

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

BRANDON McCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
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OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
WEDNESDAY, JANUARY 15, 2025
7:00 P.M.**

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(734) 466-2250

The official documents are on file in the City Clerk's office.

**2008th Regular Meeting Agenda of the Council of the City of Livonia
Wednesday January 15, 2025**

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of December 18, 2024

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. Communication the Department of Finance, dated December 11, 2024, re: forwarding Quarterly Investment Report for the City of Livonia for the quarter ending August 31, 2024.
- b. Communication from the Department of Finance, dated December 11, 2024, re: forwarding various financial statements of the City of Livonia for the months ending August 31, 2024.
- c. Communication from the Department of Parks and Recreation, dated December 13, 2024, re: fee changes approved by the Parks and Recreation Commission for the last two quarters of 2024.
- d. Communication from the Office of the Council dated January 8, 2025, re: presenting revisions to the Chairpersons and members of the various Council Committees for the year 2025.

CONSENT AGENDA

1. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-16, submitted by Livonia Gas Mart, requesting waiver use approval of all plans in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.
2. VACATING PETITION: Planning Commission, re: Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest ¼ of Section 8.
3. SITE PLAN PETITION: Planning Commission, re: Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans to renovate the commercial building and covert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtis Roads in the Southwest ¼ of Section 10.
4. REQUEST TO AUTHORIZE PAYMENT TO ELECTIONSOURCE: Office of the City Clerk, re: for preparation of test ballots and testing of all election equipment by approved State vendor for the State Primary election held November 5, 2024, from budgeted funds.
5. ACCEPTANCE OF DONATIONS: Livonia Public Library, re: cash and gifts from various contributors to be used for the purposes as designated by donors.

6. REQUEST FOR AUTHORIZATION TO ADVANCE FUNDS FROM THE NEWBURGH AND SILVER VILLAGE UNEXPENDED FUND BALANCE TO THE NEWBURGH VILLAGE TWO OPERATING FUND: Housing Commission, re: the Newburgh Village Expansion Project site preparation and clearance, in a combined amount of \$500,000, to be repaid through the issuance of bonds.
7. REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$10,000,000 AND DECLARING INTENT TO REIMBURSE: Housing Commission, re: the acquisition, construction, furnishing and equipping the affordable housing community at Newburgh Village.
8. AWARD OF BID: Department of Parks and Recreation, re: the replacement of the Newburg Church roof at Greenmead Historical Park, from budgeted funds.
9. AWARD OF BID: Department of Parks and Recreation, re: an accessible playground addition at the Jack E. Kirksey Recreation Center, from budgeted funds.
10. AWARD OF BID: Department of Parks and Recreation, re: Rotary Park Tennis Court Resurfacing, from budgeted funds.

UNFINISHED BUSINESS

11. TO CONSIDER ADOPTION OF A RESOLUTION APPROVING A BROWNFIELD PLAN AND TAX INCREMENT FINANCING FOR THE 7 AND VICTOR PROJECT: Robertson Brothers Homes, re: for a planned general development consisting of 100 residential townhomes on the north side of Seven Mile Road, between Victor Parkway and Newburgh Road in the southeast ¼ of Section 6.
Public Hearing held on Monday, December 9, 2024.
12. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: the property located South of Eight Mile Road and East of Merriman Road, in the Northwest, 1/4 Section 2, 19902 Merriman Court (Petition 2024-11-LS-15) and to waive the required fifty (50) feet wide right of way for vehicular access to proposed parcels "A" and "B".

NEW BUSINESS

13. ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from UAG Realty, LLC, for a 6-foot-wide public utility easement in connection with the sanitary sewer constructed at 32400 Plymouth Road, in the Southwest ¼ of Section 27. (Tax I.D. No.46-107-99-0031-001)

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK

a.



LETTER TO THE LIVONIA CITY COUNCIL

Finance
December 11, 2024

MEETING DATE

R011525

PRESENTED BY

AGENDA ITEM

a. Communication from the Department of Finance, dated December 11, 2024, re: forwarding Quarterly Investment Report for the City of Livonia for the quarter ending August 31, 2024.

BACKGROUND DETAILS

Public Act 213 of 2007 requires that a quarterly written report shall be provided to the governing body regarding the investment of public funds. Attached for Council's information is a summary of investments for the City of Livonia as of August 31, 2024. All investments are in compliance with the City's Investment Policy and Michigan Public Act 20.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We respectfully request that City Council receive and file this report.

ATTACHMENTS

1. 2024 Quarterly Investments - 3rd Quarter

APPROVED BY

Handwritten signature of Debra A. Lichtenberg.

Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024

Handwritten signature of Maureen Miller Brosnan.

Maureen Miller Brosnan, Mayor

Date: December 20, 2024

CERTIFICATES OF DEPOSIT & TERM SECURITIES HELD

As of
August 31, 2024

DATE OF PURCHASE	CERTIFICATE HELD AT	PRINCIPAL AMOUNT	DATE OF MATURITY
05/15/24	PFM GovMIC	1,000,000.00	09/03/24
05/21/24	FLAGSTAR	2,000,000.00	09/10/24
05/22/24	PFM GovMIC	2,000,000.00	09/10/24
05/29/24	PFM GovMIC	1,000,000.00	09/17/24
06/05/24	PFM GovMIC	1,000,000.00	09/24/24
06/12/24	PFM GovMIC	5,000,000.00	10/01/24
06/18/24	FLAGSTAR	2,000,000.00	10/08/24
06/26/24	PFM GovMIC	6,000,000.00	10/15/24
07/03/24	PFM GovMIC	3,000,000.00	10/15/24
07/03/24	PFM GovMIC	1,000,000.00	10/15/24
07/10/24	PFM GovMIC	1,000,000.00	10/22/24
07/17/24	PFM GovMIC	6,000,000.00	10/29/24
07/23/24	PFM GovMIC	2,000,000.00	11/05/24
07/30/24	PFM GovMIC	1,000,000.00	11/12/24
07/30/24	INDEPENDENT	1,000,000.00	11/12/24
08/07/24	PFM GovMIC	4,000,000.00	12/03/24
08/14/24	PFM GovMIC	1,000,000.00	12/10/24
08/21/24	PFM GovMIC	1,000,000.00	12/17/24
08/28/24	PFM GovMIC	2,000,000.00	12/23/24

43,000,000.00

**SCHEDULE OF POOLED CASH HELD
AS OF
August 31, 2024**

08/31/24	Comerica Bank	Money Mkt, Pooled, etc.	48,380,506.35
08/31/24	Flagstar	Money Market	90,733.44
08/31/24	GovMic	PFM Asset Management	15,198,038.26
			<u>63,669,278.05</u>

**SCHEDULE OF U.S. TREASURY AND AGENCY
SECURITIES HELD**

DATE OF PURCHASE	DESCRIPTION		MATURITY DATE	HISTORICAL COST
08/26/20	#270 - FNMA	3136G4V75	02/24/25	1,298,781.25
09/17/20	#271 - FNMA	3135G0X24	01/07/25	1,422,117.00
12/16/20	#273 - FNMA	3135G06M0	12/16/24	1,300,000.00
01/28/21	#275 - FNMA	3135GACA7	04/15/25	1,124,212.50
05/26/21	#279 - FHLB	3130AMK92	11/26/24	1,500,000.00
07/02/21	#280 - STATE OF MI	594612BD4	05/15/27	1,140,682.20
08/24/21	#281 - USA Treasury	912828YH7	09/30/24	1,135,664.06
03/25/22	#287 - USA Treasury	9128283D0	10/31/24	1,197,328.13
04/27/22	#288 - USA Treasury	9128284F4	03/31/25	996,097.10
06/30/22	#290 - USA Treasury	91282CEU1	06/15/25	1,088,616.97
09/09/22	#291 - USA Treasury	9128285J5	10/31/25	1,133,247.99
11/08/22	#293 - FHLB	3130AQBD4	12/30/24	923,319.00
11/16/22	#294 - FHLB	3130AJZ36	08/27/25	1,349,223.00
12/09/22	#295 - FHLB	3130ALGJ7	03/23/26	832,328.25
01/17/23	#296 - FFCB	3133EN6A3	01/13/26	659,615.22
02/23/23	#298 - FFCB	3133EPBJ3	02/23/26	1,123,526.25
03/10/23	#299 - USA Treasury	91282CGA3	12/15/25	1,026,879.28
05/02/23	#304 - USA Treasury	912828U24	11/15/26	1,083,429.63
05/16/23	#305 - FHLMC	3134GW5P7	10/27/25	1,056,676.35
06/30/23	#306 - USA Treasury	91282CEW7	06/30/27	1,160,066.52
10/27/23	#308 - FNMA	3135G05Y5	10/08/27	1,064,771.25
10/31/23	#309 - USA Treasury	91282CGP0	02/29/28	1,123,119.51
12/08/23	#310 - FFCB	3133EPK79	12/07/26	799,442.40
01/26/24	#311 - USA Treasury	91282CLN2	11/30/28	1,217,207.14
02/05/24	#312 - USA Treasury	91282CHQ7	07/31/28	1,153,867.13
05/02/24	#313 - FFCB	3133ERDH1	04/30/29	790,323.90
05/13/24	#314 - USA Treasury	91282CJW2	01/31/29	980,433.04
06/26/24	#315 - FFCB	3133ERGL9	06/07/28	801,360.00
07/08/24	#316 - USA Treasury	91282CKT7	05/31/29	622,377.26
08/01/24	#317 - FFCB	3133ERKX8	07/12/29	615,056.90
08/01/24	#318 - USA Treasury	9128283F5	11/15/27	565,572.32
08/31/24	SECURITIES - TOTAL			32,285,341.56
08/31/24	SECURITIES - POOLED FUND			51,869.46
				32,337,211.02

b.



LETTER TO THE LIVONIA CITY COUNCIL

Finance
December 11, 2024

MEETING DATE

R011524

PRESENTED BY

AGENDA ITEM

b. Communication from the Department of Finance, dated December 11, 2024, re: forwarding various financial statements of the City of Livonia for the month ending August 31, 2024.

BACKGROUND DETAILS

Attached hereto are the various financial statements of the City of Livonia for the month ending August 31, 2024. These statements are summarized so that you may make a quick financial overview of the various funds. Detailed statements, in support of the summarized statements, have been forwarded electronically to the Council Office.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We respectfully request that City Council receive and file this report.

ATTACHMENTS

1. BUDGET TO ACTUAL - COUNCIL SUMMARY - AUGUST 2024

APPROVED BY

Handwritten signature of Debra A. Lichtenberg in black ink.

Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024

Handwritten signature of Maureen Miller Brosnan in black ink.

