumptions driven from its own experiences, rather than relying on MERS experiences. This will provide the Township with a funding level that is true to its own experiences which can be funded accordingly.

Therefore, a budget amendment of \$10,000 is requested for the Finance and Budget Department to move forward with the experience study.

**Printing** – Based on information received from its current vendor, the Township is expecting increases in printing costs for both the printing of summer and winter tax bills and the Township's budget book. Therefore, a budget amendment of \$3,000 is requested for the Finance and Budget Department and a budget amendment of \$2,150 is requested for the Treasurer's Department to account for these anticipated cost increases.

**Equipment Maintenance** – The Township incurs monthly Konica printer maintenance fees. During the preparation of the original 2022 budget, a budget for these maintenance charges was overlooked for both the Clerk and Building Departments.

Therefore, a budget amendment of \$2,500 is requested for the Clerk's Department and a budget amendment of \$3,000 is requested for the Building Department to account for these monthly fees.

**Carry Forward of 2021 Capital Improvement Projects:**

The following amendments are the result of capital projects that were board-approved in 2021, however, not completed until 2022:

**Public Safety Fund** – On October 21, 2021, the Township Board approved the re-paving of the south-east parking lot of the fire station using budgeted funds. This project has been completed in its entirety in 2022. *Therefore, a budget amendment in the amount of \$24,740 is requested to pull forward the budget from 2021 into 2022.*

**Shared Services Fund** – On November 18, 2021, the Township Board approved the pathway extension project at Marv Gans Community Park using budgeted funds. This project has been completed in its entirety in 2022. *Therefore, a budget amendment in the amount of \$127,298 is requested to pull forward the budget from 2021 into 2022.*

**Summary of Prior Budget Amendments:**

Budget Amendment #	Meeting Date	Agenda Item #	Dept	Amount	Purpose
2022-1	10/21/21	5B	Executive	\$ 4,000.00	Historical District - Increase upon approval of 2022 Budget

**Current Budget Amendment:**

BUDGET AMENDMENT #2022-2

	Original Budget	Proposed Amendment Inc (Dec)	Final Amended Budget
<b>GENERAL FUND</b>			
<b>APPROPRIATIONS</b>			
Finance and Budget	\$ 659,567	\$ 56,023	\$ 715,590
Clerk	322,706	2,500	325,206
Information Technology and Communications	507,236	26,975	534,211
Treasury	47,316	2,150	49,466
Building	417,634	3,000	420,634
Total Expenditures	<u>\$ 1,954,459</u>	<u>\$ 90,648</u>	<u>\$ 2,045,107</u>
<b>PUBLIC SAFETY FUND</b>			
<b>APPROPRIATIONS</b>			
Public Safety Fund	\$ 16,693,905	\$ 24,740	\$ 16,718,645
Total Expenditures	<u>\$ 16,693,905</u>	<u>\$ 24,740</u>	<u>\$ 16,718,645</u>
<b>SHARED SERVICES</b>			
<b>APPROPRIATIONS</b>			
Park Development	\$ 1,528,758	\$ 127,298	\$ 1,656,056
Total Expenditures	<u>\$ 1,528,758</u>	<u>\$ 127,298</u>	<u>\$ 1,656,056</u>



5.4

<b>Board of Trustees Request for Action</b>				
<b>Meeting Date:</b>	May 19, 2022			
<b>Agenda Item:</b>	<b>Request to Approve Vehicle Internal Transfers and Budget Amendment #2022-3</b>			
<b>Department:</b>	Finance and Budget			
<b>Support &amp; Background Information:</b>	<p>In accordance with the Township's Vehicle Transfer and Disposal Policy, vehicles which are transferred internally require a vehicle transfer form in support of the transfer. The purpose of the form is to 1) identify a sales price (if any) 2) formally notify the Township Board and 3) Notify finance so the fixed asset listing and insurance records can be updated.</p> <p>While completing an audit of our Township fleet vehicles, seven (7) discrepancies were noted. In each case, the driver of the vehicle resided in a department that was not the originating department. No formal transfer of the vehicle had been made.</p> <p>In all but one case, the vehicle was fully depreciated with zero net book value. However in one case, a vehicle purchased in 2020 by the Water and Sewer Fund is now being driven by an employee of the General Fund. The net book value of the vehicle is \$15,147.</p> <p>It is requested that the Board of Trustees formally approve the internal transfer of these vehicles and approve an amendment to the General Fund in the amount of \$15,147 to allow for the purchase of the vehicle from the Water &amp; Sewer Fund.</p>			
<b>Budget Impact:</b>	The purchase of the vehicle from the water and sewer fund will require a budget amendment in the amount of \$15,147 within the general fund's Facility Maintenance Department (101-265-977.001).			
<b>Suggested Motion:</b>	<p>Motion to Approve the vehicle transfer forms which support the internal fleet transfers.</p> <p>Motion to Approve a budget amendment (#2022-3) in the amount of \$15,147 within the Facilities Maintenance Department of the General Fund.</p>			
<b>BOT Comments/Questions:</b>				
<b>Follow-up:</b>	<b>M/S</b>	<b>BOARD MEMBER</b>	<b>YES</b>	<b>NO</b>
		<b>Abbo</b>		
		<b>Lundberg</b>		
		<b>Rhines</b>		
		<b>Frush</b>		
		<b>Herrmann</b>		
		<b>Jankowski</b>		
		<b>Roosen</b>		



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: <u>General (Facilities)</u>		DATE: <u>04/20/22</u>	
EMPLOYEE CONTACT: <u>Heidi LaFever</u>		CONTACT #: <u>(248) 662-0451</u>	
ORIGINAL PURCHASE PRICE = \$ <u>45,290.00</u>		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: <u>05/19/22</u>		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____		(LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)	
ORIGINAL SOURCE OF FUNDS: <input checked="" type="checkbox"/> GENERAL <input type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: <u>2007</u>	VIN #: <u>1FDAF56P57EB39490</u>	MAKE / MODEL: <u>Ford/F550</u>	
PLATE #: <u>033X070</u>			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS: _____		
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE = _____	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ <b>OR</b> <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: <u>Water &amp; Sewer (Fund 592)</u>			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:		FINAL SALE PRICE: \$	<u>0.00</u>
DATE OF SALE: _____	GL ACCOUNT #: _____	LESS FEES: \$	<u>0.00</u>
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON: 2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:		= NET PROCEEDS: \$	<u>0.00</u>
FINANCE REVIEW: _____			
REVIEWED BY: _____			
DATE: _____			



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: Public Safety (Fire)		DATE: 04/20/22	
EMPLOYEE CONTACT: Heidi LaFever		CONTACT #: (248) 662-0451	
ORIGINAL PURCHASE PRICE = \$ 28,215.00		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: 05/19/22		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____ (LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)			
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input checked="" type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: 2012	VIN #: 1FMJU1G59CEF29479	MAKE / MODEL:	Ford/Expedition
PLATE #: 033x094			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS:		
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE =	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ OR <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: General Government - Facilities (Fund 101)			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:		FINAL SALE PRICE: \$	0.00
DATE OF SALE:	GL ACCOUNT #:	LESS FEES: \$	0.00
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON:		= NET PROCEEDS: \$	0.00
2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:			
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: Public Safety		DATE: 04/20/22	
EMPLOYEE CONTACT: Heidi LaFever		CONTACT #: (248) 662-0451	
ORIGINAL PURCHASE PRICE = \$ 28,215.00		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: 05/19/22		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____		(LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)	
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input checked="" type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: 2012	VIN #: 1FMJU1G57CEF29478	MAKE / MODEL:	Ford/Expedition
PLATE #: 033X073			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS: _____		
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE =	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ OR <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: Parks & Recreation (Fund 208)			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:		FINAL SALE PRICE: \$	0.00
DATE OF SALE: _____	GL ACCOUNT #: _____	LESS FEES: \$	0.00
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON:		= NET PROCEEDS: \$	0.00
2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:			
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			





# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: Public Safety (Police)		DATE: 04/20/22	
EMPLOYEE CONTACT: Heidi LaFever		CONTACT #: (248) 662-0451	
ORIGINAL PURCHASE PRICE = \$ 28,735.40		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: 05/19/22		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____ (LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)			
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input checked="" type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: 2014	VIN #: 1FMJU1G50EEF30524	MAKE / MODEL:	Ford/Expedition
PLATE #: 033x088			
WILL VEHICLE BE REPLACED?	<input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS:	
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE =	
VEHICLE EQUIPMENT:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____ (LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____ (LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS:	<input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED <input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED <input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ OR <input type="checkbox"/> PLATE REASSIGNED TO: _____		
METHOD OF DISPOSAL:	<input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP <input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: Water & Sewer Department (Fund 592)		
METHOD OF PAYMENT:	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:	FINAL SALE PRICE: \$	0.00
DATE OF SALE:	GL ACCOUNT #:	LESS FEES: \$	0.00
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON: 2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:		= NET PROCEEDS: \$	0.00
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: <u>Public Safety (Police)</u>		DATE: <u>04/20/22</u>	
EMPLOYEE CONTACT: <u>Heidi LaFever</u>		CONTACT #: <u>(248) 662-0451</u>	
ORIGINAL PURCHASE PRICE = \$ <u>28,883.00</u>		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: <u>05/19/22</u>		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____ (LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)			
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input checked="" type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: <u>2015</u>	VIN #: <u>1FMJU1GT2FEF29312</u>	MAKE / MODEL: <u>Ford/Expedition</u>	
PLATE #: <u>033X109</u>			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS: _____		
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE = _____	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ <b>OR</b> <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: <u>Water &amp; Sewer (Fund 592)</u>			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:		FINAL SALE PRICE: \$	<u>0.00</u>
DATE OF SALE: _____	GL ACCOUNT #: _____	LESS FEES: \$	<u>0.00</u>
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON:		= NET PROCEEDS: \$	<u>0.00</u>
2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:			
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: <u>Water &amp; Sewer</u>		DATE: <u>04/20/22</u>	
EMPLOYEE CONTACT: <u>Heidi LaFever</u>		CONTACT #: <u>(248) 662-0451</u>	
ORIGINAL PURCHASE PRICE = \$ <u>25,245.00</u>		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: <u>05/19/22</u>		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____ (LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)			
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input checked="" type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: <u>2020</u>	VIN #: <u>1GTW7AFG2L1222036</u>	MAKE / MODEL: <u>GMC/Savana</u>	
PLATE #: <u>033x051</u>			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO		IF YES, WHAT IS SOURCE OF FUNDS:	
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED		<input type="checkbox"/> VEHICLE IS OUT OF SERVICE MILEAGE =	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____ (LIST VIN OF RECEIVING VEHICLE)			
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____ (LIST VIN OF RECEIVING VEHICLE)			
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ OR <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: <u>General Government - Facilities (Fund 101)</u>			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input checked="" type="checkbox"/> OTHER:		FINAL SALE PRICE: \$ <u>15,147.00</u>	
DATE OF SALE: <u>05/19/22</u>		GL ACCOUNT #: <u>101-265-977.001</u>	
		LESS FEES: \$ <u>0.00</u>	
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON:		= NET PROCEEDS: \$ <u>15,147.00</u>	
2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:			
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			



# ASSET DISPOSAL / TRANSFER FORM - VEHICLE

Administrative Offices | 44405 Six Mile Road, Northville, MI 48168-9670 | 248-348-5800