Maureen Miller Brosnan, Mayor

Date: December 20, 2024



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 101 - GENERAL FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	71,521,472.00	683,000.00	72,204,472.00	3,637,821.45	.00	62,677,196.26	9,527,275.74	87	59,837,372.62
REVENUE TOTALS	\$71,521,472.00	\$683,000.00	\$72,204,472.00	\$3,637,821.45	\$0.00	\$62,677,196.26	\$9,527,275.74	87%	\$59,837,372.62
EXPENSE									
Department 101 - CITY COUNCIL	334,005.00	.00	334,005.00	33,241.51	.00	222,136.03	111,868.97	67	187,598.71
Department 173 - MAYOR'S OFFICE	584,792.00	.00	584,792.00	60,674.57	.00	447,411.05	137,380.95	77	371,206.47
Department 174 - COMMUNICATIONS	429,649.00	.00	429,649.00	48,776.32	.00	305,732.37	123,916.63	71	225,290.04
Department 175 - GOVERNMENT AFFAIRS	13,801.00	94,000.00	107,801.00	9,829.80	.00	61,432.39	46,368.61	57	14,624.39
Department 191 - ACCOUNTING	326,094.00	.00	326,094.00	56,203.50	.00	250,208.51	75,885.49	77	144,404.57
Department 192 - FINANCE DEPARTMENT	534,554.00	(13,000.00)	521,554.00	47,764.00	.00	341,888.00	179,666.00	66	311,339.27
Department 215 - CITY CLERK	633,636.00	.00	633,636.00	60,341.49	.00	445,229.63	188,406.37	70	399,515.11
Department 223 - INDEPENDENT AUDIT	54,512.00	.00	54,512.00	11,634.00	.00	76,641.13	(22,129.13)	141	55,631.54
Department 228 - INFORMATION SYSTEMS	1,605,679.00	.00	1,605,679.00	96,296.24	29,856.52	1,143,760.35	432,062.13	73	940,581.91
Department 236 - ETHICS BOARD	550.00	.00	550.00	.00	.00	109.00	441.00	20	97.00
Department 247 - BOARD OF REVIEW	3,545.00	.00	3,545.00	344.48	.00	3,100.32	444.68	87	2,755.84
Department 253 - TREASURER	679,921.00	.00	679,921.00	53,756.81	.00	444,833.73	235,087.27	65	408,617.49
Department 257 - ASSESSING	756,439.00	.00	756,439.00	75,439.51	.00	523,834.13	232,604.87	69	455,795.78
Department 261 - UTILITIES AND SUPPLIES	546,613.00	.00	546,613.00	27,383.24	.00	285,376.61	261,236.39	52	266,454.73
Department 262 - ELECTION COMMISSION	679,174.00	.00	679,174.00	135,664.26	.00	544,762.19	134,411.81	80	165,743.92
Department 263 - INSURANCE-GENERAL	102,452.00	.00	102,452.00	(4,378.00)	.00	104,902.96	(2,450.96)	102	85,102.55
Department 264 - INSURANCE-WORKERS COMP	435,194.00	.00	435,194.00	65,191.37	.00	513,530.58	(78,336.58)	118	495,180.26
Department 265 - NON DEPARTMENTAL	4,000.00	2,007,500.00	2,011,500.00	.00	.00	8,799.00	2,002,701.00	0	2,500.00
Department 266 - LAW DEPARTMENT	980,880.00	.00	980,880.00	100,942.84	.00	720,062.64	260,817.36	73	617,654.68
Department 267 - EMPLOYEE BENEFITS CONTROL	42,000.00	.00	42,000.00	306,482.46	.00	(234,402.09)	276,402.09	-558	275,056.89
Department 268 - NON-DEPT CAPITAL PROJECTS	5,000.00	.00	5,000.00	.00	.00	2,846.75	2,153.25	57	.00
Department 269 - CIVIL SERVICE	959,897.00	.00	959,897.00	96,923.94	1,294.94	636,454.24	322,147.82	66	515,249.95
Department 270 - TERMINATION PAY	2,395,000.00	(7,500.00)	2,387,500.00	20,295.43	.00	698,299.43	1,689,200.57	29	884,549.00
Department 271 - LABOR RELATIONS	92,500.00	.00	92,500.00	252.00	.00	31,120.00	61,380.00	34	21,396.00
Department 272 - DUES AND SUBSCRIPTIONS	58,000.00	.00	58,000.00	.00	.00	51,317.00	6,683.00	88	38,270.00
Department 286 - 16TH DISTRICT COURT	3,502,513.00	11,800.00	3,514,313.00	357,111.25	.00	2,440,560.35	1,073,752.65	69	2,068,043.09
Department 302 - TRAFFIC BUREAU	1,262,039.00	12,500.00	1,274,539.00	133,585.09	1,543.09	930,674.71	342,321.20	73	781,137.65
Department 304 - POLICE ADMINISTRATION	3,010,074.00	(27,500.00)	2,982,574.00	267,788.96	.00	2,010,270.84	972,303.16	67	1,895,586.80
Department 306 - POLICE DATA PROCESSING	999,901.00	.00	999,901.00	74,339.70	1,188.55	668,574.96	330,137.49	67	697,206.87
Department 307 - DETECTIVE BUREAU	3,357,544.00	(9,000.00)	3,348,544.00	330,592.32	.00	2,246,038.82	1,102,505.18	67	2,202,727.31
Department 309 - AUTOMOTIVE SERVICE	586,150.00	.00	586,150.00	33,047.36	7,000.00	206,949.84	372,200.16	37	425,979.07
Department 310 - POLICE COMMUNICATIONS	1,014,332.00	.00	1,014,332.00	91,970.99	.00	672,127.29	342,204.71	66	609,430.15
Department 313 - CROSSING GUARDS	81,488.00	.00	81,488.00	775.08	.00	50,176.75	31,311.25	62	46,059.20
Department 316 - SCHOOL LIAISON	578,567.00	.00	578,567.00	64,349.99	.00	443,911.77	134,655.23	77	385,362.47
Department 318 - OFFICE OF EMERG PREP	184,118.00	.00	184,118.00	12,350.92	.00	127,712.49	56,405.51	69	123,991.81
Department 319 - RESERVE POL/SPECIAL EVENT	407,969.00	.00	407,969.00	52,718.95	.00	366,757.65	41,211.35	90	307,559.90



BUDGET TO ACTUAL - COUNCIL SUMMARY - 08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 101 - GENERAL FUND									
EXPENSE									
Department 325 - POLICE PATROL BUREAU	14,764,790.00	26,598.00	14,791,388.00	2,021,416.44	125,583.30	10,423,487.84	4,242,316.86	71	8,354,425.55
Department 329 - INTELLIGENCE BUREAU	2,582,175.00	(2,598.00)	2,579,577.00	305,480.05	48,529.00	1,897,938.63	633,109.37	75	1,537,907.70
Department 336 - FIRE ADMINISTRATION	1,440,863.00	(11,606.00)	1,429,257.00	137,124.81	2,776.29	1,026,843.86	399,636.85	72	985,776.67
Department 338 - FIRE FIGHTING	14,759,162.00	.00	14,759,162.00	1,417,558.70	86,230.93	9,621,317.50	5,051,613.57	66	9,357,888.73
Department 341 - FIRE PREVENTION	865,073.00	11,606.00	876,679.00	88,264.10	.00	629,546.19	247,132.81	72	600,509.84
Department 371 - INSPECTION	2,007,116.00	.00	2,007,116.00	175,762.53	.00	1,190,017.20	817,098.80	59	1,062,810.84
Department 381 - BLDG CODE BD OF APPEALS	1,361.00	.00	1,361.00	.00	.00	60.00	1,301.00	4	20.00
Department 435 - TRAFFIC COMMISSION	2,353.00	.00	2,353.00	172.25	.00	1,334.86	1,018.14	57	1,361.76
Department 441 - PUBLIC SERV ADMIN	85,450.00	5,000.00	90,450.00	20,005.83	.00	(73,253.82)	163,703.82	-81	(61,329.48)
Department 443 - PUBLIC SERV-EQUIP MAINT	108,602.00	(6,000.00)	102,602.00	(36,291.50)	19,781.00	(305,187.28)	388,008.28	-278	(218,992.18)
Department 447 - ENGINEERING	43,534.00	.00	43,534.00	22,049.30	2,200.00	(81,649.32)	122,983.32	-182	(89,293.74)
Department 448 - STREET LIGHTING	266,328.00	.00	266,328.00	22,355.69	.00	204,322.57	62,005.43	77	213,550.57
Department 463 - MAINTENANCE-STREET	600,843.00	(48,000.00)	552,843.00	75,218.60	.00	102,701.81	450,141.19	19	181,996.97
Department 523 - PUBLIC SERV-BLDG MAINT	2,026,738.00	22,000.00	2,048,738.00	199,681.58	56,609.68	1,324,625.63	667,502.69	67	1,061,553.14
Department 524 - PARKS	1,726,526.00	2,000.00	1,728,526.00	238,293.77	1,359.80	1,129,896.59	597,269.61	65	1,019,555.19
Department 701 - PLANNING	726,556.00	(49,500.00)	677,056.00	69,106.96	.00	471,601.32	205,454.68	70	432,672.17
Department 702 - ZONING BOARD OF APPEALS	53,825.00	(31,500.00)	22,325.00	3,580.57	.00	24,326.64	(2,001.64)	109	9,090.01
Department 752 - RECREATION ADMINISTRATION	352,803.00	.00	352,803.00	35,598.72	.00	186,296.12	166,506.88	53	74,701.78
Department 758 - RECREATION FACILITIES	54,189.00	800.00	54,989.00	11,039.58	.00	31,598.90	23,390.10	57	40,902.59
Department 759 - RECREATION ATHLETICS	144,447.00	(800.00)	143,647.00	19,007.75	3,152.00	91,557.09	48,937.91	66	118,373.73
Department 820 - PARKS & REC - SENIOR SERVICES	564,761.00	.00	564,761.00	54,262.61	.00	420,734.62	144,026.38	74	438,529.31
Department 821 - P&R - GREENMEAD AND CULTURAL	1,099,726.00	.00	1,099,726.00	82,060.60	33,144.89	720,722.72	345,858.39	69	693,790.33
EXPENSE TOTALS	\$71,519,803.00	\$1,986,800.00	\$73,506,603.00	\$7,683,439.32	\$420,249.99	\$46,831,981.09	\$26,254,371.92	64%	\$42,243,501.90
Fund 101 - GENERAL FUND Totals									
REVENUE TOTALS	71,521,472.00	683,000.00	72,204,472.00	3,637,821.45	.00	62,677,196.26	9,527,275.74	87%	59,837,372.62
EXPENSE TOTALS	71,519,803.00	1,986,800.00	73,506,603.00	7,683,439.32	420,249.99	46,831,981.09	26,254,371.92	64%	42,243,501.90
Fund 101 - GENERAL FUND Totals	\$1,669.00	(\$1,303,800.00)	(\$1,302,131.00)	(\$4,045,617.87)	(\$420,249.99)	\$15,845,215.17	(\$16,727,096.18)		\$17,593,870.72