DEPARTMENT: <u>Water &amp; Sewer</u>		DATE: <u>04/20/22</u>	
EMPLOYEE CONTACT: <u>Heidi LaFever</u>		CONTACT #: <u>(248) 662-0451</u>	
ORIGINAL PURCHASE PRICE = \$ <u>24,033.43</u>		<input type="checkbox"/> UNKNOWN	
BoT MEETING DATE: <u>05/19/22</u>		<input type="checkbox"/> PENDING <input type="checkbox"/> N/A	
EQUIPMENT/GRAPHIC TRANSFER ONLY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, LIST VIN PRIOR TO TRANSFER: _____ (LIST VIN OF VEHICLE EQUIP/GRAPHICS REMOVED FROM)			
ORIGINAL SOURCE OF FUNDS: <input type="checkbox"/> GENERAL <input type="checkbox"/> PUBLIC SAFETY <input type="checkbox"/> PR&S <input checked="" type="checkbox"/> WATER & SEWER <input type="checkbox"/> OTHER:			
VEHICLE YEAR: <u>2012</u>	VIN #: <u>NM0LS6BN4CT109323</u>	MAKE / MODEL: <u>Ford/Transit Cargo Van</u>	
PLATE #: <u>033x069</u>			
WILL VEHICLE BE REPLACED? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT IS SOURCE OF FUNDS: _____		
<input type="checkbox"/> VEHICLE IS IN SERVICE UNTIL REPLACED	<input type="checkbox"/> VEHICLE IS OUT OF SERVICE	MILEAGE = _____	
VEHICLE EQUIPMENT: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
VEHICLE GRAPHICS: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> DISPOSED <input type="checkbox"/> TRANSFERRED TO: _____	(LIST VIN OF RECEIVING VEHICLE)		
DEPARTMENT TASKS: <input type="checkbox"/> FUEL REMOVED FROM VEHICLE <input type="checkbox"/> TWP LOGO REMOVED			
<input type="checkbox"/> ITEMS REMOVED FROM INTERIOR / GLOVE COMPARTMENT <input type="checkbox"/> INTERIOR / EXTERIOR OF VEHICLE CLEANED			
<input type="checkbox"/> PLATE - REGISTRATION RET'D TO CLERK ON: _____ <b>OR</b> <input type="checkbox"/> PLATE REASSIGNED TO: _____			
METHOD OF DISPOSAL: <input type="checkbox"/> SELL (AUCTION) <input type="checkbox"/> SELL (OTHER: _____) <input type="checkbox"/> THEFT <input type="checkbox"/> SCRAP			
<input checked="" type="checkbox"/> DONATE-TRANSFER-TRADE-IN TO: <u>General Government - Facilities (Fund 101)</u>			
METHOD OF PAYMENT: <input type="checkbox"/> CHECK <input type="checkbox"/> CASH <input type="checkbox"/> OTHER:		FINAL SALE PRICE: \$	<u>0.00</u>
DATE OF SALE: _____	GL ACCOUNT #: _____	LESS FEES: \$	<u>0.00</u>
1. TITLE RETRIEVED FROM CLERK (FOR DISPOSALS) ON:		= NET PROCEEDS: \$	<u>0.00</u>
2. ASSET DISPOSAL FORM SUBMITTED TO FINANCE ON:			
FINANCE REVIEW:			
REVIEWED BY: _____			
DATE: _____			



# Check Registry

S.A.

CHECK DISBURSEMENT REPORT FOR NORTHVILLE CHARTER TOWNSHIP  
CHECK DATE 04/02/2022 - 05/06/2022

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 000 General							
04/08/2022	COMER	145783	Country Club Village of Northville	Miscellaneous Revenue	694.000	000	362.22
04/15/2022	COMER	145856	Home Depot USA Inc.	Permit Fee, First \$50,000-Window Replac.	453.000	000	130.00
04/22/2022	COMER	145915**	HEALTH ALLIANCE PLAN	COBRA FRINGE BENEFITS	230.000	000	(636.02)
04/22/2022	COMER	145938*	Kyle Builders Inc	Permit Fee	453.000	000	765.00
04/29/2022	COMER	145987**	NATIONAL VISION ADMINISTRATORS	COBRA FRINGE BENEFITS	230.000	000	4.73
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	3,908.41
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	2,918.34
Total For Dept: 1							7,452.68
Dept: 172 EXECUTIVE							
04/08/2022	COMER	145726	CAPITOL RELATIONS, LLC	Professional Services	827.000	172	6,000.00
04/08/2022	COMER	145727**	CDW GOVERNMENT INC	Data processing	812.000	172	189.99
Ⓜcheck COMER 145727 Total for Fund 101 General Fund							(189.99)
							0.00
Dept: 172 EXECUTIVE							
04/08/2022	COMER	145732	DTE ENERGY	STREET LIGHT ENERGY EXPENSE - PARK PLACE	970.010	172	260.88
				SAD STREET LITE ENERGY EXP - MAPLE HILLS	970.003	172	579.31
				SAD STREET LITE ENERGY EXP - BROOKLANE	970.005	172	434.48
				SAD STREET LITE ENERGY EXP - RAVINES	970.007	172	579.30
Ⓜcheck COMER 145732 Total for Fund 101 General Fund							1,853.97
Dept: 172 EXECUTIVE							
04/08/2022	COMER	145740**#	Granicus	Data processing	812.000	172	64.39
04/08/2022	COMER	145758	THE MIKE COX LAW FIRM, PLLC	LEGAL FEES	826.000	172	9,580.00
04/08/2022	COMER	145760	LYNNE MOSTELLER	Beautification Committee	890.000	172	123.95
04/08/2022	COMER	145766	NORTHVILLE CHAMBER OF COMMERCE	Literature Dues and Seminars	958.000	172	90.00
04/08/2022	COMER	145793**#	US SIGNAL	Data processing	812.000	172	3.17
04/15/2022	COMER	145824**	GORDON FOOD SERVICE, INC.	Operating/Office Supplies	740.000	172	15.48
04/15/2022	COMER	145879**#	VERIZON WIRELESS	Telephone	851.000	172	96.81
04/15/2022	COMER	145879**#	WILLIAMS, WILLIAMS, RATTNER &	LEGAL FEES	826.000	172	3,295.88
04/22/2022	COMER	145893**#	BS&A SOFTWARE	Data processing	812.000	172	54.84
04/22/2022	COMER	145895**#	CDW GOVERNMENT INC	Data processing	812.000	172	15.23
04/22/2022	COMER	145909	DRAGON CORPORATION	Professional Services	827.000	172	3,500.00
04/22/2022	COMER	145915**#	HEALTH ALLIANCE PLAN	Insurance	716.000	172	1,464.98
04/22/2022	COMER	145920**#	KONICA MINOLTA	Equipment Maintenance	813.000	172	60.47
04/22/2022	COMER	145945**#	STANDARD INSURANCE	Insurance	716.000	172	59.30
04/22/2022	COMER	145948**#	Varipro Benefit Administrators	Professional Services	827.000	172	6.95
04/22/2022	COMER	145950#	WAYNE COUNTY	Traffic Signals - Northridge	970.011	172	105.02
04/29/2022	COMER	145987**#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	172	20.91
05/06/2022	COMER	146027**#	AT&T	Telephone	851.000	172	138.66
05/06/2022	COMER	146034	CAPITOL RELATIONS, LLC	Professional Services	827.000	172	6,000.00
05/06/2022	COMER	146060	THE MIKE COX LAW FIRM, PLLC	LEGAL FEES	826.000	172	12,120.00
05/06/2022	COMER	146084**#	US SIGNAL	Data processing	812.000	172	3.34
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	172	24.47

CHECK DISBURSEMENT REPORT FOR NORTHVILLE CHARTER TOWNSHIP  
CHECK DATE 04/02/2022 - 05/06/2022

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	718.000	172	4,873.58
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	172	73.95
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	172	24.30
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	172	90.19
Total For Fund 101 General Fund				Literature Dues and Seminars	958.000	172	89.00
							179.19
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	172	44.81
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	172	14.89
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	172	3,249.05
Total For Dept: 172							53,157.59
Dept: 191 FINANCE AND BUDGET							
04/08/2022	COMER	145738	FEDEX	Postage	730.000	191	38.39
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	191	148.10
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	191	1,102.73
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	191	7.30
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	191	2.70
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	191	47.08
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	191	126.13
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	191	35.03
04/22/2022	COMER	145898*#	Clear Rate Communications, Inc	Telephone	851.000	191	26.29
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	191	2,868.02
04/22/2022	COMER	145920*#	KONICA MINOLTA	Equipment Maintenance	813.000	191	317.83
04/22/2022	COMER	145930*#	OFFICE DEPOT	Operating/Office Supplies	740.000	191	37.63
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	191	162.41
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	191	2.20
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	191	24.72
04/29/2022	COMER	145990#	OFFICE DEPOT	Operating/Office Supplies	740.000	191	116.97
04/29/2022	COMER	145994*#	PLANTE & MORAN, PLLC	Audit and Accounting	828.000	191	11,150.00
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	191	316.51
05/06/2022	COMER	146035	CBIZ Retirement Plan Services	Professional Services	827.000	191	11,000.00
05/06/2022	COMER	146039	Cummins-Allison Corp	Operating/Office Supplies	740.000	191	179.25
05/06/2022	COMER	146065*#	OFFICE DEPOT	Operating/Office Supplies	740.000	191	17.76
05/06/2022	COMER	146084*#	US SIGNAL	Operating/Office Supplies	812.000	191	7.68
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Data processing	716.000	191	24.47
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Insurance	716.000	191	4,115.23
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	191	73.95
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	191	24.30
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	716.000	191	207.44
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	191	44.81
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	191	14.89
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	191	3,593.73
Total For Dept: 191							35,833.55

CHECK DISBURSEMENT REPORT FOR NORTHVILLE CHARTER TOWNSHIP  
CHECK DATE 04/02/2022 - 05/06/2022

Check Date	Bank	Account	Check #	Payee	Description	Account	Dept	Amount
Dept: 215 CLERK								
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	215	89.34	
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	215	990.42	
04/08/2022	COMER	145784*#	RITTER GIS	Data processing	812.000	215	84.16	
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	215	4.40	
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	215	5.40	
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	215	80.88	
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	215	76.09	
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	215	21.13	
04/22/2022	COMER	145898*#	Clear Rate Communications, Inc	Telephone	851.000	215	26.29	
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	215	6,432.21	
04/22/2022	COMER	145920*#	KONICA MINOLTA	Equipment Maintenance	813.000	215	197.00	
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	215	127.73	
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	215	13.90	
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	827.000	215	38.00	
05/06/2022	COMER	146027*#	AT&T	Telephone	716.000	215	206.31	
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	851.000	215	765.75	
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	215	4.63	
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	215	36.71	
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	718.000	215	1,522.44	
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	215	134.78	
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	215	60.75	
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	215	133.13	
Echeck COMER 1643(A) Total for Fund 101 General Fund								519.00
								652.13
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	215	112.04	
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	215	37.22	
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	215	1,014.96	
Total For Dept: 215								12,734.67
Dept: 228 Information Technology and Communication								
04/08/2022	COMER	145737	EPIC GRAPHICS, LLC	Operating/Office Supplies	740.000	228	53.00	
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	228	4,786.66	
04/08/2022	COMER	145784*#	RITTER GIS	Data processing	812.000	228	421.12	
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	228	4.27	
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	228	248.21	
04/22/2022	COMER	145886	AT&T	Cable Wi-Fi & TV	832.000	228	198.86	
04/22/2022	COMER	145888*#	Azteca Systems, Inc	Data processing	812.000	228	1,168.75	
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	228	73.81	
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	228	20.50	
04/22/2022	COMER	145898*#	Clear Rate Communications, Inc	Telephone	851.000	228	78.88	
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	228	6,242.09	
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	228	235.31	
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	228	8.05	
04/29/2022	COMER	145968	EPIC GRAPHICS, LLC	PRINTING AND PUBLISHING	900.000	228	55.00	

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04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	228	45.30
05/06/2022	COMER	146025*#	Amazon Capital Services, Inc	Data processing	812.000	228	2,537.04
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	228	188.38
05/06/2022	COMER	146031	SHANNON BENNETT	Mileage	961.000	228	91.55
05/06/2022	COMER	146036*#	CDW GOVERNMENT INC	Data processing	812.000	228	15.19
05/06/2022	COMER	146075*#	ITTER GIS	Data processing	812.000	228	604.00
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	228	4.49
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	228	48.94
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	716.000	228	5,456.90
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	228	135.97
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	228	36.45
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	228	121.38
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	228	67.22
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	228	22.33
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	228	4,608.36
Total For Dept: 228							27,578.01
Dept: 257 ASSESSING							
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	257	44.54
04/08/2022	COMER	145784*#	ITTER GIS	Data processing	812.000	257	252.48
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	257	2.19
04/15/2022	COMER	145825	Hallahan & Associates, PC	Professional Services	827.000	257	1,339.30
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	257	37.93
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	257	10.53
04/29/2022	COMER	145990#	OFFICE DEPOT	Operating/Office Supplies	740.000	257	20.99
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	257	99.45
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	257	2.31
05/06/2022	COMER	146085	WCA ASSESSING	CONTRACTUAL SERVICES	829.000	257	27,976.22
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	257	62.38
Total For Dept: 257							29,848.32
Dept: 262 ELECTIONS							
04/08/2022	COMER	145772	PRINTING SYSTEMS	Voter/Operating/Equipment	727.001	262	2,889.73
04/15/2022	COMER	145823	EASYPERMIT POSTAGE	Postage	730.000	262	5,000.00
█check COMER 145823 Total for Fund 101 General Fund							10,000.00
Dept: 265 Facility Operations							
04/15/2022	COMER	145871	U.S. POSTMASTER	PRINTING AND PUBLISHING	900.000	262	350.00
04/22/2022	COMER	145906	Dominion Voting Systems, Inc	Equipment Maintenance	813.000	262	381.76
04/22/2022	COMER	145933	PRINTING SYSTEMS	VOTER/OPERATING/SUPPLIES	727.001	262	5,454.36
05/06/2022	COMER	146025*#	Amazon Capital Services, Inc	Postage stickers	740.000	262	95.80
Total For Dept: 262							19,171.65
Dept: 265 Facility Operations							
04/08/2022	COMER	145720*#	Amazon Capital Services, Inc	Building Maintenance	811.000	265	343.14
04/08/2022	COMER	145729*#	Cornerstone Painting Inc.	Building Maintenance	811.000	265	1,050.00

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04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	265	61.44
04/08/2022	COMER	145771	PLYMOUTH RUBBER & TRANSMISSION	Building Maintenance	811.000	265	20.82
04/08/2022	COMER	145785**	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	265	196.73
04/08/2022	COMER	145793**	US SIGNAL	Data processing	812.000	265	3.03
04/08/2022	COMER	145796**	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	265	359.70
04/15/2022	COMER	145802**	ACTION MAT AND TOWEL RENTAL	CONTRACTUAL SERVICES	829.000	265	385.97
04/15/2022	COMER	145805**	Amazon Capital Services, Inc	Building Maintenance	811.000	265	118.07
04/15/2022	COMER	145818**	CONSUMERS ENERGY	Utilities	941.000	265	4,854.66
04/15/2022	COMER	145860**	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	265	155.30
04/15/2022	COMER	145862**	ROSE PEST SOLUTIONS	CONTRACTUAL SERVICES	829.000	265	65.00
04/15/2022	COMER	145873**	VERIZON WIRELESS	Telephone	851.000	265	81.18
04/22/2022	COMER	145882	ALLIED BUILDING SERVICE CO.	Grounds maintenance	811.800	265	6,030.00
04/22/2022	COMER	145893**	BS&A SOFTWARE	Data processing	812.000	265	52.33
04/22/2022	COMER	145895**	CDW GOVERNMENT INC	Data processing	812.000	265	14.54
04/22/2022	COMER	145915**	HEALTH ALLIANCE PLAN	Insurance	716.000	265	2,293.01
04/22/2022	COMER	145916	IB Electric Inc	Grounds maintenance	811.800	265	3,450.00
04/22/2022	COMER	145944**	SHRED-IT USA DETROIT	CONTRACTUAL SERVICES	829.000	265	88.24
04/22/2022	COMER	145945**	STANDARD INSURANCE	Insurance	716.000	265	46.97
04/22/2022	COMER	145947**	NORTHVILLE TOWNSHIP	Utilities	941.000	265	733.50
04/22/2022	COMER	145948**	Varipro Benefit Administrators	Professional Services	827.000	265	6.95
04/22/2022	COMER	145950#	WAYNE COUNTY	Utilities	941.000	265	320.99
04/22/2022	COMER	145954**	GRAINGER, INC.	Building Maintenance	811.000	265	11.57
04/29/2022	COMER	145971**	Fox Turf Management, LLC	Grounds maintenance	811.800	265	1,058.18
04/29/2022	COMER	145974**	HOME DEPOT CREDIT SERVICES	Building Maintenance	811.000	265	448.87
04/29/2022	COMER	145975	JH Corporation	Operating/Office Supplies	740.000	265	1,691.82
04/29/2022	COMER	145987**	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	265	17.09
04/29/2022	COMER	145992	OTIS ELEVATOR COMPANY	CONTRACTUAL SERVICES	829.000	265	4,149.48
04/29/2022	COMER	146006**	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	265	226.95
05/06/2022	COMER	146025**	Amazon Capital Services, Inc	Building Maintenance	811.000	265	25.84
Ⓜcheck COMER 146025 Total for Fund 101 General Fund							269.00
							294.84
05/06/2022	COMER	146027**	AT&T	Telephone	851.000	265	163.75
05/06/2022	COMER	146029	BANK'S VACUUM SUPERSTORES	Operating/Office Supplies	740.000	265	69.98
05/06/2022	COMER	146030	BECK & BOYS CUSTOM APPAREL	Uniforms/QuarterMaster	758.000	265	567.50
05/06/2022	COMER	146041	DOWNRIVER REFRIGERATION SUPPLY CO	Building Maintenance	811.000	265	345.12
05/06/2022	COMER	146042**	DTE ENERGY	Utilities	941.000	265	4,017.54
05/06/2022	COMER	146061**	NAPA Auto Parts	Building Maintenance	811.000	265	39.73
05/06/2022	COMER	146070**	QUALITY FIRST AID & SAFETY INC.	CONTRACTUAL SERVICES	829.000	265	83.67
05/06/2022	COMER	146083	TRANE U.S. INC.	Building Maintenance	811.000	265	244.64
05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	265	3.19
04/04/2022	COMER	1637(E)**	DELTA DENTAL PLAN	Insurance	716.000	265	24.47
04/08/2022	COMER	1638(E)**	MERS E-CHECK	Pension	718.000	265	2,980.29
04/11/2022	COMER	1639(E)**	DELTA DENTAL PLAN	Insurance	716.000	265	73.95
04/18/2022	COMER	1642(E)**	DELTA DENTAL PLAN	Insurance	716.000	265	24.30
04/22/2022	COMER	1643(A)**	Corporate Payment Systems	Data processing	812.000	265	86.06

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04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	265	44.81
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	265	14.89
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	265	1,986.86
Total For Dept: 265							39,401.12
Dept: 270 HUMAN RESOURCES							
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	270	44.81
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	270	735.16
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	270	2.21
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	270	2.70
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	270	46.05
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	270	38.16
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	270	10.60
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	270	1,434.42
04/22/2022	COMER	145921	McGraw Morris PC	LEGAL FEES	826.000	270	4,200.00
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	270	123.38
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	270	6.95
04/29/2022	COMER	145976	J. J. KELLER & ASSOCIATES, INC	Literature Dues and Seminars	958.000	270	786.00
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	270	24.72
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	270	99.45
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	270	492.96
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	270	2.32
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	270	24.47
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	718.000	270	2,110.38
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	270	73.95
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	270	24.30
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	270	62.76
Check COMER 1643(A) Total for Fund 101 General Fund							2,915.00
Total For Dept: 270							2,977.76
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	270	44.81
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	270	14.89
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	270	1,406.92
Total For Dept: 270							14,727.37
Dept: 371 Building Department							
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	371	94.98
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	371	678.11
04/08/2022	COMER	145784*#	RITTER GIS	Data processing	812.000	371	126.40
04/08/2022	COMER	145785*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	371	130.14
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	371	4.68
04/15/2022	COMER	145809	H. Edward Bartram	Planning/Building Consultants	817.000	371	2,000.00
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	371	2.70
04/15/2022	COMER	145841	TOM MORRISON	Planning/Building Consultants	817.000	371	2,250.00
04/15/2022	COMER	145860*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	371	102.74
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	371	45.74

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04/15/2022	COMER	145877	WILLIAM C WEIDENDORF	Planning/Building Consultants	817.000	371	1,700.00
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	371	920.89
04/22/2022	COMER	145894*#	Carlisle Wortman Associates, Inc	Planning/Building Consultants	817.000	371	2,829.50
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	371	22.47
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	371	3,090.48
04/22/2022	COMER	145920*#	KONICA MINOLTA	Equipment Maintenance	813.000	371	137.92
04/22/2022	COMER	145930*#	OFFICE DEPOT	Operating/Office Supplies	740.000	371	21.03
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	371	64.72
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	371	2.20
04/29/2022	COMER	145959	H. Edward Bartram	Planning/Building Consultants	817.000	371	1,225.00
04/29/2022	COMER	145983	TOM MORRISON	Planning/Building Consultants	817.000	371	1,650.00
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	371	17.10
04/29/2022	COMER	146006*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	371	150.14
04/29/2022	COMER	146019	WILLIAM C WEIDENDORF	Planning/Building Consultants	817.000	371	1,000.00
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	371	184.80
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	371	454.70
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	371	4.92
04/08/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	371	24.47
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	718.000	371	1,826.94
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	371	73.95
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	371	24.30
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	371	133.04
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	371	44.81
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	371	14.89
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	371	1,217.96
Total For Dept: :							22,271.72
Dept: 701 Planning Department							
04/08/2022	COMER	145739*#	G D ROBERTS COMPANY LLC	Professional Services	827.000	701	180.00
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	701	44.81
04/08/2022	COMER	145756	Anna McGuire	Board Minutes	711.000	701	250.00
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	701	678.10
04/08/2022	COMER	145784*#	RITTER GIS	Data processing	812.000	701	126.40
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	701	2.21
04/15/2022	COMER	145806	Associated Newspapers of Michigan	PRINTING AND PUBLISHING	900.000	701	25.91
04/22/2022	COMER	145885	Associated Newspapers of Michigan	PRINTING AND PUBLISHING	900.000	701	30.28
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	701	38.16
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	701	10.60
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	701	1,656.06
04/22/2022	COMER	145922	Cheryl McGuire	Board Minutes	711.000	701	537.50
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	701	149.02
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	701	5.85
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	701	12.36
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	701	99.45
05/06/2022	COMER	146055	Anna McGuire	Board Minutes	711.000	701	250.00
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	701	454.70
05/06/2022	COMER	146058	MICHIGAN ASSOCIATION OF PLANNING	Literature Dues and Seminars	958.000	701	65.00



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05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	701	2.32
04/04/2022	COMER	1637(E)**	DELTA DENTAL PLAN	Insurance	716.000	701	12.24
04/08/2022	COMER	1638(E)**	MERS E-CHECK	Pension	718.000	701	2,203.13
04/11/2022	COMER	1639(E)**	DELTA DENTAL PLAN	Insurance	716.000	701	36.97
04/18/2022	COMER	1642(E)**	DELTA DENTAL PLAN	Insurance	716.000	701	12.15
04/22/2022	COMER	1643(A)**	Corporate Payment Systems	Data processing	812.000	701	62.76
04/25/2022	COMER	1644(E)**	DELTA DENTAL PLAN	Insurance	716.000	701	22.41
05/02/2022	COMER	1645(E)**	DELTA DENTAL PLAN	Insurance	716.000	701	7.44
05/06/2022	COMER	1646(E)**	MERS E-CHECK	Pension	718.000	701	1,468.75
Total For Dept: 701							8,444.58
Total For Fund: 101							270,621.26
Fund: 207 Public Safety							
Dept: 000 General							
04/15/2022	COMER	145800	72nd District Court	35TH DIST COURT BONDS - TWP	259.207	000	500.00
04/15/2022	COMER	145864	SCHOOLCRAFT COLLEGE	PREPAID EXPENSE	050.000	000	178.25
04/29/2022	COMER	145957	35TH DISTRICT COURT	35TH DIST COURT BONDS - TWP	259.207	000	500.00
04/08/2022	COMER	1638(E)**	MERS E-CHECK	MERS Pension Fund	231.001	000	25,679.62
05/06/2022	COMER	1646(E)**	MERS E-CHECK	MERS Pension Fund	231.001	000	16,911.28
Total For Dept: 000							43,769.15
Dept: 301 Police Department							
04/07/2022	COMER	145718	WINDER POLICE EQUIPMENT	Gas, Vehicle Maintenance	741.000	301	300.00
04/08/2022	COMER	145720**	Amazon Capital Services, Inc	Training	957.000	301	91.30
04/08/2022	COMER	145727**	CDW GOVERNMENT INC	Data processing	812.000	301	189.99
Check COMER 145727 Total for Fund 207 Public Safety							(189.99)
							0.00
04/08/2022	COMER	145733**	DIAMOND CAR WASH & DETAIL, LLC	Gas, Vehicle Maintenance	741.000	301	354.00
04/08/2022	COMER	145740**	Granicus	Data processing	812.000	301	816.15
04/08/2022	COMER	145751	JACK DEMMER FORD	Gas, Vehicle Maintenance	741.000	301	1,257.11
04/08/2022	COMER	145754**	KONICA MINOLTA	Equipment Maintenance	813.000	301	134.38
04/08/2022	COMER	145767	NVE UNIFORM COMPANY	Uniforms/QuarterMaster	758.000	301	1,268.99
04/08/2022	COMER	145784**	RITTER GIS	Data processing	812.000	301	126.40
04/08/2022	COMER	145788	The Shoe Shine Guys	Uniforms/QuarterMaster	758.000	301	100.00
04/08/2022	COMER	145789	STATE OF MICHIGAN	Gas, Vehicle Maintenance	741.000	301	132.00
04/08/2022	COMER	145790	STATE OF MICHIGAN	State Computer Services	812.000	301	60.00
04/08/2022	COMER	145793**	US SIGNAL	Data processing	812.000	301	40.22
04/15/2022	COMER	145802**	ACTION MAT AND TOWEL RENTAL	Building Maintenance	811.000	301	777.76
04/15/2022	COMER	145804**	ALLIED BUILDING SERVICE CO.	CONTRACTUAL SERVICES	829.000	301	600.00
04/15/2022	COMER	145805**	Amazon Capital Services, Inc	Grounds maintenance	811.800	301	175.76
04/15/2022	COMER	145808	BENNETT & DEMOPOULOS, PLLC	Legal Fees	826.000	301	6,149.00
04/15/2022	COMER	145817	Conserva Electric Supply Inc.	Building Maintenance	811.000	301	209.30
04/15/2022	COMER	145818**	CONSUMERS ENERGY	Utilities	941.000	301	2,138.85
04/15/2022	COMER	145819**	CUMMINS SALES AND SERVICE	Building Maintenance	811.000	301	887.26