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Fund 202 - MAJOR STREET FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	9,344,198.00	.00	9,344,198.00	769,232.09	.00	5,589,051.82	3,755,146.18	60	5,514,683.32
REVENUE TOTALS	\$9,344,198.00	\$0.00	\$9,344,198.00	\$769,232.09	\$0.00	\$5,589,051.82	\$3,755,146.18	60%	\$5,514,683.32
EXPENSE									
Department 448 - STREET LIGHTING	668,359.00	.00	668,359.00	44,500.00	.00	534,859.00	133,500.00	80	491,362.00
Department 451 - CONST-STREET AND BRIDGES	60,000.00	.00	60,000.00	.00	.00	.00	60,000.00	0	.00
Department 463 - MAINTENANCE-STREET	1,133,076.00	355,071.00	1,488,147.00	280,529.82	.00	753,344.19	734,802.81	51	654,795.16
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 478 - MAINT-FREEWAY LIGHTING	20,000.00	.00	20,000.00	1,553.09	.00	14,047.83	5,952.17	70	13,374.63
Department 479 - SNOW AND ICE REMOVAL	327,061.00	.00	327,061.00	27,255.00	.00	245,295.00	81,766.00	75	240,921.00
Department 483 - ADMIN, ENGIN RECORD KEEPI	138,700.00	.00	138,700.00	11,558.00	.00	104,022.00	34,678.00	75	110,403.00
Department 484 - FUND TRANSFERS	7,600,000.00	.00	7,600,000.00	633,333.00	.00	5,699,997.00	1,900,003.00	75	5,024,999.97
EXPENSE TOTALS	\$9,947,196.00	\$355,071.00	\$10,302,267.00	\$998,728.91	\$0.00	\$7,351,565.02	\$2,950,701.98	71%	\$6,535,855.76
Fund 202 - MAJOR STREET FUND Totals									
REVENUE TOTALS	9,344,198.00	.00	9,344,198.00	769,232.09	.00	5,589,051.82	3,755,146.18	60%	5,514,683.32
EXPENSE TOTALS	9,947,196.00	355,071.00	10,302,267.00	998,728.91	.00	7,351,565.02	2,950,701.98	71%	6,535,855.76
Fund 202 - MAJOR STREET FUND Totals	(\$602,998.00)	(\$355,071.00)	(\$958,069.00)	(\$229,496.82)	\$0.00	(\$1,762,513.20)	\$804,444.20		(\$1,021,172.44)



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Fund 203 - LOCAL STREET FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	11,149,971.00	.00	11,149,971.00	926,862.72	.00	7,829,916.34	3,320,054.66	70	7,122,987.06
REVENUE TOTALS	\$11,149,971.00	\$0.00	\$11,149,971.00	\$926,862.72	\$0.00	\$7,829,916.34	\$3,320,054.66	70%	\$7,122,987.06
EXPENSE									
Department 448 - STREET LIGHTING	137,000.00	.00	137,000.00	11,416.00	.00	102,744.00	34,256.00	75	97,497.00
Department 451 - CONST-STREET AND BRIDGES	125,000.00	.00	125,000.00	.00	.00	.00	125,000.00	0	.00
Department 463 - MAINTENANCE-STREET	1,959,694.00	.00	1,959,694.00	236,142.64	.00	1,405,094.64	554,599.36	72	1,370,965.21
Department 475 - MAINTENANCE-TRAFFIC SERV	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 479 - SNOW AND ICE REMOVAL	450,169.00	.00	450,169.00	37,514.00	.00	337,626.00	112,543.00	75	336,870.00
Department 483 - ADMIN, ENGIN RECORD KEEPI	769,870.00	.00	769,870.00	64,154.00	.00	577,386.00	192,484.00	75	532,224.00
Department 484 - FUND TRANSFERS	7,800,000.00	.00	7,800,000.00	650,000.00	.00	5,850,000.00	1,950,000.00	75	5,362,497.00
EXPENSE TOTALS	\$11,241,733.00	\$0.00	\$11,241,733.00	\$999,226.64	\$0.00	\$8,272,850.64	\$2,968,882.36	74%	\$7,700,053.21
Fund 203 - LOCAL STREET FUND Totals									
REVENUE TOTALS	11,149,971.00	.00	11,149,971.00	926,862.72	.00	7,829,916.34	3,320,054.66	70%	7,122,987.06
EXPENSE TOTALS	11,241,733.00	.00	11,241,733.00	999,226.64	.00	8,272,850.64	2,968,882.36	74%	7,700,053.21
Fund 203 - LOCAL STREET FUND Totals	(\$91,762.00)	\$0.00	(\$91,762.00)	(\$72,363.92)	\$0.00	(\$442,934.30)	\$351,172.30		(\$577,066.15)



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Fund 204 - ROAD - SIDEWALK & TREE									
REVENUE									
Department 000 - ACCOUNT BALANCES	13,033,702.00	.00	13,033,702.00	671,632.83	.00	11,095,786.07	1,937,915.93	85	10,586,267.41
REVENUE TOTALS	\$13,033,702.00	\$0.00	\$13,033,702.00	\$671,632.83	\$0.00	\$11,095,786.07	\$1,937,915.93	85%	\$10,586,267.41
EXPENSE									
Department 441 - PUBLIC SERV ADMIN	33,338.00	.00	33,338.00	2,778.00	.00	25,002.00	8,336.00	75	23,220.00
Department 447 - ENGINEERING	2,700,196.00	312,990.00	3,013,186.00	347,502.93	.00	1,531,628.89	1,481,557.11	51	1,398,042.41
Department 463 - MAINTENANCE-STREET	10,880,000.00	200,856.00	11,080,856.00	5,559.37	.00	7,713,428.96	3,367,427.04	70	7,902,935.67
Department 530 - FORESTRY	150,000.00	9,855.00	159,855.00	.00	.00	90,837.12	69,017.88	57	130,201.36
EXPENSE TOTALS	\$13,763,534.00	\$523,701.00	\$14,287,235.00	\$355,840.30	\$0.00	\$9,360,896.97	\$4,926,338.03	66%	\$9,454,399.44
Fund 204 - ROAD - SIDEWALK & TREE Totals									
REVENUE TOTALS	13,033,702.00	.00	13,033,702.00	671,632.83	.00	11,095,786.07	1,937,915.93	85%	10,586,267.41
EXPENSE TOTALS	13,763,534.00	523,701.00	14,287,235.00	355,840.30	.00	9,360,896.97	4,926,338.03	66%	9,454,399.44
Fund 204 - ROAD - SIDEWALK & TREE Totals	(\$729,832.00)	(\$523,701.00)	(\$1,253,533.00)	\$315,792.53	\$0.00	\$1,734,889.10	(\$2,988,422.10)		\$1,131,867.97



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Fund 208 - COMMUNITY RECREATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	9,239,176.00	.00	9,239,176.00	464,572.85	.00	8,919,107.54	320,068.46	97	7,613,725.05
REVENUE TOTALS	\$9,239,176.00	\$0.00	\$9,239,176.00	\$464,572.85	\$0.00	\$8,919,107.54	\$320,068.46	97%	\$7,613,725.05
EXPENSE									
Department 755 - RECREATION CENTER	7,557,580.00	504,222.00	8,061,802.00	660,148.59	363,433.67	5,977,063.97	1,721,304.36	79	5,225,579.56
Department 756 - OTHER RECREATION	172,100.00	398,898.00	570,998.00	4,365.00	29,921.51	331,444.68	209,631.81	63	79,330.96
Department 757 - ICE RINK	390,446.00	.00	390,446.00	500.00	.00	363,630.16	26,815.84	93	358,307.88
Department 776 - SPECIAL EVENTS	168,611.00	.00	168,611.00	52,397.04	.00	123,114.41	45,496.59	73	118,787.16
Department 795 - SWIMMING POOL - BOTSFORD	165,492.00	43,665.00	209,157.00	37,413.67	1,613.85	106,270.61	101,272.54	52	76,248.19
Department 796 - SWIMMING POOL - CLEMENT C	551,775.00	(217,560.00)	334,215.00	52,709.15	.00	170,434.23	163,780.77	51	89,896.28
Department 797 - SWIMMING POOL - SHELDON	97,736.00	.00	97,736.00	16,022.40	2,505.90	41,968.20	53,261.90	46	23,038.10
EXPENSE TOTALS	\$9,103,740.00	\$729,225.00	\$9,832,965.00	\$823,555.85	\$397,474.93	\$7,113,926.26	\$2,321,563.81	76%	\$5,971,188.13
Fund 208 - COMMUNITY RECREATION Totals									
REVENUE TOTALS	9,239,176.00	.00	9,239,176.00	464,572.85	.00	8,919,107.54	320,068.46	97%	7,613,725.05
EXPENSE TOTALS	9,103,740.00	729,225.00	9,832,965.00	823,555.85	397,474.93	7,113,926.26	2,321,563.81	76%	5,971,188.13
Fund 208 - COMMUNITY RECREATION Totals	\$135,436.00	(\$729,225.00)	(\$593,789.00)	(\$358,983.00)	(\$397,474.93)	\$1,805,181.28	(\$2,001,495.35)		\$1,642,536.92



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Fund 211 - DESIGNATED PURPOSE									
REVENUE									
Department 000 - ACCOUNT BALANCES	150,000.00	.00	150,000.00	18,083.95	.00	111,889.70	38,110.30	75	85,678.70
REVENUE TOTALS	\$150,000.00	\$0.00	\$150,000.00	\$18,083.95	\$0.00	\$111,889.70	\$38,110.30	75%	\$85,678.70
EXPENSE									
Department 000 - ACCOUNT BALANCES	180,000.00	.00	180,000.00	9,519.58	.00	76,434.84	103,565.16	42	88,273.86
EXPENSE TOTALS	\$180,000.00	\$0.00	\$180,000.00	\$9,519.58	\$0.00	\$76,434.84	\$103,565.16	42%	\$88,273.86
Fund 211 - DESIGNATED PURPOSE Totals									
REVENUE TOTALS	150,000.00	.00	150,000.00	18,083.95	.00	111,889.70	38,110.30	75%	85,678.70
EXPENSE TOTALS	180,000.00	.00	180,000.00	9,519.58	.00	76,434.84	103,565.16	42%	88,273.86
Fund 211 - DESIGNATED PURPOSE Totals	(\$30,000.00)	\$0.00	(\$30,000.00)	\$8,564.37	\$0.00	\$35,454.86	(\$65,454.86)		(\$2,595.16)



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Fund 219 - SP ASSESS-LIGHTING									
REVENUE									
Department 000 - ACCOUNT BALANCES	17,000.00	.00	17,000.00	6,144.82	.00	29,584.06	(12,584.06)	174	26,129.08
Department 457 - STREETLIGHTING	1,086,610.00	.00	1,086,610.00	.00	.00	1,086,651.52	(41.52)	100	1,154,117.51
REVENUE TOTALS	\$1,103,610.00	\$0.00	\$1,103,610.00	\$6,144.82	\$0.00	\$1,116,235.58	(\$12,625.58)	101%	\$1,180,246.59
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	.00	.00	.00	.00	.00	.00	+++	.00
Department 457 - STREETLIGHTING	1,158,452.00	.00	1,158,452.00	90,747.78	.00	834,404.44	324,047.56	72	753,531.43
EXPENSE TOTALS	\$1,158,452.00	\$0.00	\$1,158,452.00	\$90,747.78	\$0.00	\$834,404.44	\$324,047.56	72%	\$753,531.43
Fund 219 - SP ASSESS-LIGHTING Totals									
REVENUE TOTALS	1,103,610.00	.00	1,103,610.00	6,144.82	.00	1,116,235.58	(12,625.58)	101%	1,180,246.59
EXPENSE TOTALS	1,158,452.00	.00	1,158,452.00	90,747.78	.00	834,404.44	324,047.56	72%	753,531.43
Fund 219 - SP ASSESS-LIGHTING Totals	(\$54,842.00)	\$0.00	(\$54,842.00)	(\$84,602.96)	\$0.00	\$281,831.14	(\$336,673.14)		\$426,715.16



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Fund 226 - MUNICIPAL REFUSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	14,062,303.00	.00	14,062,303.00	97,387.93	.00	14,127,855.89	(65,552.89)	100	13,360,076.71
REVENUE TOTALS	\$14,062,303.00	\$0.00	\$14,062,303.00	\$97,387.93	\$0.00	\$14,127,855.89	(\$65,552.89)	100%	\$13,360,076.71
EXPENSE									
Department 521 - SANITATION	1,452,031.00	.00	1,452,031.00	122,200.05	42,036.00	902,170.45	507,824.55	65	767,303.28
Department 528 - PUBLIC SERVICE	14,524,078.00	4,120,017.00	18,644,095.00	1,136,355.58	688,132.48	9,685,170.88	8,270,791.64	56	7,772,517.94
Department 529 - ANIMAL CONTROL	410,048.00	.00	410,048.00	21,592.05	.00	227,176.78	182,871.22	55	249,187.93
EXPENSE TOTALS	\$16,386,157.00	\$4,120,017.00	\$20,506,174.00	\$1,280,147.68	\$730,168.48	\$10,814,518.11	\$8,961,487.41	56%	\$8,789,009.15
Fund 226 - MUNICIPAL REFUSE FUND Totals									
REVENUE TOTALS	14,062,303.00	.00	14,062,303.00	97,387.93	.00	14,127,855.89	(65,552.89)	100%	13,360,076.71
EXPENSE TOTALS	16,386,157.00	4,120,017.00	20,506,174.00	1,280,147.68	730,168.48	10,814,518.11	8,961,487.41	56%	8,789,009.15
Fund 226 - MUNICIPAL REFUSE FUND Totals	(\$2,323,854.00)	(\$4,120,017.00)	(\$6,443,871.00)	(\$1,182,759.75)	(\$730,168.48)	\$3,313,337.78	(\$9,027,040.30)		\$4,571,067.56



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Fund 242 - LIVONIA BROWNFIELD - LSRRF									
REVENUE									
Department 000 - ACCOUNT BALANCES	180,000.00	.00	180,000.00	2,977.86	.00	104,739.93	75,260.07	58	77,886.81
REVENUE TOTALS	\$180,000.00	\$0.00	\$180,000.00	\$2,977.86	\$0.00	\$104,739.93	\$75,260.07	58%	\$77,886.81
EXPENSE									
Department 000 - ACCOUNT BALANCES	38,300.00	.00	38,300.00	2,775.00	.00	28,155.00	10,145.00	74	23,760.00
EXPENSE TOTALS	\$38,300.00	\$0.00	\$38,300.00	\$2,775.00	\$0.00	\$28,155.00	\$10,145.00	74%	\$23,760.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals									
REVENUE TOTALS	180,000.00	.00	180,000.00	2,977.86	.00	104,739.93	75,260.07	58%	77,886.81
EXPENSE TOTALS	38,300.00	.00	38,300.00	2,775.00	.00	28,155.00	10,145.00	74%	23,760.00
Fund 242 - LIVONIA BROWNFIELD - LSRRF Totals	\$141,700.00	\$0.00	\$141,700.00	\$202.86	\$0.00	\$76,584.93	\$65,115.07		\$54,126.81



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Fund 243 - LIVONIA BROWNFIELD REDEV AUTH									
REVENUE									
Department 000 - ACCOUNT BALANCES	1,170,000.00	.00	1,170,000.00	.00	.00	520,689.87	649,310.13	45	293,895.84
REVENUE TOTALS	\$1,170,000.00	\$0.00	\$1,170,000.00	\$0.00	\$0.00	\$520,689.87	\$649,310.13	45%	\$293,895.84
EXPENSE									
Department 000 - ACCOUNT BALANCES	1,170,000.00	.00	1,170,000.00	.00	.00	520,689.87	649,310.13	45	293,895.84
EXPENSE TOTALS	\$1,170,000.00	\$0.00	\$1,170,000.00	\$0.00	\$0.00	\$520,689.87	\$649,310.13	45%	\$293,895.84
Fund 243 - LIVONIA BROWNFIELD REDEV AUTH Totals									
REVENUE TOTALS	1,170,000.00	.00	1,170,000.00	.00	.00	520,689.87	649,310.13	45%	293,895.84
EXPENSE TOTALS	1,170,000.00	.00	1,170,000.00	.00	.00	520,689.87	649,310.13	45%	293,895.84
Fund 243 - LIVONIA BROWNFIELD REDEV AUTH Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Fund 244 - ECONOMIC DEVEL CORP									
REVENUE									
Department 000 - ACCOUNT BALANCES	1,000.00	.00	1,000.00	137.64	.00	1,046.87	(46.87)	105	751.14
REVENUE TOTALS	\$1,000.00	\$0.00	\$1,000.00	\$137.64	\$0.00	\$1,046.87	(\$46.87)	105%	\$751.14
EXPENSE									
Department 000 - ACCOUNT BALANCES	107.00	.00	107.00	.00	.00	.00	107.00	0	.00
EXPENSE TOTALS	\$107.00	\$0.00	\$107.00	\$0.00	\$0.00	\$0.00	\$107.00	0%	\$0.00
Fund 244 - ECONOMIC DEVEL CORP Totals									
REVENUE TOTALS	1,000.00	.00	1,000.00	137.64	.00	1,046.87	(46.87)	105%	751.14
EXPENSE TOTALS	107.00	.00	107.00	.00	.00	.00	107.00	0%	.00
Fund 244 - ECONOMIC DEVEL CORP Totals	\$893.00	\$0.00	\$893.00	\$137.64	\$0.00	\$1,046.87	(\$153.87)		\$751.14



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Fund 248 - PLYMOUTH RD DEV AUTHORITY									
REVENUE									
Department 000 - ACCOUNT BALANCES	799,117.00	.00	799,117.00	6,893.90	.00	896,871.55	(97,754.55)	112	802,665.93
REVENUE TOTALS	\$799,117.00	\$0.00	\$799,117.00	\$6,893.90	\$0.00	\$896,871.55	(\$97,754.55)	112%	\$802,665.93
EXPENSE									
Department 000 - ACCOUNT BALANCES	842,524.00	.00	842,524.00	222,052.73	.00	442,476.89	400,047.11	53	167,420.27
EXPENSE TOTALS	\$842,524.00	\$0.00	\$842,524.00	\$222,052.73	\$0.00	\$442,476.89	\$400,047.11	53%	\$167,420.27
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals									
REVENUE TOTALS	799,117.00	.00	799,117.00	6,893.90	.00	896,871.55	(97,754.55)	112%	802,665.93
EXPENSE TOTALS	842,524.00	.00	842,524.00	222,052.73	.00	442,476.89	400,047.11	53%	167,420.27
Fund 248 - PLYMOUTH RD DEV AUTHORITY Totals	(\$43,407.00)	\$0.00	(\$43,407.00)	(\$215,158.83)	\$0.00	\$454,394.66	(\$497,801.66)		\$635,245.66



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Fund 260 - MIDC GRANT									
REVENUE									
Department 000 - ACCOUNT BALANCES	362,299.00	204,190.00	566,489.00	.00	.00	295,702.32	270,786.68	52	418,643.64
REVENUE TOTALS	\$362,299.00	\$204,190.00	\$566,489.00	\$0.00	\$0.00	\$295,702.32	\$270,786.68	52%	\$418,643.64
EXPENSE									
Department 000 - ACCOUNT BALANCES	362,299.00	204,190.00	566,489.00	23,868.00	.00	259,164.68	307,324.32	46	181,906.65
EXPENSE TOTALS	\$362,299.00	\$204,190.00	\$566,489.00	\$23,868.00	\$0.00	\$259,164.68	\$307,324.32	46%	\$181,906.65
Fund 260 - MIDC GRANT Totals									
REVENUE TOTALS	362,299.00	204,190.00	566,489.00	.00	.00	295,702.32	270,786.68	52%	418,643.64
EXPENSE TOTALS	362,299.00	204,190.00	566,489.00	23,868.00	.00	259,164.68	307,324.32	46%	181,906.65
Fund 260 - MIDC GRANT Totals	\$0.00	\$0.00	\$0.00	(\$23,868.00)	\$0.00	\$36,537.64	(\$36,537.64)		\$236,736.99



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Fund 261 - PUB. SAFETY COMMUNICATION									
REVENUE									
Department 000 - ACCOUNT BALANCES	623,000.00	.00	623,000.00	99,944.78	.00	587,205.63	35,794.37	94	484,499.30
REVENUE TOTALS	\$623,000.00	\$0.00	\$623,000.00	\$99,944.78	\$0.00	\$587,205.63	\$35,794.37	94%	\$484,499.30
EXPENSE									
Department 000 - ACCOUNT BALANCES	1,258,000.00	2,314,579.00	3,572,579.00	1,164.63	57,339.29	2,355,573.34	1,159,666.37	68	112,510.57
EXPENSE TOTALS	\$1,258,000.00	\$2,314,579.00	\$3,572,579.00	\$1,164.63	\$57,339.29	\$2,355,573.34	\$1,159,666.37	68%	\$112,510.57
Fund 261 - PUB. SAFETY COMMUNICATION Totals									
REVENUE TOTALS	623,000.00	.00	623,000.00	99,944.78	.00	587,205.63	35,794.37	94%	484,499.30
EXPENSE TOTALS	1,258,000.00	2,314,579.00	3,572,579.00	1,164.63	57,339.29	2,355,573.34	1,159,666.37	68%	112,510.57
Fund 261 - PUB. SAFETY COMMUNICATION Totals	(\$635,000.00)	(\$2,314,579.00)	(\$2,949,579.00)	\$98,780.15	(\$57,339.29)	(\$1,768,367.71)	(\$1,123,872.00)		\$371,988.73