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	301	16.20
04/15/2022	COMER	145829	IB Electric Inc	Building Maintenance	811.000	301	1,463.50
04/15/2022	COMER	145830	INTERSTATE RESTORATION, LLC	Building Maintenance	811.000	301	532.39
04/15/2022	COMER	145837	Michigan Linen Service	Prisoner Boarding	804.000	301	80.00
04/15/2022	COMER	145838	MICHIGAN LAW ENFORCEMENT	Legal Fees	826.000	301	1,000.00
04/15/2022	COMER	145839	MICHIGAN POLICE TRAINING	Training	957.000	301	1,175.00
04/15/2022	COMER	145840	MOBILE COMMUNICATION SERVICES	Equipment Maintenance	813.000	301	231.25
04/15/2022	COMER	145842	NATIONAL EMERGENCY NUMBER ASSOC	SNC Training	957.005	301	199.00
04/15/2022	COMER	145843	JUSTIN NORLOCK	Training	957.000	301	797.50
04/15/2022	COMER	145844	NORTHVILLE EXPRESS LUBE LLC	Gas, Vehicle Maintenance	741.000	301	1,442.62
04/15/2022	COMER	145846	NORTHVILLE LOCKSMITH	Building Maintenance	811.000	301	120.00
04/15/2022	COMER	145847	NYE UNIFORM COMPANY	Uniforms/QuarterMaster	758.000	301	4,581.47
04/15/2022	COMER	145852#	Perfect Cleaners of Detroit Inc	Training	957.000	301	748.20
04/15/2022	COMER	145860**	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	301	4,041.32
04/15/2022	COMER	145862**	ROSE PEST SOLUTIONS	Building Maintenance	811.000	301	55.00
04/15/2022	COMER	145868	STATE OF MICHIGAN	State Computer Services	812.000	301	43.25
04/15/2022	COMER	145870#	Unisonize Printing Services, Inc.	Operating/Office Supplies	740.000	301	52.43
04/15/2022	COMER	145873**	VERIZON WIRELESS	Telephone	851.000	301	1,041.87
04/15/2022	COMER	145875	WATCHGUARD VIDEO, INC	Small tools & equipment	740.002	301	780.00
04/22/2022	COMER	145884**	Amazon Capital Services, Inc	Data processing	812.000	301	37.91
04/22/2022	COMER	145891	BELLE TIRE	Gas, Vehicle Maintenance	741.000	301	419.98
04/22/2022	COMER	145893**	BS&A SOFTWARE	Data processing	812.000	301	695.09
04/22/2022	COMER	145895**	CDW GOVERNMENT INC	Data processing	812.000	301	193.05
04/22/2022	COMER	145898#	Clear Rate Communications, Inc	Telephone	851.000	301	344.97
04/22/2022	COMER	145899	CMP DISTRIBUTORS INC.	Small tools & equipment	740.002	301	5,906.44
04/22/2022	COMER	145901	COMCAST CABLE	Cable Wi-Fi & TV	832.000	301	371.68
04/22/2022	COMER	145907	DORT FINANCIAL CREDIT UNION	Operating/Office Supplies	740.000	301	16.00
04/22/2022	COMER	145915**	HEALTH ALLIANCE PLAN	Insurance	716.000	301	54,557.48
04/22/2022	COMER	145920*#	KONICA MINOLTA	Equipment Maintenance	813.000	301	684.16
04/22/2022	COMER	145924	MICHIGAN HUMANE SOCIETY	Professional Services	827.000	301	600.00
04/22/2022	COMER	145925	MICHIGAN TACTICAL OFFICERS ASSOC	Training	957.000	301	250.00
04/22/2022	COMER	145929	NYE UNIFORM COMPANY	Uniforms/QuarterMaster	758.000	301	1,155.48
04/22/2022	COMER	145930*#	OFFICE DEPOT	PRINTING AND PUBLISHING	900.000	301	164.90
Bheck COMER 145930 Total for Fund 207 Public Safety							
04/22/2022	COMER	145931	O'REILLY AUTO PARTS	Gas, Vehicle Maintenance	741.000	301	12.60
04/22/2022	COMER	145943	The Shoe Shine Guys	Uniforms/QuarterMaster	758.000	301	95.00
04/22/2022	COMER	145944**	SHRED-IT USA DETROIT	Building Maintenance	811.000	301	88.24
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	301	1,460.22
04/22/2022	COMER	145946	STATE OF MICHIGAN	Equipment Maintenance	813.000	301	250.00
04/22/2022	COMER	145947*#	NORTHVILLE TOWNSHIP	Utilities	941.000	301	475.76
04/22/2022	COMER	145948**	Varipri Benefit Administrators	Professional Services	827.000	301	110.15
04/29/2022	COMER	145958*#	Ascension Michigan Employer Solutions - Occupational Health	Employee Programs	959.000	301	148.00
04/29/2022	COMER	145964	Columbia Pipe & Supply Co	Building Maintenance	811.000	301	739.56
04/29/2022	COMER	145965	JOHN COZZI	Uniforms/QuarterMaster	758.000	301	520.59

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
04/29/2022	COMER	145967	DOWNRIVER REFRIGERATION SUPPLY CO	Building Maintenance	811.000	301	97.50
04/29/2022	COMER	145971*#	Fox Turf Management, LLC	Grounds maintenance	811.800	301	204.01
04/29/2022	COMER	145974**	HOME DEPOT CREDIT SERVICES	Building Maintenance	811.000	301	501.17
04/29/2022	COMER	145980	Marquis Food Service Inc	Prisoner Boarding	804.000	301	63.80
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	301	423.78
04/29/2022	COMER	145988	NYE UNIFORM COMPANY	Uniforms/QuarterMaster	758.000	301	520.99
04/29/2022	COMER	145989#	OAKLAND COUNTY	Data processing	812.000	301	8,668.50
04/29/2022	COMER	145994**	PLANTE & MORAN, PLLC	Audit and Accounting	828.000	301	2,788.00
04/29/2022	COMER	146006**	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	301	3,348.79
04/29/2022	COMER	146012	STATE OF MICHIGAN	State Computer Services	812.000	301	120.00
04/29/2022	COMER	146018#	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	301	93.90
04/29/2022	COMER	146020	WELD TECH	Building Maintenance	811.000	301	3,965.00
04/29/2022	COMER	146021	THOMSON REUTERS	Data processing	812.000	301	899.00
05/06/2022	COMER	146024	All Traffic Solutions	Data processing	812.000	301	4,500.00
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	301	1,750.93
05/06/2022	COMER	146033	BOB JEANNOTTE PONTIAC GMC, INC	Gas, Vehicle Maintenance	741.000	301	484.70
05/06/2022	COMER	146036*#	CDW GOVERNMENT INC	Data processing	812.000	301	817.79
05/06/2022	COMER	146040	TONY DANG	Training	957.000	301	159.00
05/06/2022	COMER	146042*#	DTE ENERGY	Utilities	941.000	301	3,675.49
05/06/2022	COMER	146045	LAURA SAMKOWIAK	Tuition Reimbursement	960.000	301	603.53
05/06/2022	COMER	146047	FORCE SCIENCE INSTITUTE, LTD	Training	957.000	301	3,300.00
05/06/2022	COMER	146053	ZAK LEWIS	Training	957.000	301	159.00
05/06/2022	COMER	146054	MATTHEW MACKENZIE	Uniforms/QuarterMaster	758.000	301	207.03
05/06/2022	COMER	146056	JOHN R. MCPHERSON	SNC Training	957.005	301	58.00
05/06/2022	COMER	146059	Michigan Linen Service	Prisoner Boarding	804.000	301	80.00
05/06/2022	COMER	146063	NYE UNIFORM COMPANY	Uniforms/QuarterMaster	758.000	301	83.00
05/06/2022	COMER	146064	OAKLAND COMMUNITY COLLEGE/CREST	Training	957.000	301	1,610.00
05/06/2022	COMER	146069	STEVEN PRZYBYLA	SNC Training	957.005	301	58.00
05/06/2022	COMER	146075*#	RITTER GIS	Data processing	812.000	301	362.40
05/06/2022	COMER	146076	R. L. Deppmann Company	Building Maintenance	811.000	301	297.50
05/06/2022	COMER	146079	SIRCHIE FINGER PRINT LABS	Operating/Office Supplies	740.000	301	254.57
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	301	42.32
05/06/2022	COMER	146086	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	301	870.25
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	301	550.64
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	Pension	718.000	301	91,026.18
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	301	1,651.91
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	301	534.68
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Operating/Office Supplies	740.000	301	40.26
				Gas, Vehicle Maintenance	741.000	301	61.15
				Data processing	812.000	301	1,143.18
				Training	957.000	301	5,009.78
				Literature Dues and Seminars	958.000	301	1,622.42
							7,876.79
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	301	985.95
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	301	327.59

☑check COMER 1643(A) Total for Fund 207 Public Safety

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	301	59,231.77
Total For Dept: :							306,630.50
Dept: 336 Fire D							
04/08/2022	COMER	145719*#	AIRGAS USA LLC	EMT SUPPLIES	740.001	336	153.59
04/08/2022	COMER	145720*#	Amazon Capital Services, Inc	Building Maintenance	811.000	336	126.26
04/08/2022	COMER	145721	APOLLO FIRE EQUIPMENT CO.	Small Tool and Equipment	740.002	336	3,348.47
04/08/2022	COMER	145723	BIOCARE, INC.	Professional Services	827.000	336	1,172.00
04/08/2022	COMER	145727*#	CDW GOVERNMENT INC	Data processing	812.000	336	111.80
04/08/2022	COMER	145730*#	CUMMINS SALES AND SERVICE	Building Maintenance	811.000	336	338.03
04/08/2022	COMER	145733*#	DIAMOND CAR WASH & DETAIL, LLC	Gas, Vehicle Maintenance	741.000	336	5.00
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	336	486.15
04/08/2022	COMER	145748	Ideal Calibrations, LLC	Equipment Maintenance	813.000	336	297.00
04/08/2022	COMER	145750	J & B MEDICAL SUPPLY, INC.	EMT SUPPLIES	740.001	336	170.79
04/08/2022	COMER	145761	MUNICIPAL EMERGENCY SERVICES INC	Uniforms/QuarterMaster	758.000	336	2,084.25
04/08/2022	COMER	145784*#	BITTER GIS	Data processing	812.000	336	126.40
04/08/2022	COMER	145786	SAFEWARE INC	EMT SUPPLIES	740.001	336	844.82
04/08/2022	COMER	145791	STRYKER MEDICAL SALES	Data processing	812.000	336	1,566.50
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	336	23.96
04/15/2022	COMER	145801	The AccumMed Group	Contractual Services	829.000	336	3,347.20
04/15/2022	COMER	145804*#	ALLIED BUILDING SERVICE CO.	BUILDING MAINTENANCE	811.000	336	1,250.00
04/15/2022	COMER	145805*#	Amazon Capital Services, Inc	Building Maintenance	811.000	336	311.33
04/15/2022	COMER	145810	BIDNET	Operating/Office Supplies	740.000	336	0.25
04/15/2022	COMER	145812	BOUND TREE MEDICAL, LLC	EMT SUPPLIES	740.001	336	533.25
04/15/2022	COMER	145814	BRYX, INC	Building Improvements	976.001	336	38,620.00
04/15/2022	COMER	145816	Columbia Pipe & Supply Co	Building Maintenance	811.000	336	100.47
04/15/2022	COMER	145818*#	CONSUMERS ENERGY	Utilities	941.000	336	2,314.80
04/15/2022	COMER	145819*#	CUMMINS SALES AND SERVICE	Building Maintenance	811.000	336	483.04
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	336	56.70
04/15/2022	COMER	145827	TOM HUGHES	Tuition Reimbursement	960.000	336	1,228.00
04/15/2022	COMER	145832	Batteries Plus Bulbs	Operating/Office Supplies	740.000	336	230.40
04/15/2022	COMER	145835	LIBERTY PLUMBING SUPPLY COMPANY	Building Maintenance	811.000	336	488.83
04/15/2022	COMER	145836	JESSE MARCOTTE	Training	957.000	336	379.50
04/15/2022	COMER	145852#	Perfect Cleaners of Detroit Inc	Uniforms/QuarterMaster	758.000	336	98.05
04/15/2022	COMER	145854	PRIORITY ONE EMERGENCY	Uniforms/QuarterMaster	758.000	336	362.45
04/15/2022	COMER	145862*#	ROSE PEST SOLUTIONS	Building Maintenance	811.000	336	48.00
04/15/2022	COMER	145866	BRIAN SIRIANI	Training	957.000	336	241.50
04/15/2022	COMER	145869	Tom Holzer Ford Inc	Gas, Vehicle Maintenance	741.000	336	1,011.12
04/15/2022	COMER	145870#	Unisource Printing Services, Inc.	Fire Education Programs	957.001	336	214.05
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	336	460.63
04/15/2022	COMER	145876	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	336	114.75
04/15/2022	COMER	145878	Chris Wiggins	Training	957.000	336	241.50
04/15/2022	COMER	145880	WITMER PUBLIC SAFETY GROUP, INC	Uniforms/QuarterMaster	758.000	336	501.41
04/15/2022	COMER	145881	GRAINGER, INC.	Building Maintenance	811.000	336	732.69
04/22/2022	COMER	145884*#	Amazon Capital Services, Inc	Building Maintenance	811.000	336	19.34
04/22/2022	COMER	145892	BOUND TREE MEDICAL, LLC	EMT SUPPLIES	740.001	336	225.74
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	336	414.04