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Fund 262 - ADJUDICATED FORFEITURES									
REVENUE									
Department 000 - ACCOUNT BALANCES	297,500.00	.00	297,500.00	25,129.24	.00	221,187.20	76,312.80	74	233,316.54
REVENUE TOTALS	\$297,500.00	\$0.00	\$297,500.00	\$25,129.24	\$0.00	\$221,187.20	\$76,312.80	74%	\$233,316.54
EXPENSE									
Department 333 - STATE/LOCAL FORFEITURE EX	1,199,527.00	.00	1,199,527.00	2,115.49	.00	5,761.21	1,193,765.79	0	30,187.07
Department 334 - FEDERAL FORFEITURE EXP	53,750.00	36,004.00	89,754.00	.00	.00	36,864.33	52,889.67	41	959.95
Department 335 - CONTINUING CRIMINAL ENTERPRISE	212,500.00	.00	212,500.00	.00	.00	.00	212,500.00	0	.00
EXPENSE TOTALS	\$1,465,777.00	\$36,004.00	\$1,501,781.00	\$2,115.49	\$0.00	\$42,625.54	\$1,459,155.46	3%	\$31,147.02
Fund 262 - ADJUDICATED FORFEITURES Totals									
REVENUE TOTALS	297,500.00	.00	297,500.00	25,129.24	.00	221,187.20	76,312.80	74%	233,316.54
EXPENSE TOTALS	1,465,777.00	36,004.00	1,501,781.00	2,115.49	.00	42,625.54	1,459,155.46	3%	31,147.02
Fund 262 - ADJUDICATED FORFEITURES Totals	(\$1,168,277.00)	(\$36,004.00)	(\$1,204,281.00)	\$23,013.75	\$0.00	\$178,561.66	(\$1,382,842.66)		\$202,169.52



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Fund 270 - HISTORICAL COMMISSION									
REVENUE									
Department 000 - ACCOUNT BALANCES	107,700.00	.00	107,700.00	4,923.43	.00	172,507.77	(64,807.77)	160	116,735.43
REVENUE TOTALS	\$107,700.00	\$0.00	\$107,700.00	\$4,923.43	\$0.00	\$172,507.77	(\$64,807.77)	160%	\$116,735.43
EXPENSE									
Department 000 - ACCOUNT BALANCES	106,000.00	.00	106,000.00	1,404.39	9,170.00	22,729.55	74,100.45	30	170,408.39
EXPENSE TOTALS	\$106,000.00	\$0.00	\$106,000.00	\$1,404.39	\$9,170.00	\$22,729.55	\$74,100.45	30%	\$170,408.39
Fund 270 - HISTORICAL COMMISSION Totals									
REVENUE TOTALS	107,700.00	.00	107,700.00	4,923.43	.00	172,507.77	(64,807.77)	160%	116,735.43
EXPENSE TOTALS	106,000.00	.00	106,000.00	1,404.39	9,170.00	22,729.55	74,100.45	30%	170,408.39
Fund 270 - HISTORICAL COMMISSION Totals	\$1,700.00	\$0.00	\$1,700.00	\$3,519.04	(\$9,170.00)	\$149,778.22	(\$138,908.22)		(\$53,672.96)



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Fund 271 - LIBRARY FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	5,028,550.00	.00	5,028,550.00	47,124.66	.00	4,996,869.73	31,680.27	99	4,804,645.52
REVENUE TOTALS	\$5,028,550.00	\$0.00	\$5,028,550.00	\$47,124.66	\$0.00	\$4,996,869.73	\$31,680.27	99%	\$4,804,645.52
EXPENSE									
Department 778 - CIVIC CENTER LIBRARY	4,427,071.00	1,482,236.00	5,909,307.00	364,181.99	79,611.79	2,547,537.43	3,282,157.78	44	2,293,838.39
Department 779 - NOBLE LIBRARY	15,000.00	(6,500.00)	8,500.00	305.94	.00	3,437.39	5,062.61	40	3,220.89
Department 780 - SANDBURG LIBRARY	1,055,083.00	34,691.00	1,089,774.00	66,459.86	.00	507,673.77	582,100.23	47	504,386.71
EXPENSE TOTALS	\$5,497,154.00	\$1,510,427.00	\$7,007,581.00	\$430,947.79	\$79,611.79	\$3,058,648.59	\$3,869,320.62	45%	\$2,801,445.99
Fund 271 - LIBRARY FUND Totals									
REVENUE TOTALS	5,028,550.00	.00	5,028,550.00	47,124.66	.00	4,996,869.73	31,680.27	99%	4,804,645.52
EXPENSE TOTALS	5,497,154.00	1,510,427.00	7,007,581.00	430,947.79	79,611.79	3,058,648.59	3,869,320.62	45%	2,801,445.99
Fund 271 - LIBRARY FUND Totals	(\$468,604.00)	(\$1,510,427.00)	(\$1,979,031.00)	(\$383,823.13)	(\$79,611.79)	\$1,938,221.14	(\$3,837,640.35)		\$2,003,199.53



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Fund 272 - ARTS COMMISSION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	6,000.00	.00	6,000.00	424.73	.00	6,802.80	(802.80)	113	2,973.96
REVENUE TOTALS	\$6,000.00	\$0.00	\$6,000.00	\$424.73	\$0.00	\$6,802.80	(\$802.80)	113%	\$2,973.96
EXPENSE									
Department 000 - ACCOUNT BALANCES	17,700.00	.00	17,700.00	1,048.85	.00	5,598.31	12,101.69	32	4,763.61
EXPENSE TOTALS	\$17,700.00	\$0.00	\$17,700.00	\$1,048.85	\$0.00	\$5,598.31	\$12,101.69	32%	\$4,763.61
Fund 272 - ARTS COMMISSION FUND Totals									
REVENUE TOTALS	6,000.00	.00	6,000.00	424.73	.00	6,802.80	(802.80)	113%	2,973.96
EXPENSE TOTALS	17,700.00	.00	17,700.00	1,048.85	.00	5,598.31	12,101.69	32%	4,763.61
Fund 272 - ARTS COMMISSION FUND Totals	(\$11,700.00)	\$0.00	(\$11,700.00)	(\$624.12)	\$0.00	\$1,204.49	(\$12,904.49)		(\$1,789.65)



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Fund 284 - OPIOID SETTLEMENT FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	105,153.00	.00	105,153.00	3,769.49	.00	436,523.46	(331,370.46)	415	71,945.12
REVENUE TOTALS	\$105,153.00	\$0.00	\$105,153.00	\$3,769.49	\$0.00	\$436,523.46	(\$331,370.46)	415%	\$71,945.12
EXPENSE									
Department 000 - ACCOUNT BALANCES	100,765.00	100,000.00	200,765.00	15,996.80	.00	79,515.80	121,249.20	40	.00
EXPENSE TOTALS	\$100,765.00	\$100,000.00	\$200,765.00	\$15,996.80	\$0.00	\$79,515.80	\$121,249.20	40%	\$0.00
Fund 284 - OPIOID SETTLEMENT FUND Totals									
REVENUE TOTALS	105,153.00	.00	105,153.00	3,769.49	.00	436,523.46	(331,370.46)	415%	71,945.12
EXPENSE TOTALS	100,765.00	100,000.00	200,765.00	15,996.80	.00	79,515.80	121,249.20	40%	.00
Fund 284 - OPIOID SETTLEMENT FUND Totals	\$4,388.00	(\$100,000.00)	(\$95,612.00)	(\$12,227.31)	\$0.00	\$357,007.66	(\$452,619.66)		\$71,945.12



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Fund 286 - TRANSIT & CAPITAL IMPR									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,776,240.00	.00	2,776,240.00	.00	.00	2,772,357.67	3,882.33	100	2,647,143.01
REVENUE TOTALS	\$2,776,240.00	\$0.00	\$2,776,240.00	\$0.00	\$0.00	\$2,772,357.67	\$3,882.33	100%	\$2,647,143.01
EXPENSE									
Department 000 - ACCOUNT BALANCES	2,776,240.00	.00	2,776,240.00	.00	.00	2,776,240.00	.00	100	2,608,950.00
EXPENSE TOTALS	\$2,776,240.00	\$0.00	\$2,776,240.00	\$0.00	\$0.00	\$2,776,240.00	\$0.00	100%	\$2,608,950.00
Fund 286 - TRANSIT & CAPITAL IMPR Totals									
REVENUE TOTALS	2,776,240.00	.00	2,776,240.00	.00	.00	2,772,357.67	3,882.33	100%	2,647,143.01
EXPENSE TOTALS	2,776,240.00	.00	2,776,240.00	.00	.00	2,776,240.00	.00	100%	2,608,950.00
Fund 286 - TRANSIT & CAPITAL IMPR Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,882.33)	\$3,882.33		\$38,193.01



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Fund 288 - COMMUNITY TRANSIT PROGRAM									
REVENUE									
Department 000 - ACCOUNT BALANCES	716,445.00	.00	716,445.00	9,484.27	.00	598,630.84	117,814.16	84	733,013.22
REVENUE TOTALS	\$716,445.00	\$0.00	\$716,445.00	\$9,484.27	\$0.00	\$598,630.84	\$117,814.16	84%	\$733,013.22
EXPENSE									
Department 606 - COMM TRANSIT DISPATCHERS	109,938.00	.00	109,938.00	12,719.24	.00	74,427.63	35,510.37	68	70,138.17
Department 607 - COMMUNITY TRANSIT ADMIN	166,398.00	58,705.00	225,103.00	16,803.75	.00	155,282.39	69,820.61	69	104,964.54
Department 608 - COMMUNITY TRANSIT	977,513.00	(8,305.00)	969,208.00	49,429.04	107,610.35	412,330.41	449,267.24	54	435,214.46
EXPENSE TOTALS	\$1,253,849.00	\$50,400.00	\$1,304,249.00	\$78,952.03	\$107,610.35	\$642,040.43	\$554,598.22	57%	\$610,317.17
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals									
REVENUE TOTALS	716,445.00	.00	716,445.00	9,484.27	.00	598,630.84	117,814.16	84%	733,013.22
EXPENSE TOTALS	1,253,849.00	50,400.00	1,304,249.00	78,952.03	107,610.35	642,040.43	554,598.22	57%	610,317.17
Fund 288 - COMMUNITY TRANSIT PROGRAM Totals	(\$537,404.00)	(\$50,400.00)	(\$587,804.00)	(\$69,467.76)	(\$107,610.35)	(\$43,409.59)	(\$436,784.06)		\$122,696.05



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Fund 297 - CABLE TELEVISION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	378,200.00	.00	378,200.00	77,984.03	.00	250,435.96	127,764.04	66	285,964.81
REVENUE TOTALS	\$378,200.00	\$0.00	\$378,200.00	\$77,984.03	\$0.00	\$250,435.96	\$127,764.04	66%	\$285,964.81
EXPENSE									
Department 806 - CABLE TELEVISION	569,659.00	.00	569,659.00	51,588.26	3,622.64	384,227.69	181,808.67	68	368,199.77
EXPENSE TOTALS	\$569,659.00	\$0.00	\$569,659.00	\$51,588.26	\$3,622.64	\$384,227.69	\$181,808.67	68%	\$368,199.77
Fund 297 - CABLE TELEVISION FUND Totals									
REVENUE TOTALS	378,200.00	.00	378,200.00	77,984.03	.00	250,435.96	127,764.04	66%	285,964.81
EXPENSE TOTALS	569,659.00	.00	569,659.00	51,588.26	3,622.64	384,227.69	181,808.67	68%	368,199.77
Fund 297 - CABLE TELEVISION FUND Totals	(\$191,459.00)	\$0.00	(\$191,459.00)	\$26,395.77	(\$3,622.64)	(\$133,791.73)	(\$54,044.63)		(\$82,234.96)



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Fund 372 - D/S 2015 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	181,984.00	.00	181,984.00	500.00	.00	179,822.50	2,161.50	99	176,922.00
REVENUE TOTALS	\$181,984.00	\$0.00	\$181,984.00	\$500.00	\$0.00	\$179,822.50	\$2,161.50	99%	\$176,922.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	181,984.00	.00	181,984.00	500.00	.00	179,822.50	2,161.50	99	176,922.00
EXPENSE TOTALS	\$181,984.00	\$0.00	\$181,984.00	\$500.00	\$0.00	\$179,822.50	\$2,161.50	99%	\$176,922.00
Fund 372 - D/S 2015 MBA REFUNDING Totals									
REVENUE TOTALS	181,984.00	.00	181,984.00	500.00	.00	179,822.50	2,161.50	99%	176,922.00
EXPENSE TOTALS	181,984.00	.00	181,984.00	500.00	.00	179,822.50	2,161.50	99%	176,922.00
Fund 372 - D/S 2015 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Fund 373 - D/S 2016 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85	458,000.00
REVENUE TOTALS	\$548,600.00	\$0.00	\$548,600.00	\$0.00	\$0.00	\$465,800.00	\$82,800.00	85%	\$458,000.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85	458,000.00
EXPENSE TOTALS	\$548,600.00	\$0.00	\$548,600.00	\$0.00	\$0.00	\$465,800.00	\$82,800.00	85%	\$458,000.00
Fund 373 - D/S 2016 MBA REFUNDING Totals									
REVENUE TOTALS	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85%	458,000.00
EXPENSE TOTALS	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85%	458,000.00
Fund 373 - D/S 2016 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Fund 374 - D/S 2017 MBA REFUNDING									
REVENUE									
Department 000 - ACCOUNT BALANCES	1,994,850.00	.00	1,994,850.00	.00	.00	1,758,925.00	235,925.00	88	1,735,750.00
REVENUE TOTALS	\$1,994,850.00	\$0.00	\$1,994,850.00	\$0.00	\$0.00	\$1,758,925.00	\$235,925.00	88%	\$1,735,750.00
EXPENSE									
Department 000 - ACCOUNT BALANCES	1,994,850.00	.00	1,994,850.00	.00	.00	1,758,925.00	235,925.00	88	1,735,750.00
EXPENSE TOTALS	\$1,994,850.00	\$0.00	\$1,994,850.00	\$0.00	\$0.00	\$1,758,925.00	\$235,925.00	88%	\$1,735,750.00
Fund 374 - D/S 2017 MBA REFUNDING Totals									
REVENUE TOTALS	1,994,850.00	.00	1,994,850.00	.00	.00	1,758,925.00	235,925.00	88%	1,735,750.00
EXPENSE TOTALS	1,994,850.00	.00	1,994,850.00	.00	.00	1,758,925.00	235,925.00	88%	1,735,750.00
Fund 374 - D/S 2017 MBA REFUNDING Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



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Fund 401 - CAPITAL PROJECTS									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,672,240.00	.00	2,672,240.00	48,598.78	.00	2,729,370.20	(57,130.20)	102	3,356,199.33
REVENUE TOTALS	\$2,672,240.00	\$0.00	\$2,672,240.00	\$48,598.78	\$0.00	\$2,729,370.20	(\$57,130.20)	102%	\$3,356,199.33
EXPENSE									
Department 000 - ACCOUNT BALANCES	3,755,000.00	6,571,399.00	10,326,399.00	333,741.58	580,660.00	3,371,079.64	6,374,659.36	38	3,998,150.29
EXPENSE TOTALS	\$3,755,000.00	\$6,571,399.00	\$10,326,399.00	\$333,741.58	\$580,660.00	\$3,371,079.64	\$6,374,659.36	38%	\$3,998,150.29
Fund 401 - CAPITAL PROJECTS Totals									
REVENUE TOTALS	2,672,240.00	.00	2,672,240.00	48,598.78	.00	2,729,370.20	(57,130.20)	102%	3,356,199.33
EXPENSE TOTALS	3,755,000.00	6,571,399.00	10,326,399.00	333,741.58	580,660.00	3,371,079.64	6,374,659.36	38%	3,998,150.29
Fund 401 - CAPITAL PROJECTS Totals	(\$1,082,760.00)	(\$6,571,399.00)	(\$7,654,159.00)	(\$285,142.80)	(\$580,660.00)	(\$641,709.44)	(\$6,431,789.56)		(\$641,950.96)



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 409 - GOLF COURSE CAPITAL IMPR									
REVENUE									
Department 000 - ACCOUNT BALANCES	461,000.00	.00	461,000.00	64,818.82	.00	477,627.35	(16,627.35)	104	113,036.75
REVENUE TOTALS	\$461,000.00	\$0.00	\$461,000.00	\$64,818.82	\$0.00	\$477,627.35	(\$16,627.35)	104%	\$113,036.75
EXPENSE									
Department 000 - ACCOUNT BALANCES	335,234.00	.00	335,234.00	4,249.28	155,324.72	42,149.78	137,759.50	59	49,193.87
EXPENSE TOTALS	\$335,234.00	\$0.00	\$335,234.00	\$4,249.28	\$155,324.72	\$42,149.78	\$137,759.50	59%	\$49,193.87
Fund 409 - GOLF COURSE CAPITAL IMPR Totals									
REVENUE TOTALS	461,000.00	.00	461,000.00	64,818.82	.00	477,627.35	(16,627.35)	104%	113,036.75
EXPENSE TOTALS	335,234.00	.00	335,234.00	4,249.28	155,324.72	42,149.78	137,759.50	59%	49,193.87
Fund 409 - GOLF COURSE CAPITAL IMPR Totals	\$125,766.00	\$0.00	\$125,766.00	\$60,569.54	(\$155,324.72)	\$435,477.57	(\$154,386.85)		\$63,842.88



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 418 - BUILDING IMPROVEMENT FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	330,000.00	1,000,000.00	1,330,000.00	57,623.73	.00	439,463.70	890,536.30	33	282,587.47
REVENUE TOTALS	\$330,000.00	\$1,000,000.00	\$1,330,000.00	\$57,623.73	\$0.00	\$439,463.70	\$890,536.30	33%	\$282,587.47
EXPENSE									
Department 000 - ACCOUNT BALANCES	150,000.00	5,535,000.00	5,685,000.00	145.00	.00	51,688.31	5,633,311.69	1	28,849.04
EXPENSE TOTALS	\$150,000.00	\$5,535,000.00	\$5,685,000.00	\$145.00	\$0.00	\$51,688.31	\$5,633,311.69	1%	\$28,849.04
Fund 418 - BUILDING IMPROVEMENT FUND Totals									
REVENUE TOTALS	330,000.00	1,000,000.00	1,330,000.00	57,623.73	.00	439,463.70	890,536.30	33%	282,587.47
EXPENSE TOTALS	150,000.00	5,535,000.00	5,685,000.00	145.00	.00	51,688.31	5,633,311.69	1%	28,849.04
Fund 418 - BUILDING IMPROVEMENT FUND Totals	\$180,000.00	(\$4,535,000.00)	(\$4,355,000.00)	\$57,478.73	\$0.00	\$387,775.39	(\$4,742,775.39)		\$253,738.43



BUDGET TO ACTUAL - COUNCIL SUMMARY - 08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 419 - SENIOR CENTER CONSTRUCTION FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	140,000.00	1,000,000.00	1,140,000.00	20,218.67	.00	820,201.05	319,798.95	72	120,022.12
REVENUE TOTALS	\$140,000.00	\$1,000,000.00	\$1,140,000.00	\$20,218.67	\$0.00	\$820,201.05	\$319,798.95	72%	\$120,022.12
EXPENSE									
Department 000 - ACCOUNT BALANCES	.00	2,214,681.00	2,214,681.00	129,621.18	.00	1,063,759.90	1,150,921.10	48	53,815.49
EXPENSE TOTALS	\$0.00	\$2,214,681.00	\$2,214,681.00	\$129,621.18	\$0.00	\$1,063,759.90	\$1,150,921.10	48%	\$53,815.49
Fund 419 - SENIOR CENTER CONSTRUCTION FUND Totals									
REVENUE TOTALS	140,000.00	1,000,000.00	1,140,000.00	20,218.67	.00	820,201.05	319,798.95	72%	120,022.12
EXPENSE TOTALS	.00	2,214,681.00	2,214,681.00	129,621.18	.00	1,063,759.90	1,150,921.10	48%	53,815.49
Fund 419 - SENIOR CENTER CONSTRUCTION FUND Totals	\$140,000.00	(\$1,214,681.00)	(\$1,074,681.00)	(\$109,402.51)	\$0.00	(\$243,558.85)	(\$831,122.15)		\$66,206.63