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
04/22/2022	COMER	145895**	CDW GOVERNMENT INC	Data processing	812.000	336	1,996.86
04/22/2022	COMER	145898**	Clear Rate Communications, Inc	Telephone	851.000	336	117.23
04/22/2022	COMER	145900	COMCAST CABLE	Cable Wi-Fi & TV	832.000	336	396.96
04/22/2022	COMER	145905	Dinges Fire Company	Uniforms/QuarterMaster	758.000	336	3,319.31
04/22/2022	COMER	145908	DOWNRIVER REFRIGERATION SUPPLY CO	Building Maintenance	811.000	336	162.05
04/22/2022	COMER	145915**	HEALTH ALLIANCE PLAN	Insurance	716.000	336	42,195.81
04/22/2022	COMER	145917	J & B MEDICAL SUPPLY, INC.	EMT SUPPLIES	740.001	336	1,496.00
04/22/2022	COMER	145920**	KONICA MINOLTA	Equipment Maintenance	813.000	336	65.71
04/22/2022	COMER	145941	RESIDENCE INN	Training	957.000	336	1,130.22
04/22/2022	COMER	145942	RESIDENCE INN	Training	957.000	336	639.99
04/22/2022	COMER	145944**	SHRED-IT USA DETROIT	Building Maintenance	811.000	336	28.13
04/22/2022	COMER	145945**	STANDARD INSURANCE	Insurance	716.000	336	906.50
04/22/2022	COMER	145947**	NORTHVILLE TOWNSHIP	Utilities	941.000	336	731.40
04/22/2022	COMER	145948**	Varipro Benefit Administrators	Professional Services	827.000	336	57.85
04/29/2022	COMER	145960	BOUND TREE MEDICAL, LLC	EMT SUPPLIES	740.001	336	282.72
04/29/2022	COMER	145971**	Fox Turf Management, LLC	Grounds maintenance	811.800	336	739.83
04/29/2022	COMER	145974**	HOME DEPOT CREDIT SERVICES	Building Maintenance	811.000	336	807.46
04/29/2022	COMER	145982	MOBILE COMMUNICATION SERVICES	Equipment Maintenance	813.000	336	723.35
04/29/2022	COMER	145987**	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	336	344.12
04/29/2022	COMER	145989#	OAKLAND COUNTY	Data processing	812.000	336	1,755.25
04/29/2022	COMER	145994**	PLANTE & MORAN, PLLC	Audit and Accounting	828.000	336	2,787.00
04/29/2022	COMER	145996	R&R FIRE TRUCK REPAIR, INC	Gas, Vehicle Maintenance	741.000	336	187.09
04/29/2022	COMER	146008	BRENT SIEGEL	Fire Education Programs	957.001	336	155.34
04/29/2022	COMER	146018#	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	336	749.55
05/06/2022	COMER	146025**	Amazon Capital Services, Inc	Building Maintenance	811.000	336	182.20
				Grounds maintenance	811.800	336	166.48
							348.68
05/06/2022	COMER	146027**	AT&T	Telephone	851.000	336	996.48
05/06/2022	COMER	146042**	DTE ENERGY	Utilities	941.000	336	2,525.08
05/06/2022	COMER	146068	PRIORITY ONE EMERGENCY	Uniforms/QuarterMaster	758.000	336	555.96
05/06/2022	COMER	146075**	RITTER GIS	Data processing	812.000	336	241.60
05/06/2022	COMER	146081	Teleflex LLC	EMT SUPPLIES	740.001	336	109.50
05/06/2022	COMER	146082	Tom Holzer Ford Inc	Gas, Vehicle Maintenance	741.000	336	3,535.21
05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	336	25.21
04/04/2022	COMER	1637(E)**	DELTA DENTAL PLAN	Insurance	716.000	336	379.32
04/08/2022	COMER	1638(E)**	MERS E-CHECK	Pension	718.000	336	57,754.97
04/11/2022	COMER	1639(E)**	DELTA DENTAL PLAN	Insurance	716.000	336	1,146.19
04/18/2022	COMER	1642(E)**	DELTA DENTAL PLAN	Insurance	716.000	336	376.68
04/22/2022	COMER	1643(A)**	Corporate Payment Systems	Uniforms/QuarterMaster	758.000	336	197.40
				Data processing	812.000	336	680.95
				Training	957.000	336	217.00
							1,095.35
04/25/2022	COMER	1644(E)**	DELTA DENTAL PLAN	Insurance	716.000	336	694.63

⊞ Check COMER 1643(A) Total for Fund 207 Public Safety

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	336	230.79
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	Pension	718.000	336	38,841.76
Total For Dept: 336							235,517.20
Total For Fund: 207							585,916.85
Fund: 208 PARKS, RECREATION & SENIOR SERVICES FUND							
Dept: 000 Genee							
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	56.86
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	38.57
Total For Dept: 000							95.43
Dept: 753 Administration							
04/08/2022	COMER	145727*#	CDW GOVERNMENT INC	Data processing	812.000	753	1,519.92
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	753	2,533.54
04/08/2022	COMER	145749	Incomp TSG	Data processing	812.000	753	80.00
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	753	1,338.12
04/08/2022	COMER	145770	PLANTE & MORAN, PLLC	Audit and Accounting	828.000	753	8,750.00
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	753	1.65
04/08/2022	COMER	145794#	VERIZON WIRELESS	Telephone	851.000	753	99.74
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	753	28.56
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	753	7.93
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	753	28.93
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	753	5.85
04/29/2022	COMER	145984#	mParks	Literature Dues and Seminars	958.000	753	300.00
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	753	8.55
04/29/2022	COMER	146017#	VERIZON WIRELESS	Telephone	851.000	753	99.70
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	753	78.17
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	753	897.27
05/06/2022	COMER	146065*#	OFFICE DEPOT	Operating/Office Supplies	740.000	753	54.87
05/06/2022	COMER	146075*#	RITTER GIS	Data processing	812.000	753	151.00
04/04/2022	COMER	1637(E)*#	US SIGNAL	Data processing	812.000	753	1.74
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	753	12.24
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	753	36.97
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Insurance	716.000	753	12.15
Total For Dept: 753							237.88
Total For Fund 1643(A) Total For Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	753	22.41
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	753	7.44
Total For Dept: 753							16,314.63
Dept: 754 Recre							
04/08/2022	COMER	145735	Keith Dutkiewicz	Youth Basketball	962.002	754	300.00

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
04/08/2022	COMER	145740**	Granicus	Data processing	812.000	754	162.05
04/08/2022	COMER	145742	Scott A. Gray	Adult Volleyball	962.010	754	60.00
04/08/2022	COMER	145746	Ann Hutchins	Adult Volleyball	962.010	754	20.00
04/08/2022	COMER	145752	Susan L. Jostes	Youth Volleyball	962.011	754	700.00
04/08/2022	COMER	145755	MARIE LAMANES	Other Program Activities	962.100	754	350.63
04/08/2022	COMER	145757**	ALLERUS FINANCIAL	Pension - defined contribution	718.200	754	1,748.85
04/08/2022	COMER	145759	Jessica Mondragon	Youth Volleyball	962.011	754	123.75
04/08/2022	COMER	145793**	US SIGNAL	Data processing	812.000	754	7.99
04/08/2022	COMER	145795	WASSHALE GROUP	Youth Basketball	962.002	754	435.00
04/15/2022	COMER	145820	Douglas J. DeGrazia	Youth Basketball	962.002	754	390.00
04/15/2022	COMER	145867	St. Amand Appraisals	Other Program Activities	962.100	754	131.75
04/15/2022	COMER	145872	The Vail Corporation	Ski Club	962.007	754	39,845.00
04/22/2022	COMER	145883	Laura J. Alves	Adult Volleyball	962.010	754	24.00
04/22/2022	COMER	145893**	BS&A SOFTWARE	Data processing	812.000	754	138.02
04/22/2022	COMER	145895**	CDW GOVERNMENT INC	Data processing	812.000	754	38.33
04/22/2022	COMER	145914	Charles I Gabbear	Adult Volleyball	962.010	754	24.00
04/22/2022	COMER	145915**	HEALTH ALLIANCE PLAN	Insurance	716.000	754	1,656.06
04/22/2022	COMER	145919	DEVARONE JACKSON	Youth Basketball	962.002	754	150.00
04/22/2022	COMER	145928	NORTHVILLE PUBLIC SCHOOLS	Youth Basketball	962.002	754	18,713.00
Ⓢcheck COMER 145928 Total for Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							691.25
							19,404.25
04/22/2022	COMER	145935	DAN REASON	Youth Basketball	962.002	754	60.00
04/22/2022	COMER	145945**	STANDARD INSURANCE	Insurance	716.000	754	66.29
04/22/2022	COMER	145948**	Varipro Benefit Administrators	Professional Services	827.000	754	1.10
04/29/2022	COMER	145962	CENTER STAGE DANCE	Other Program Activities	962.100	754	2,398.50
04/29/2022	COMER	145978	Jump-A-Rama, Inc	Other Program Activities	962.100	754	2,271.45
04/29/2022	COMER	145979	KAUKAB LLC	Other Program Activities	962.100	754	359.55
04/29/2022	COMER	145981	Michigan Futsal Factory Academy	Other Program Activities	962.100	754	1,830.45
04/29/2022	COMER	145984#	mParks	Literature Dues and Seminars	958.000	754	600.00
04/29/2022	COMER	145985	Northville Association	Youth Basketball	962.002	754	825.00
04/29/2022	COMER	145987**	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	754	12.36
04/29/2022	COMER	146011	St. Amand Appraisals	Other Program Activities	962.100	754	131.75
04/29/2022	COMER	146015	BENJAMIN THAKADY	Youth Basketball	962.002	754	250.00
05/06/2022	COMER	146025**	Amazon Capital Services, Inc	Other Program Activities	962.100	754	12.49
Ⓢcheck COMER 146025 Total for Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							383.60
							396.09
05/06/2022	COMER	146027**	AT&T	Telephone	851.000	754	370.16
05/06/2022	COMER	146032	Big Frog Custom Tees	Other Program Activities	962.100	754	891.25
05/06/2022	COMER	146052	KAUKAB LLC	Other Program Activities	962.100	754	77.56
05/06/2022	COMER	146057**	ALLERUS FINANCIAL	Pension - defined contribution	718.200	754	1,172.68
05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	754	8.41
04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	754	12.24
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	754	36.97

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04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	754	12.15
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	754	226.99
				Literature Dues and Seminars	958.000	754	27.98
							254.97
Ⓜheck COMER 1643(A) Total for Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							
04/25/2022	COMER	1644(E)*#	DELTA DENTAL PLAN	Insurance	716.000	754	22.41
05/02/2022	COMER	1645(E)*#	DELTA DENTAL PLAN	Insurance	716.000	754	7.44
							77,778.46
Dept: 770 Parks Maintenance							
04/08/2022	COMER	145722	Ascension Michigan Employer Solutions - Occupational Health	Professional Services	827.000	770	216.00
04/08/2022	COMER	145727*#	CDW GOVERNMENT INC	Data processing	812.000	770	379.98
04/08/2022	COMER	145734*#	DTE ENERGY	Utilities	941.000	770	683.49
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	770	44.80
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	770	1,950.49
04/08/2022	COMER	145763	NAPA Auto Parts	Gas, Vehicle Maintenance	741.000	770	109.80
04/08/2022	COMER	145785*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	770	986.66
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	770	2.21
04/08/2022	COMER	145794#	VERIZON WIRELESS	Telephone	851.000	770	104.53
04/15/2022	COMER	145803#	Advanced Turf Solutions Inc	Operating/Office Supplies	740.000	770	385.64
04/15/2022	COMER	145818*#	CONSUMERS ENERGY	Utilities	941.000	770	176.70
04/15/2022	COMER	145821	Detroit Chemical & Paper Supply Co	Operating/Office Supplies	740.000	770	1,026.17
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	770	2.70
04/15/2022	COMER	145860*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	770	778.90
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	770	162.10
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	770	38.16
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	770	10.60
04/22/2022	COMER	145897#	CITY OF NORTHVILLE	Utilities	941.000	770	11.51
04/22/2022	COMER	145902	Conserva Electric Supply Inc.	Building Maintenance	811.000	770	449.50
04/22/2022	COMER	145913	Fox Turf Management, LLC	Fertilizer/Weed Control	811.800	770	18,792.34
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	770	1,820.29
04/22/2022	COMER	145927	North End Electric Co	Park Improvements	984.000	770	2,798.00
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	770	55.26
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Professional Services	827.000	770	2.20
04/22/2022	COMER	145949	VERIZON WIRELESS	Utilities	941.000	770	50.04
04/29/2022	COMER	145958*#	Ascension Michigan Employer Solutions - Occupational Health	Professional Services	827.000	770	108.00
04/29/2022	COMER	145966#	Detroit Chemical & Paper Supply Co	Operating/Office Supplies	740.000	770	11.21
04/29/2022	COMER	145969	FASTSIGNS	Operating/Office Supplies	740.000	770	135.50
04/29/2022	COMER	145974*#	HOME DEPOT CREDIT SERVICES	Operating/Office Supplies	740.000	770	439.32
				Small tools & equipment	740.002	770	179.00
				Building Maintenance	811.000	770	624.90
							1,243.22
Ⓜheck COMER 145974 Total for Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							
04/29/2022	COMER	145984#	mParks	Literature Dues and Seminars	958.000	770	300.00
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	770	13.28



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04/29/2022	COMER	146006*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	770	1,138.25
04/29/2022	COMER	146013	Superior Groundcover, Inc.	Grounds maintenance	811.800	770	4,960.00
04/29/2022	COMER	146016	NORTHVILLE TOWNSHIP	Utilities	941.000	770	539.20
04/29/2022	COMER	146017#	VERIZON WIRELESS	Telephone	851.000	770	104.56
04/29/2022	COMER	146022	GRAINGER, INC.	Operating/Office Supplies	740.000	770	402.33
05/06/2022	COMER	146026#	Ascension Michigan Employer Solutions - Occupational Health	Professional Services	827.000	770	108.00
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	770	99.45
05/06/2022	COMER	146037	Conserva Electric Supply Inc.	Building Maintenance	811.000	770	149.50
05/06/2022	COMER	146042*#	DTE ENERGY	Utilities	941.000	770	1,287.42
05/06/2022	COMER	146057*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	770	1,820.63
05/06/2022	COMER	146061*#	NAPA Auto Parts	Gas, Vehicle Maintenance	741.000	770	80.16
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	770	2.32
05/06/2022	COMER	146087*#	WEINGARTZ	Gas, Vehicle Maintenance	741.000	770	196.87
05/06/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Insurance	716.000	770	24.47
04/04/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Insurance	716.000	770	73.95
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Insurance	716.000	770	24.30
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Gas, Vehicle Maintenance	741.000	770	81.94
				Data processing	812.000	770	62.76
				Literature Dues and Seminars	958.000	770	238.09
							382.79
Total For Dept: 770							
				Insurance	716.000	770	44.81
				Insurance	716.000	770	14.89
							44,303.18
Dept: 771 Senior Services							
04/08/2022	COMER	145725	Melissa Burnham	Senior Events/Programs	962.550	771	190.09
04/08/2022	COMER	145727*#	CDW GOVERNMENT INC	Data processing	812.000	771	379.98
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	771	89.34
04/08/2022	COMER	145785*#	RKA PETROLEUM COS., INC.	Senior Transportation	962.557	771	423.72
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	771	4.40
04/08/2022	COMER	145794#	VERIZON WIRELESS	Senior Transportation	962.557	771	3.36
04/15/2022	COMER	145813	Ann Brauchler	Health & Wellness	962.551	771	414.00
04/15/2022	COMER	145822	Kelly Kilikenny Dragon	Health & Wellness	962.551	771	75.00
04/15/2022	COMER	145824*#	GORDON FOOD SERVICE, INC.	Senior Events/Programs	962.550	771	79.38
04/15/2022	COMER	145834	MARIE LAMANES	Health & Wellness	962.551	771	590.54
04/15/2022	COMER	145851	TOULLA TSANGARIS PALAZETI	Health & Wellness	962.551	771	340.00
04/15/2022	COMER	145860*#	RKA PETROLEUM COS., INC.	Senior Transportation	962.557	771	334.49
04/15/2022	COMER	145861	Sarah Romero	Health & Wellness	962.551	771	215.00
04/15/2022	COMER	145863	Schelde Sports North America	Equipment	977.000	771	2,564.10
04/15/2022	COMER	145865	Seize the Day Yoga, LLC	Health & Wellness	962.551	771	476.00
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	771	76.09
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	771	21.13
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	716.000	771	(636.95)
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Insurance	716.000	771	(19.32)
04/29/2022	COMER	145961	CANTON CANOPIES	Senior Events/Programs	962.550	771	115.00

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04/29/2022	COMER	145987**	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	771	(4.73)
04/29/2022	COMER	146006**	RKA PETROLEUM COS., INC.	Senior Transportation	962.557	771	488.82
04/29/2022	COMER	146017#	VERIZON WIRELESS	Senior Transportation	962.557	771	3.36
05/06/2022	COMER	146026#	Ascension Michigan Employer Solutions - Occupational Health	Professional Services	827.000	771	57.00
05/06/2022	COMER	146027**	AT&T	Telephone	851.000	771	199.14
05/06/2022	COMER	146065**	OFFICE DEPOT	Operating/Office Supplies	740.000	771	83.73
05/06/2022	COMER	146078	Seize the Day Yoga, LLC	Health & Wellness	962.551	771	448.00
05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	771	4.63
04/04/2022	COMER	1637(E)**	DELTA DENTAL PLAN	Insurance	716.000	771	12.24
04/11/2022	COMER	1639(E)**	DELTA DENTAL PLAN	Insurance	716.000	771	36.97
04/18/2022	COMER	1642(E)**	DELTA DENTAL PLAN	Insurance	716.000	771	12.15
04/22/2022	COMER	1643(A)**	Corporate Payment Systems	Data processing	812.000	771	125.14
				Senior Events/Programs	962.550	771	8.47
							133.61
☑check COMER 1643(A) Total for Fund 208 PARKS, RECREATION & SENIOR SERVICES FUND							
04/25/2022	COMER	1644(E)**	DELTA DENTAL PLAN	Insurance	716.000	771	22.41
05/02/2022	COMER	1645(E)**	DELTA DENTAL PLAN	Insurance	716.000	771	7.44
							7,240.12
Total For Dept: 771							
Dept: 772 Community Center							
04/08/2022	COMER	145734**	DTE ENERGY	Utilities	941.000	772	2,047.06
04/08/2022	COMER	145754**	KONICA MINOLTA	Equipment Maintenance	813.000	772	55.01
04/08/2022	COMER	145765#	NorthStar Mat Service	Building Maintenance	811.000	772	175.07
04/08/2022	COMER	145794#	VERIZON WIRELESS	Telephone	851.000	772	0.23
04/15/2022	COMER	145818**	CONSUMERS ENERGY	Utilities	941.000	772	2,411.64
04/15/2022	COMER	145845#	NorthStar Mat Service	Building Maintenance	811.000	772	175.07
04/22/2022	COMER	145897#	CITY OF NORTHVILLE	Utilities	941.000	772	313.27
04/29/2022	COMER	145951	WEBER JANITORIAL SUPPLIES	Operating/Office Supplies	740.000	772	124.95
04/29/2022	COMER	145966#	Detroit Chemical & Paper Supply Co	Operating/Office Supplies	740.000	772	281.00
04/29/2022	COMER	145986#	NorthStar Mat Service	Building Maintenance	811.000	772	175.07
04/29/2022	COMER	146007	ROSE PEST SOLUTIONS	Building Maintenance	811.000	772	52.00
04/29/2022	COMER	146017#	VERIZON WIRELESS	Telephone	851.000	772	0.48
04/29/2022	COMER	146023	GRAINGER, INC.	Operating/Office Supplies	740.000	772	210.25
05/06/2022	COMER	146071	REDFORD LOCK COMPANY, INC	Building Maintenance	811.000	772	80.00
							6,101.10
Total For Dept: 772							
Dept: 773 Hillside							
04/08/2022	COMER	145720**	Amazon Capital Services, Inc	Operating/Office Supplies	740.000	773	208.36
04/08/2022	COMER	145765#	NorthStar Mat Service	Building Maintenance	811.000	773	157.12
04/08/2022	COMER	145794#	VERIZON WIRELESS	Telephone	851.000	773	0.48
04/15/2022	COMER	145833	KSS ENTERPRISES	Operating/Office Supplies	740.000	773	94.18
04/15/2022	COMER	145845#	NorthStar Mat Service	Building Maintenance	811.000	773	157.12
04/29/2022	COMER	145974**	HOME DEPOT CREDIT SERVICES	Operating/Office Supplies	740.000	773	74.22
04/29/2022	COMER	145986#	NorthStar Mat Service	Building Maintenance	811.000	773	157.12
04/29/2022	COMER	146017#	VERIZON WIRELESS	Telephone	851.000	773	0.48

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05/06/2022	COMER	146062	NORTHVILLE PUBLIC SCHOOLS	Facility Rental	942.000	773	9,986.25
Total For Dept: 773							10,835.33
Dept: 815 NV Baseball/Softball							
04/15/2022	COMER	145803#	Advanced Turf Solutions Inc	Allocated expenditures	939.208	815	676.40
04/15/2022	COMER	145853#	Pioneer Athletics	Allocated expenditures	939.208	815	351.00
04/22/2022	COMER	145890	Beacon Athletics, LLC	Allocated expenditures	939.208	815	401.00
04/29/2022	COMER	146014	Target Specialty Products	Allocated expenditures	939.208	815	280.00
05/06/2022	COMER	146066#	Pioneer Athletics	Allocated expenditures	939.208	815	532.37
05/06/2022	COMER	146067#	Plymouth Trading Post Inc	Allocated expenditures	939.208	815	696.13
05/06/2022	COMER	146080	Target Specialty Products	Allocated expenditures	939.208	815	280.00
Total For Dept: 815							3,216.90
Dept: 816 Northville Soccer Association							
04/15/2022	COMER	145853#	Pioneer Athletics	Allocated expenditures	939.208	816	6,669.00
05/06/2022	COMER	146066#	Pioneer Athletics	Allocated expenditures	939.208	816	10,114.95
05/06/2022	COMER	146067#	Plymouth Trading Post Inc	Allocated expenditures	939.208	816	637.50
Total For Dept: 816							17,421.45
Total For Fund: 208							183,306.60
Fund: 217 Youth Assistance							
Dept: 000 General							
04/08/2022	COMER	1638(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	6.76
05/06/2022	COMER	1646(E)*#	MERS E-CHECK	MERS Pension Fund	231.001	000	4.59
Total For Dept: 000							11.35
Dept: 602 Youth							
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	602	39.17
04/08/2022	COMER	145764	NORTHVILLE PUBLIC SCHOOLS	Youth Assistance Programs	818.005	602	750.00
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	602	1.93
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	602	30.44
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	602	33.36
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	602	9.27
04/22/2022	COMER	145926	MINDFUL SLEEP CONSULTING	Youth Assistance Programs	818.005	602	100.00
04/29/2022	COMER	145973	Jessica Harris	Youth Assistance Programs	818.005	602	178.56
04/29/2022	COMER	145991	KATHRYN A OLEX	Youth Assistance Programs	818.005	602	200.00
04/29/2022	COMER	145995	Amy Prevo	Youth Assistance Programs	818.005	602	67.04
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	602	78.17
05/06/2022	COMER	146048	Jessica Harris	Youth Assistance Programs	818.005	602	201.53
05/06/2022	COMER	146084*#	US SIGNAL	Data processing	812.000	602	2.03
04/22/2022	COMER	1643(A)*#	Corporate Payment Systems	Data processing	812.000	602	69.85
Total For Dept: 602							1,761.35
Total For Fund: 217							1,772.70