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 470 - COURT BUILDING IMPROVEMENTS									
REVENUE									
Department 000 - ACCOUNT BALANCES	600,000.00	.00	600,000.00	57,364.61	.00	549,618.33	50,381.67	92	309,449.58
REVENUE TOTALS	\$600,000.00	\$0.00	\$600,000.00	\$57,364.61	\$0.00	\$549,618.33	\$50,381.67	92%	\$309,449.58
EXPENSE									
Department 000 - ACCOUNT BALANCES	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85	458,000.00
EXPENSE TOTALS	\$548,600.00	\$0.00	\$548,600.00	\$0.00	\$0.00	\$465,800.00	\$82,800.00	85%	\$458,000.00
Fund 470 - COURT BUILDING IMPROVEMENTS Totals									
REVENUE TOTALS	600,000.00	.00	600,000.00	57,364.61	.00	549,618.33	50,381.67	92%	309,449.58
EXPENSE TOTALS	548,600.00	.00	548,600.00	.00	.00	465,800.00	82,800.00	85%	458,000.00
Fund 470 - COURT BUILDING IMPROVEMENTS Totals	\$51,400.00	\$0.00	\$51,400.00	\$57,364.61	\$0.00	\$83,818.33	(\$32,418.33)		(\$148,550.42)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 536 - NEWBURGH VILLAGE									
REVENUE									
Department 000 - ACCOUNT BALANCES	900,200.00	.00	900,200.00	73,072.16	.00	657,493.64	242,706.36	73	670,938.93
REVENUE TOTALS	\$900,200.00	\$0.00	\$900,200.00	\$73,072.16	\$0.00	\$657,493.64	\$242,706.36	73%	\$670,938.93
EXPENSE									
Department 677 - NEWBURGH VILLAGE	1,101,864.00	183,143.00	1,285,007.00	50,157.87	9,940.00	654,481.50	620,585.50	52	731,305.74
EXPENSE TOTALS	\$1,101,864.00	\$183,143.00	\$1,285,007.00	\$50,157.87	\$9,940.00	\$654,481.50	\$620,585.50	52%	\$731,305.74
Fund 536 - NEWBURGH VILLAGE Totals									
REVENUE TOTALS	900,200.00	.00	900,200.00	73,072.16	.00	657,493.64	242,706.36	73%	670,938.93
EXPENSE TOTALS	1,101,864.00	183,143.00	1,285,007.00	50,157.87	9,940.00	654,481.50	620,585.50	52%	731,305.74
Fund 536 - NEWBURGH VILLAGE Totals	(\$201,664.00)	(\$183,143.00)	(\$384,807.00)	\$22,914.29	(\$9,940.00)	\$3,012.14	(\$377,879.14)		(\$60,366.81)



BUDGET TO ACTUAL - COUNCIL SUMMARY - 08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 538 - SILVER VILLAGE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	750,780.00	.00	750,780.00	68,039.84	.00	592,810.95	157,969.05	79	547,410.66
REVENUE TOTALS	\$750,780.00	\$0.00	\$750,780.00	\$68,039.84	\$0.00	\$592,810.95	\$157,969.05	79%	\$547,410.66
EXPENSE									
Department 676 - SILVER VILLAGE	724,020.00	104,516.00	828,536.00	88,524.59	.00	490,336.34	338,199.66	59	522,299.92
EXPENSE TOTALS	\$724,020.00	\$104,516.00	\$828,536.00	\$88,524.59	\$0.00	\$490,336.34	\$338,199.66	59%	\$522,299.92
Fund 538 - SILVER VILLAGE FUND Totals									
REVENUE TOTALS	750,780.00	.00	750,780.00	68,039.84	.00	592,810.95	157,969.05	79%	547,410.66
EXPENSE TOTALS	724,020.00	104,516.00	828,536.00	88,524.59	.00	490,336.34	338,199.66	59%	522,299.92
Fund 538 - SILVER VILLAGE FUND Totals	\$26,760.00	(\$104,516.00)	(\$77,756.00)	(\$20,484.75)	\$0.00	\$102,474.61	(\$180,230.61)		\$25,110.74



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 584 - GOLF COURSE FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	2,289,051.00	.00	2,289,051.00	413,788.47	.00	2,001,382.58	287,668.42	87	1,834,142.55
REVENUE TOTALS	\$2,289,051.00	\$0.00	\$2,289,051.00	\$413,788.47	\$0.00	\$2,001,382.58	\$287,668.42	87%	\$1,834,142.55
EXPENSE									
Department 000 - ACCOUNT BALANCES	250,000.00	.00	250,000.00	.00	.00	250,000.00	.00	100	.00
Department 773 - WHISPERING WILLOWS	790,311.00	10,549.00	800,860.00	73,769.07	.00	576,828.98	224,031.02	72	538,464.75
Department 774 - IDYL WYLD	645,211.00	13,832.00	659,043.00	61,619.19	.00	483,800.22	175,242.78	73	478,096.22
Department 775 - FOX CREEK	810,581.00	(24,381.00)	786,200.00	78,627.62	.00	566,340.11	219,859.89	72	852,727.90
EXPENSE TOTALS	\$2,496,103.00	\$0.00	\$2,496,103.00	\$214,015.88	\$0.00	\$1,876,969.31	\$619,133.69	75%	\$1,869,288.87
Fund 584 - GOLF COURSE FUND Totals									
REVENUE TOTALS	2,289,051.00	.00	2,289,051.00	413,788.47	.00	2,001,382.58	287,668.42	87%	1,834,142.55
EXPENSE TOTALS	2,496,103.00	.00	2,496,103.00	214,015.88	.00	1,876,969.31	619,133.69	75%	1,869,288.87
Fund 584 - GOLF COURSE FUND Totals	(\$207,052.00)	\$0.00	(\$207,052.00)	\$199,772.59	\$0.00	\$124,413.27	(\$331,465.27)		(\$35,146.32)



BUDGET TO ACTUAL - COUNCIL SUMMARY -

08/31/2024

Through 08/31/24

Prior Fiscal Year Activity Included

Organization	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 592 - WATER AND SEWER FUND									
REVENUE									
Department 000 - ACCOUNT BALANCES	45,909,967.00	.00	45,909,967.00	4,994,000.64	.00	35,519,525.60	10,390,441.40	77	33,090,660.09
Department 558 - W & S FINANCIAL ADMIN	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$45,909,967.00	\$0.00	\$45,909,967.00	\$4,994,000.64	\$0.00	\$35,519,525.60	\$10,390,441.40	77%	\$33,090,660.09
EXPENSE									
Department 558 - W & S FINANCIAL ADMIN	35,408,704.00	25,574.00	35,434,278.00	3,096,503.20	1,000.00	26,096,349.14	9,336,928.86	74	25,735,977.87
Department 559 - W & S FIELD OPERATIONS	9,236,819.00	2,059,940.00	11,296,759.00	1,302,748.50	130,778.53	5,724,591.94	5,441,388.53	52	6,784,212.77
EXPENSE TOTALS	\$44,645,523.00	\$2,085,514.00	\$46,731,037.00	\$4,399,251.70	\$131,778.53	\$31,820,941.08	\$14,778,317.39	68%	\$32,520,190.64
Fund 592 - WATER AND SEWER FUND Totals									
REVENUE TOTALS	45,909,967.00	.00	45,909,967.00	4,994,000.64	.00	35,519,525.60	10,390,441.40	77%	33,090,660.09
EXPENSE TOTALS	44,645,523.00	2,085,514.00	46,731,037.00	4,399,251.70	131,778.53	31,820,941.08	14,778,317.39	68%	32,520,190.64
Fund 592 - WATER AND SEWER FUND Totals	\$1,264,444.00	(\$2,085,514.00)	(\$821,070.00)	\$594,748.94	(\$131,778.53)	\$3,698,584.52	(\$4,387,875.99)		\$570,469.45
Grand Totals									
REVENUE TOTALS	198,934,308.00	2,887,190.00	201,821,498.00	12,668,558.39	.00	169,520,651.70	32,300,846.30	84%	158,970,237.21
EXPENSE TOTALS	205,240,767.00	28,624,667.00	233,865,434.00	18,293,327.11	2,682,950.72	143,516,016.42	87,666,466.86	63%	131,512,304.02
Grand Totals	(\$6,306,459.00)	(\$25,737,477.00)	(\$32,043,936.00)	(\$5,624,768.72)	(\$2,682,950.72)	\$26,004,635.28	(\$55,365,620.56)		\$27,457,933.19



LETTER TO THE LIVONIA CITY COUNCIL

Parks and Recreation
December 13, 2024

MEETING DATE

R011525

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

c. Communication from the Department of Parks and Recreation, dated December 13, 2024, re: fee changes approved by the Parks and Recreation Commission for the last two quarters of 2024.

BACKGROUND DETAILS

The Parks and Recreation Department has compiled a list of fee changes approved by the Parks and Recreation Commission for the last two quarters of 2024. The update is according to Council Resolution No 268-21. Please see the attached document with all changes.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Receive and file.

ATTACHMENTS

1. 2024 fee increases Q3Q4

APPROVED BY

Date: December 13, 2024

Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: December 20, 2024

Maureen Miller Brosnan, Mayor

#3981-24 **RESOLVED**, that the Commission approves an increase to 100 Days to Health as follows:

	Current Fees			Proposed Fees		
Category	Member	Resident	NR	Member	Resident	NR
Adult (19-61)	\$60	\$70	\$100	\$65	\$75	\$105
Senior (62+)	\$55	\$65	\$90	\$60	\$70	\$95
Family	\$90	\$105	\$150	\$95	\$110	\$155

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers and Johnson

ABSENT: Jolly

The Chairperson declared the resolution **adopted**.

#3982-24 **RESOLVED**, that the Commission approves the following swim lesson fees effective January 1, 2025.

	PR#	Current Fees			Proposed Fees		
Swim Lessons (indoor)		Member	Resident	NR	Member	Resident	NR
30-45 minutes	3843-22	\$7	\$9	\$11	\$8	\$10	\$12
50 minutes	3843-22	\$9	\$10.50	\$12.50	\$10	\$12	\$15
Private Lesson	3843-22	\$20	\$25	\$30	\$25	\$30	\$35

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers and Johnson

ABSENT: Jolly

The Chairperson declared the resolution **adopted**.

#3983-24 **RESOLVED**, that the Commission approve the pool gallery rental charges for swim meets effective immediately as follows:

Room	P&R#	Current Rates Res-Member/NR	Proposed Rates Res-Member/NR
Swim Meet Pool Gallery Hourly rate		N/A	\$50/\$100
Swim Meet Pool Gallery rental per meet over 3 hours/day	3796-21	\$100/\$150	\$300/\$400

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Summers, Jolly and Johnson

ABSENT: Kevra

The Chairperson declared the resolution **adopted**.

Area	Resident	Non-Resident
Polo Field	\$300	\$400
East Farm Field	\$450	\$550
Village Area	\$1,500	\$1,500
Entire Park	\$2,500	\$2,500
Special Events Parking Lot	\$550	\$550

#3984-24 **RESOLVED**, that the Commission approve the following Greenmead area rental fees effective December 1, 2024 as follows and that rentals rates are for 12 hours with additional time being charged as an additional day:

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Summers, Jolly and Johnson

ABSENT: Kevra

The Chairperson declared the resolution **adopted**.

#3986-24 **RESOLVED**, that the Commission approves hourly field permit rates as follows:

	P&R#	CR#	CURRENT FEE		PROPOSED FEE	
			Res	N/R	Res	N/R
Standard Ball Diamond	3500-16	250-16	\$20	\$35	\$30	\$45
Lit Fenced Diamond	3500-16	250-16	\$30	\$50	\$50	\$70
Fenced Diamond	3500-16	250-16	\$25	\$40	\$35	\$50
Standard Soccer	3500-16	250-16	\$20	\$35	\$35	\$40

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Summers, Jolly and Johnson

ABSENT: Kevra

The Chairperson declared the resolution **adopted**.

#3988-24 **RESOLVED**, that the Commission approve an increase to Camp Swoosh weekly rates as follows:

CR#3903-23	CURRENT RATES			PROPOSED RATES		
	M	R	NR	M	R	NR
Camp Swoosh (7:30 am to 5:30 pm)	\$200	\$225	\$275	\$210	\$235	\$290
Materials Fee	\$10	\$10	\$10	No change	No change	No change

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers, Jolly, Ladwig and Johnson

ABSENT: None

The Chairperson declared the resolution **adopted**.

#3990-24 **RESOLVED**, that the Commission approves an increase in Playground Program rates as follows:

CR#3781-21	CURRENT FEES		PROPOSED FEES	
1 Child	\$145	\$220	\$220	\$330
2 Children	\$245	\$380	\$430	\$650
3 Children	\$320	\$500	\$640	\$970
4 or more children	\$395	\$620	\$850	\$1,290
One time material fee per child	\$10	\$10	No change	No change

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers, Jolly, Ladwig and Johnson

ABSENT: None

The Chairperson declared the resolution **adopted**.

#3992-24 **RESOLVED**, that the Commission approves an increase in weekly rates for Educational Classes as follows:

2598-02	CURRENT RATES			PROPOSED RATES		
	M	R	NR	M	R	NR
	\$5	\$6.25	\$7.50	\$7.50	\$9	\$11

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Kevra, Summers, Jolly, Ladwig and Johnson

ABSENT: None

The Chairperson declared the resolution **adopted**

d.



LETTER TO THE LIVONIA CITY COUNCIL

Council Office
January 8, 2025

MEETING DATE

R011525

PRESENTED BY

AGENDA ITEM

d. Communication from the Office of the Council dated January 8, 2025, re: presenting revisions to the Chairpersons and members of the various Council Committees for the year 2025.

BACKGROUND DETAILS

Due to the recent appointment of Lynda L. Scheel as Councilmember, President Brandon McCullough has made adjustments to the Committee assignments to fill the vacancy of the following:

Law and Education Chair, Finance and Budget Vice Chair and the Economic Development and Strategic Planning Member.

The full Committee assignments for 2025 are as follows:

Committee of the Whole: 2024-2025 President, Brandon McCullough, Chair
All Councilmembers

Capital Outlay and Infrastructure: Rob Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Economic Development, Strategic Planning: Carrie Budzinski, Chair
Scott Morgan, Vice Chair
Lynda L. Scheel, Member

Finance and Budget: Martha Ptashnik, Chair
Lynda L. Scheel, Vice Chair
Rob Donovic, Member

Law and Education: Lynda L. Scheel, Chair
Laura M. Toy, Vice Chair
Martha Ptashnik, Member

Public Safety and Health: Scott Morgan, Chair
Rob Donovic, Vice Chair
Laura M. Toy, Member

Senior Citizens, Families and Environment: Laura M. Toy, Chair

Carrie Budzinski, Vice Chair
Scott Morgan, Member

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To Receive and File as submitted.

ATTACHMENTS

1. Committee Assignments as of January 2025

APPROVED BY

LIVONIA CITY COUNCIL

2025 COMMITTEES

Brandon McCullough, President of the Council
Martha Ptashnik, Vice President of the Council

<i>Committee of the Whole:</i>	2024-2025 President, Brandon McCullough, Chair All Councilmembers
<i>Capital Outlay and Infrastructure:</i>	Rob Donovan, Chair Martha Ptashnik, Vice Chair Carrie Budzinski, Member
<i>Economic Development, Strategic Planning:</i>	Carrie Budzinski, Chair Scott Morgan, Vice Chair Lynda L. Scheel, Member
<i>Finance and Budget:</i>	Martha Ptashnik, Chair Lynda L. Scheel, Vice Chair Rob Donovan, Member
<i>Law and Education:</i>	Lynda L. Scheel, Chair Laura M. Toy, Vice Chair Martha Ptashnik, Member
<i>Public Safety and Health:</i>	Scott Morgan, Chair Rob Donovan, Vice Chair Laura M. Toy, Member
<i>Senior Citizens, Families and Environment:</i>	Laura M. Toy, Chair Carrie Budzinski, Vice Chair Scott Morgan, Member

CR 15-24 SEMCOG Delegate – Carrie Budzinski
CR 15-24 SEMCOG Alternate – Rob Donovan
CR 16-24 SPREE Board of Directors – Laura M. Toy (CR 342-24)
CR 16-24 SPREE Alternate – Scott Morgan
CR 17-24 MMRMA Representative – Michael T. Slater (Finance Director)
CR 17-24 MMRMA Alternate Representative – Laura M. Toy
CR 18-24 Parliamentarian – Rob Donovan (CR 440-24)
CR 19-24 Board of Trustees of the Livonia Employees Retirement System - Scott Morgan
CR 20-24 City Community Tree Committee – Martha Ptashnik
CR 21-24 Hearts of Livonia – Laura M. Toy
CR 22-24 St. Mary Mercy Hospital Healthy Living Community Delegate – Rob Donovan
CR 22-24 St. Mary Mercy Hospital Healthy Living Community Alternate – Carrie Budzinski
CR 23-24 Bike-Walk Livonia Advisory Committee – Martha Ptashnik
CR 24-24 MMSA Council Representative – Rob Donovan

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

1.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

2. WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-16, submitted by Livonia Gas Mart, requesting waiver use approval of all plans in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest $\frac{1}{4}$ of Section 35.

Mark Taormina, Planning and Economic Development Director, presented the waiver use petition to Council. Mr. Taormina went over the proposed renovations of the site and the removal of the north driveway on Merriman Road, as well as the additions to the south and east sides of the driveway. Mr. Taormina indicated the restaurant would have a separate entrance and the convenience store would occupy roughly $\frac{2}{3}$ of the floor space.

The architect/designer was present on behalf of the owner, Dr. Fetty, to answer questions of Council.

Following discussion by Council, and because the Petitioner (owner) was not present to provide further detail about what type of food the restaurant would be selling, it was determined the Committee of the Whole would be the best course of action to find out more detail about the restaurant and to see if some of the parking spaces could be reduced, bike racks could be added, a landscaping architect can be employed as recommended by the Planning Commission, and if the turn ratio at the canopy near Plymouth Road would remain the same or could be adjusted.

DIRECTION:

COW

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
November 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2024-10-02-16, submitted by Livonia Gas Mart, to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the Southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

BACKGROUND DETAILS

December 5, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-10-02-16 - Livonia Gas Mart

Dear Council Members:

At the 1,222nd Public Hearing and Regular Meeting held by the City Planning Commission on November 12, 2024, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#10-57-2024 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on November 12, 2024, on Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35, the Planning Commission does hereby recommend to the City Council that Petition 2014.10-02-16 be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.

2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required. A minimum of five parking spaces on the south side of the building shall be added for employee parking and the number and location of the barrier free parking space(s) shall be provided at the direction of the Planning and Inspection Departments, and
3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
4. A revised landscape plan is to be submitted in which it meets the city zoning ordinance requirements.
5. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
6. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
7. No outside storage, placement or display of merchandise shall be permitted.
8. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
9. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
10. The sale of ice shall be restricted to the inside of the building.
11. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.
13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. All delinquent property taxes are to be paid in full prior to issuance of a building permit.

17. That the asphalt to the east of the building is to be replaced or be properly landscaped accordingly.

18. That the dumpster enclosure is to be placed to the south of the building at the discretion of Planning staff; and

19. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2024-10-02-16_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: December 06, 2024



Maureen Miller Brosnan, Mayor

Date: December 06, 2024

Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

UNAPPROVED MINUTES

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MINUTES OF THE 1,222nd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 12, 2024, the City Planning Commission of the City of Livonia held its 1,222nd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2024-10-02-16

Livonia Gas Mart

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301

Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35.

Mr. Uhazie: Good evening. So as mentioned, this is to redevelop the existing gas station, including the removing the service bays, expanding the building to provide additional retail space and a proposed restaurant. This would also relocate the fuel pumps and rearrange the parking. The current zoning for the site is C-2 (General business). North across Plymouth Road is zoned C-2, east of the petition site is the Plymouth Square Shopping Center zoned C-2, to the South is also zoned C-2, and west at the southwest corner of Plymouth and Merriman is the Citizen Bank, zoned C-1 and just south of that property is an N1 (Neighborhood). Currently, the site operates a gas station and auto repair business with three service bays. The subject site measures 175 feet by 175 feet for a total area of 30,625 square feet. The existing one-story building is approximately 2,055 square feet in size. There are two groups of gas pumps. Four pumps fronting Plymouth Road, and two on Merriman. Four driveways provide ingress and egress to the site. Two on Plymouth Road and two on Merriman. Some background on the site, in 2021 the site was approved to construct an addition and remodel the interior and exterior of the existing Mobil gas station, but no construction was done afterwards. We did receive new plans from the petitioner since the last time we met. The total addition for the gas station would be 4,664 square feet in size, and they would have two separate uses. The first addition is L-shaped and adds 1,152 square feet, 12 feet to the south and 11 feet to the east. This would be used for additional retail area for the gas station. The second addition portion would add 27 feet to the east for a total of 1500 square feet. The site plan notes the use as a proposed takeout restaurant. No further information is provided for that proposal though. The required setbacks for a gas station is 60 feet. On Merriman Road the setback is 64 feet. On Plymouth Road the setback is 70 feet. The zoning ordinance allows for zero setbacks when abutting commercial spaces. There is an eight-foot setback from the southern property and 22 from the eastern property. Access to the site has changed from the original site plan. The northern curb cut closer to the corner along Merriman Road has been removed, and in its place, there is an additional parking spot. The six existing pumps would be replaced by four pumps that can accommodate eight vehicles. The pumps would be located along the Plymouth Road entrances. The pumps are covered by a canopy with a height of 17 feet and a bottom clearance of 14 feet. For parking, the convenience stores require one space for

150 square feet of area, which would be 17 spaces. There's not enough information for the proposed restaurant to get an accurate number of what we would require in the zoning ordinance, but based off of the ITE Parking Generation Manual, we can estimate that 12 spaces would be required for a restaurant of this size. This would be a total of 29 parking spaces. The site plan shows 15, nine-foot-wide spaces and one parallel space in front of the removed drive that I mentioned, plus the eight spots at the pumps. The dumpster enclosure location is another change from the last time we met. The dumpster enclosure has been relocated to the southwest between the building and the two parking spaces. The walls would be six feet high and made of poured concrete and brick pattern and a sloping four inch stone cap. The floor plan shows the gas station, convenience store, removing the service bays and adding a large display sales area, walk-in coolers, restrooms, customer service counter, office and back rooms. As I mentioned, no details are provided for the restaurant area, and there would be no access between the two uses. Elevations show the addition would be constructed out of brick with accent columns constructed out of split face block, and a decorative crown molding surrounding the top edge of the building. Separate entrances are shown for each use with new storefront windows on either side of the convenience store entrance. No renderings have been received for the elevations. For landscaping, the zoning ordinance requires three trees along Plymouth and Merriman