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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Dept: 536 Water & Sewer De							
04/08/2022	COMER	145719*#	AIRGAS USA LLC	Water Serv. Intall. & Supplies	972.000	536	38.71
04/08/2022	COMER	145724	BLACKWELL FORD, INC	Gas, Vehicle Maintenance	741.000	536	237.50
04/08/2022	COMER	145727*#	CDW GOVERNMENT INC	Data processing	812.000	536	569.97
Ⓜcheck COMER 145727 Total for Fund 592 Water and Sewer Fund							
04/08/2022	COMER	145728	Core & Main LP	Water Serv. Intall. & Supplies	972.000	536	913.32
04/08/2022	COMER	145729*#	Cornerstone Painting Inc.	Building Maintenance	811.000	536	350.00
04/08/2022	COMER	145730*#	CUMMINS SALES AND SERVICE	Building Maintenance	811.000	536	469.39
04/08/2022	COMER	145731	D'ANGELO BROS INC.	Water Serv. Intall. & Supplies	972.000	536	17,100.00
04/08/2022	COMER	145733*#	DIAMOND CAR WASH & DETAIL, LLC	Gas, Vehicle Maintenance	741.000	536	18.50
04/08/2022	COMER	145734**#	DTE ENERGY	Utilities	941.000	536	2,296.35
04/08/2022	COMER	145736	EGANIX, INC	Sewer System Maint.	924.000	536	610.00
04/08/2022	COMER	145740*#	Granicus	Data processing	812.000	536	332.69
04/08/2022	COMER	145745	HOME DEPOT CREDIT SERVICES	Operating/Office Supplies	740.000	536	181.16
Ⓜcheck COMER 145745 Total for Fund 592 Water and Sewer Fund							
04/08/2022	COMER	145747	IB Electric Inc	Building Maintenance	811.000	536	3,650.68
04/08/2022	COMER	145754*#	KONICA MINOLTA	Equipment Maintenance	813.000	536	65.53
04/08/2022	COMER	145757*#	ALLERUS FINANCIAL	Pension - defined contribution	718.200	536	1,680.59
04/08/2022	COMER	145762	MWEA	Literature Dues and Seminars	958.000	536	1,250.00
04/08/2022	COMER	145769	PARAGON LABORATORIES	Water Serv. Intall. & Supplies	972.000	536	75.00
04/08/2022	COMER	145773	PRIORITY ONE EMERGENCY	Gas, Vehicle Maintenance	741.000	536	79.98
04/08/2022	COMER	145784*#	RITTER GIS	Data processing	812.000	536	1,936.64
04/08/2022	COMER	145785**#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	536	1,289.32
04/08/2022	COMER	145787	SENSUS USA	Data processing	812.000	536	1,949.94
04/08/2022	COMER	145792	TIREMAXX INC	Gas, Vehicle Maintenance	741.000	536	265.00
04/08/2022	COMER	145793*#	US SIGNAL	Data processing	812.000	536	16.39
04/08/2022	COMER	145796*#	WEBER JANITORIAL SUPPLIES	Building Maintenance	811.000	536	48.95
04/08/2022	COMER	145797	WHITLOCK BUSINESS SYSTEMS, INC	Postage	900.000	536	1,848.50
04/15/2022	COMER	145802*#	ACTION MAT AND TOWEL RENTAL	Building Maintenance	811.000	536	41.48
04/15/2022	COMER	145804*#	ALLIED BUILDING SERVICE CO.	Building Maintenance	811.000	536	300.00
04/15/2022	COMER	145811	BLACKWELL FORD, INC	Gas, Vehicle Maintenance	741.000	536	68.25
04/15/2022	COMER	145815	CINTAS CORPORATION	Uniforms/QuarterMaster	758.000	536	785.54
04/15/2022	COMER	145818**#	CONSUMERS ENERGY	Utilities	941.000	536	1,999.43
04/15/2022	COMER	145819*#	CUMMINS SALES AND SERVICE	Building Maintenance	811.000	536	2,178.49
04/15/2022	COMER	145826*#	Health Equity	Professional Services	827.000	536	10.80
04/15/2022	COMER	145828	HydroCorp	Professional Services	827.000	536	7,865.00
04/15/2022	COMER	145831	JACK DOHENY COMPANIES, INC	Equipment Maintenance	813.000	536	82.96
04/15/2022	COMER	145849	OHM ENGINEERING ADVISORS	Engineering Study - PASER	827.000	536	5,000.00
04/15/2022	COMER	145850	O'REILLY AUTO PARTS	Gas, Vehicle Maintenance	741.000	536	290.92
04/15/2022	COMER	145860*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	536	1,017.82

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04/15/2022	COMER	145862*#	ROSE PEST SOLUTIONS	Building Maintenance	811.000	536	43.00
04/15/2022	COMER	145873*#	VERIZON WIRELESS	Telephone	851.000	536	617.08
04/15/2022	COMER	145874	Brenden Villalobos	Literature Dues and Seminars	958.000	536	1,313.96
04/22/2022	COMER	145884*#	Amazon Capital Services, Inc	Data processing	812.000	536	64.79
04/22/2022	COMER	145887	AT&T	Cable Wi-Fi & TV	832.000	536	156.54
04/22/2022	COMER	145888*#	Azteca Systems, Inc	Data processing	812.000	536	1,168.75
04/22/2022	COMER	145893*#	BS&A SOFTWARE	Data processing	812.000	536	283.34
04/22/2022	COMER	145895*#	CDW GOVERNMENT INC	Data processing	812.000	536	78.71
04/22/2022	COMER	145898*#	Clear Rate Communications, Inc	Telephone	851.000	536	117.23
04/22/2022	COMER	145903	CONSUMERS ENERGY	Utilities	941.000	536	321.23
04/22/2022	COMER	145904	Core & Main LP	Water Serv. Intall. & Supplies	972.000	536	559.56
04/22/2022	COMER	145910	DTE ENERGY	Utilities	941.000	536	321.23
04/22/2022	COMER	145911	ENVIRONMENTAL CONSULTING & TECHN.	Professional Services	941.000	536	1,198.58
04/22/2022	COMER	145915*#	HEALTH ALLIANCE PLAN	Insurance	827.000	536	3,000.00
04/22/2022	COMER	145918	JACK DOHENY COMPANIES, INC	Insurance	716.000	536	18,627.48
04/22/2022	COMER	145920*#	KONICA MINOLTA	Equipment Maintenance	813.000	536	73.71
04/22/2022	COMER	145923	MICHIGAN CAT	Equipment Maintenance	813.000	536	137.91
04/22/2022	COMER	145945*#	STANDARD INSURANCE	Equipment Maintenance	813.000	536	122.64
04/22/2022	COMER	145947*#	NORTHVILLE TOWNSHIP	Insurance	716.000	536	517.43
04/22/2022	COMER	145948*#	Varipro Benefit Administrators	Utilities	941.000	536	1,449.24
04/22/2022	COMER	145952	WEINGARTZ	Professional Services	827.000	536	30.75
04/22/2022	COMER	145953	WTUA	Equipment Maintenance	813.000	536	208.61
04/22/2022	COMER	145954*#	GRAINGER, INC.	Sewage Disposal	921.000	536	81,549.52
04/22/2022	COMER	145954*#	GRAINGER, INC.	Uniforms/QuarternMaster	758.000	536	259.98
Ⓜcheck COMER 145954 Total for Fund 592 Water and Sewer Fund				Operating/Office Supplies	740.000	536	69.94
							329.92
04/29/2022	COMER	145958*#	Ascension Michigan Employer Solutions - Occupational Health	Professional Services	827.000	536	22.00
04/29/2022	COMER	145971*#	Fox Turf Management, LLC	Grounds maintenance	811.800	536	98.64
04/29/2022	COMER	145972	Great Lakes Water Authority	Water Service	922.000	536	420,535.12
04/29/2022	COMER	145987*#	NATIONAL VISION ADMINISTRATORS	Insurance	716.000	536	138.74
04/29/2022	COMER	145993	PARAGON LABORATORIES	Water Serv. Intall. & Supplies	972.000	536	184.00
04/29/2022	COMER	145994*#	PLANTE & MORAN, PLLC	Audit and Accounting	828.000	536	5,575.00
04/29/2022	COMER	146006*#	RKA PETROLEUM COS., INC.	Gas, Vehicle Maintenance	741.000	536	1,487.41
05/06/2022	COMER	146025*#	Amazon Capital Services, Inc	Operating/Office Supplies	740.000	536	25.99
05/06/2022	COMER	146027*#	AT&T	Telephone	851.000	536	736.40
05/06/2022	COMER	146036*#	CDW GOVERNMENT INC	Data processing	812.000	536	817.79
05/06/2022	COMER	146038	COUGAR SALES & RENTAL, INC	Operating/Office Supplies	740.000	536	247.50
05/06/2022	COMER	146042*#	DTE ENERGY	Utilities	941.000	536	4,034.58
05/06/2022	COMER	146043	DUROIS-COOPER ASSOCIATES, INC	Sewer System Maint.	924.000	536	2,076.00
05/06/2022	COMER	146044	EGANIX, INC	Sewer System Maint.	924.000	536	610.00
05/06/2022	COMER	146046	ETNA SUPPLY COMPANY	Meter Purchases/Supplies	936.000	536	600.00

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05/06/2022	COMER	146050	HOME DEPOT CREDIT SERVICES	Operating/Office Supplies	740.000	536	103.70
				Gas, Vehicle Maintenance	741.000	536	84.63
				Equipment Maintenance	813.000	536	95.96
				Sewer System Maint.	924.000	536	32.58
				Water Serv. Intall. & Supplies	972.000	536	312.43
							629.30
<b>Check COMER 146050 Total for Fund 592 Water and Sewer Fund</b>							
05/06/2022	COMER	146051	HydroCorp	Professional Services	827.000	536	7,865.00
05/06/2022	COMER	146057**	ALLERUS FINANCIAL	Pension - defined contribution	718.200	536	1,126.91
05/06/2022	COMER	146070**	QUALITY FIRST AID & SAFETY INC.	Building Maintenance	811.000	536	186.38
05/06/2022	COMER	146075**	RITTER GIS	Data processing	812.000	536	1,661.00
05/06/2022	COMER	146077	R.W. Mead & Sons, Inc	Building Maintenance	811.000	536	3,190.00
05/06/2022	COMER	146084**	US SIGNAL	Data processing	812.000	536	17.26
05/06/2022	COMER	146087**	WEINGARTZ	Equipment Maintenance	813.000	536	9.99
05/06/2022	COMER	146088	GRAINGER, INC.	Operating/Office Supplies	740.000	536	71.72
04/04/2022	COMER	1637(E)**	DELTA DENTAL PLAN	Insurance	716.000	536	159.07
04/08/2022	COMER	1638(E)**	MERS E-CHECK	Pension	718.000	536	12,329.64
04/11/2022	COMER	1639(E)**	DELTA DENTAL PLAN	Insurance	716.000	536	480.67
04/18/2022	COMER	1642(E)**	DELTA DENTAL PLAN	Insurance	716.000	536	157.96
04/22/2022	COMER	1643(A)**	Corporate Payment Systems	Data processing	812.000	536	465.99
				Literature Dues and Seminars	958.000	536	1,486.07
							1,952.06
<b>Check COMER 1643(A) Total for Fund 592 Water and Sewer Fund</b>							
04/25/2022	COMER	1644(E)**	DELTA DENTAL PLAN	Insurance	716.000	536	291.30
05/02/2022	COMER	1645(E)**	DELTA DENTAL PLAN	Insurance	716.000	536	96.78
05/06/2022	COMER	1646(E)**	MERS E-CHECK	Pension	718.000	536	10,076.84
							648,502.40
							719,993.74
<b>Total For Fund: 592</b>							
<b>Fund: 702 Escrow Fund</b>							
<b>Dept: 000 General</b>							
04/08/2022	COMER	145774	PULTE HOMES OF MICHIGAN LLC	8117-0001 - JCPRI6-0006	292.007	000	3,500.00
04/08/2022	COMER	145775	Fairview Construction Services	8122-0025 - PB22-0044	292.007	000	500.00
04/08/2022	COMER	145776	M/I Homes of Michigan, LLC	8119-0333 - PB19-0773	292.007	000	500.00
				8119-0338 - PB19-0778	292.007	000	500.00
				8119-0337 - PB19-0777	292.007	000	500.00
				8119-0336 - PB19-0776	292.007	000	500.00
				8119-0335 - PB19-0775	292.007	000	500.00
				8119-0334 - PB19-0774	292.007	000	500.00
				8119-0332 - PB19-0772	292.007	000	500.00
				8120-0084 - PB20-0143	263.901	000	1,500.00
				8120-0086 - PB20-0145	292.007	000	500.00
				8120-0087 - PB20-0146	292.007	000	500.00

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				BIZ0-0088 - PB20-0147	292.007 000	000	500.00
				BIZ0-0089 - PB20-0148	292.007 000	000	500.00
				BIZ0-0090 - PB20-0149	292.007 000	000	500.00
				BIZ0-0085 - PB20-0144	292.007 000	000	500.00
				BNCB20-0021 - PB20-0142	263.901 000	000	1,500.00
				BNCB20-0025 - PB20-0168	263.901 000	000	1,500.00
				BIZ0-0094 - PB20-0171	292.007 000	000	500.00
				BIZ0-0096 - PB20-0173	292.007 000	000	500.00
				BIZ0-0097 - PB20-0174	292.007 000	000	500.00
				BIZ0-0098 - PB20-0175	292.007 000	000	500.00
				BIZ0-0099 - PB20-0176	292.007 000	000	500.00
				BIZ0-0100 - PB20-0177	292.007 000	000	500.00
				BIZ0-0095 - PB20-0172	292.007 000	000	500.00
							15,000.00
				BIZ1-0123 - PB21-0384	292.007 000	000	500.00
				BIZ0-0263 - PB20-0592	292.007 000	000	500.00
				EIE21-0006 - PSITC20-0001	262.701 000	000	1,556.00
				BIZ2-0011 - PB22-0011	292.007 000	000	500.00
				BIZ2-0051 - PB22-0083	292.007 000	000	500.00
				BIZ1-0378 - PB19-0877	292.007 000	000	500.00
				BIZ2-0003 - PB22-0003	292.007 000	000	500.00
				BIZ0-0320 - PB20-0751	292.007 000	000	500.00
				BIZ1-0097 - PB21-0307	292.007 000	000	500.00
				ARE21-0002 - PPUDA21-0001	262.701 000	000	792.68
				PLIEZ1-0001 - PCPR21-0001	262.701 000	000	47.50
				TERE21-0001 - PSLU21-0001	262.701 000	000	422.50
				TERE22-0003 - PSLU22-0001	262.701 000	000	1,405.00
							1,827.50
				BIZ1-0124 - PB21-0387	292.007 000	000	500.00
				BIZ1-0026 - PB19-0057	292.007 000	000	500.00
				BIZ1-0296 - PB21-1086	292.007 000	000	500.00
				BIZ1-0237 - PB21-0888	292.007 000	000	500.00
				BIZ2-0002 - PB22-0002	292.007 000	000	500.00
				BIZ1-0278 - PB21-1002	292.007 000	000	500.00
				PSPR19-0003-2 - PSPR19-0003	262.701 000	000	421.25
				FCE22-0001 - PM22-0117	262.701 000	000	255.00
				FCE22-0003 - PM22-0135	262.701 000	000	365.00
							620.00
				BIZ1-0373 - PB21-1325	292.007 000	000	500.00
				BIZ2-0115 - PB22-0253	292.007 000	000	500.00
				B8G16-0006 - PB16-0692	292.007 000	000	1,500.00
				BIZ2-0109 - PB22-0229	292.007 000	000	500.00
Ⓢcheck COMER 145776 Total for Fund 702 Escrow Fund							
04/08/2022	COMER	145778	Remark Home Designs LLC				
04/08/2022	COMER	145779	Prestige Pools Inc				
04/08/2022	COMER	145780	OHM ADVISORS				
04/08/2022	COMER	145781	RT Construction Inc				
04/08/2022	COMER	145782	ANTO GLASS BLOCK INC				
04/15/2022	COMER	145855	Selective Construction Corporation				
04/15/2022	COMER	145857	Brown-Schroeder & Co., Inc.				
04/15/2022	COMER	145858	Allied Fence				
04/15/2022	COMER	145859	Qualified Construction Corp				
04/15/2022	COMER	145879**	WILLIAMS, WILLIAMS, RATTNER &				
04/22/2022	COMER	145894**	Carlisle Wortman Associates, Inc				
04/22/2022	COMER	145934	PROGRESSIVE AE				
Ⓢcheck COMER 145934 Total for Fund 702 Escrow Fund							
04/22/2022	COMER	145936	Ventures Design Inc.				
04/22/2022	COMER	145937	Compo Builders Inc				
04/22/2022	COMER	145938*	Kyle Builders Inc				
04/22/2022	COMER	145939	Liu, Yu				
04/22/2022	COMER	145940	Superior Glass Block & More, Inc.				
04/26/2022	COMER	145955	ROBERTSON MILL RIDGE, LLC				
04/26/2022	COMER	145956	DPG2, LLC				
04/29/2022	COMER	145963	CODE SAVVY CONSULTANTS				
Ⓢcheck COMER 145963 Total for Fund 702 Escrow Fund							
04/29/2022	COMER	145997	IMPRESSIVE BASEMENTS				
04/29/2022	COMER	145998	Summerville Holm LLC				
04/29/2022	COMER	145999	Starceovich, John				
04/29/2022	COMER	146000	TBC Decks LLC				



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04/29/2022	COMER	146001	S & G Custom Decks	B122-0113 - PB22-0250	292.007	000	500.00
				B122-0112 - PB22-0249	292.007	000	500.00
							1,000.00
☒check COMER 146001 Total for Fund 702 Escrow Fund							
04/29/2022	COMER	146002	Scott Wesley Construction LLC	B121-0388 - PB21-1362	292.007	000	500.00
04/29/2022	COMER	146003	Deck Detail Inc	B121-0376 - PB21-1333	292.007	000	500.00
04/29/2022	COMER	146004	MGE CARPENTRY	B122-0016 - PB22-0023	292.007	000	500.00
				B122-0041 - PB22-0063	292.007	000	500.00
							1,000.00
☒check COMER 146004 Total for Fund 702 Escrow Fund							
04/29/2022	COMER	146005	RT Construction Inc	B122-0059 - PB22-0103	292.007	000	500.00
04/29/2022	COMER	146010	STANTEC CONSULTING MICHIGAN INC	LRE22-0005 - PSN22-0006	262.701	000	600.00
				LRE22-0004 - PSPR21-0006	262.701	000	300.00
				LRE21-0015 - PSPR21-0001	262.701	000	300.00
				LRE22-0002 - PSPR22-0001	262.701	000	600.00
							1,800.00
☒check COMER 146010 Total for Fund 702 Escrow Fund							
05/06/2022	COMER	146072	Baynes, Michael	B121-0323 - PB21-1153	292.007	000	500.00
05/06/2022	COMER	146073	Down Home Construction Inc	B122-0062 - PB22-0111	292.007	000	500.00
05/06/2022	COMER	146074	Northern Sign Co Inc	B121-0170 - PSN21-0009	292.007	000	500.00
			Total For Dept: 000				41,064.93
			Total For Fund: 702				41,064.93
Fund: 703 Current Tax Fund							
04/12/2022	COMER	145798	CORELOGIC	Miscellaneous Overpayments	690.000	000	39,252.17
			Total For Dept: 000				39,252.17
			Total For Fund: 703				39,252.17
Fund: 737 Other Post Employment Benefits Trust							
04/29/2022	COMER	145987*	NATIONAL VISION ADMINISTRATORS	Retiree HC - AFSCME W&S	716.001	000	17.10
				Retiree HC - AFSCME Clerical	716.002	000	30.38
				Retiree HC - COAM	716.003	000	128.21
				Retiree HC - POAM Officer	716.004	000	81.66
				Retiree HC - POAM Dispatch	716.005	000	4.73
				Retiree HC - IAFF	716.006	000	20.91
				Retiree HC - Non-Union Mgmt	716.007	000	121.51
				Retiree HC - Non-Union Bldg & Maint	716.008	000	8.55
							413.05
☒check COMER 145987 Total for Fund 737 Other Post Employment Benefits Trust							

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04/04/2022	COMER	1637(E)*#	DELTA DENTAL PLAN	Retiree HC - AFSCME W&S	716.001	000	24.47
				Retiree HC - AFSCME Clerical	716.002	000	48.94
				Retiree HC - COAM	716.003	000	171.31
				Retiree HC - POAM Officer	716.004	000	122.36
				Retiree HC - POAM Dispatch	716.005	000	12.24
				Retiree HC - IAFF	716.006	000	24.47
				Retiree HC - Non-Union Mgmt	716.007	000	195.78
				Retiree HC - Non-Union Bldg & Maint	716.008	000	24.47
							624.04
ⓧheck COMER 1637(E) Total for Fund 737 Other Post Employment Benefits Trust							
04/11/2022	COMER	1639(E)*#	DELTA DENTAL PLAN	Retiree HC - AFSCME W&S	716.001	000	18.62
				Retiree HC - AFSCME Clerical	716.002	000	37.24
				Retiree HC - COAM	716.003	000	130.34
				Retiree HC - POAM Officer	716.004	000	93.10
				Retiree HC - POAM Dispatch	716.005	000	9.31
				Retiree HC - IAFF	716.006	000	18.62
				Retiree HC - Non-Union Mgmt	716.007	000	148.96
				Retiree HC - Non-Union Bldg & Maint	716.008	000	18.62
				Retiree HC - AFSCME W&S	716.001	000	50.08
				Retiree HC - AFSCME Clerical	716.002	000	100.17
				Retiree HC - COAM	716.003	000	350.58
				Retiree HC - POAM Officer	716.004	000	250.41
				Retiree HC - POAM Dispatch	716.005	000	25.04
				Retiree HC - IAFF	716.006	000	50.08
				Retiree HC - Non-Union Mgmt	716.007	000	400.66
				Retiree HC - Non-Union Bldg & Maint	716.008	000	50.08
				Retiree HC - AFSCME W&S	716.001	000	5.25
				Retiree HC - AFSCME Clerical	716.002	000	10.49
				Retiree HC - COAM	716.003	000	36.72
				Retiree HC - POAM Officer	716.004	000	26.23
				Retiree HC - POAM Dispatch	716.005	000	2.62
				Retiree HC - IAFF	716.006	000	5.25
				Retiree HC - Non-Union Mgmt	716.007	000	41.96
				Retiree HC - Non-Union Bldg & Maint	716.008	000	5.25
							1,885.68
ⓧheck COMER 1							
04/18/2022	COMER	1642(E)*#	DELTA DENTAL PLAN	Retiree HC - AFSCME W&S	716.001	000	24.30
				Retiree HC - AFSCME Clerical	716.002	000	48.60
				Retiree HC - COAM	716.003	000	170.11
				Retiree HC - POAM Officer	716.004	000	121.51
				Retiree HC - POAM Dispatch	716.005	000	12.15
				Retiree HC - IAFF	716.006	000	24.30
				Retiree HC - Non-Union Mgmt	716.007	000	194.41
				Retiree HC - Non-Union Bldg & Maint	716.008	000	24.30
							619.68
ⓧheck COMER 1							

CHECK DISBURSEMENT REPORT FOR NORTHVILLE CHARTER TOWNSHIP  
 CHECK DATE 04/02/2022 - 05/06/2022

Check Date	Bank	Account	Check #	Payee	Description	Account	Dept	Amount
04/25/2022	COMER	1644(E)*#		DELTA DENTAL PLAN	Retiree HC - AFSCME W&S	716.001	000	44.81
					Retiree HC - AFSCME Clerical	716.002	000	89.63
					Retiree HC - COAM	716.003	000	313.70
					Retiree HC - POAM Officer	716.004	000	224.07
					Retiree HC - POAM Dispatch	716.005	000	22.41
					Retiree HC - IAFF	716.006	000	44.81
					Retiree HC - Non-Union Mgmt	716.007	000	358.52
					Retiree HC - Non-Union Bldg & Maint	716.008	000	44.81
								<u>1,142.76</u>
05/02/2022	COMER	1645(E)*#		DELTA DENTAL PLAN	Retiree HC - AFSCME W&S	716.001	000	14.89
					Retiree HC - AFSCME Clerical	716.002	000	29.78
					Retiree HC - COAM	716.003	000	104.23
					Retiree HC - POAM Officer	716.004	000	74.45
					Retiree HC - POAM Dispatch	716.005	000	7.44
					Retiree HC - IAFF	716.006	000	14.89
					Retiree HC - Non-Union Mgmt	716.007	000	119.12
					Retiree HC - Non-Union Bldg & Maint	716.008	000	14.89
								<u>379.69</u>
								<u>5,064.90</u>
								<u>5,064.90</u>
								<u>2,023,367.16</u>

Check COMER 1644(E) Total for Fund 737 Other Post Employment Benefits Trust

Check COMER 1645(E) Total for Fund 737 Other Post Employment Benefits Trust

Total For Dept: 000

Total For Fund: 737

Report Total:

\*#-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

#-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT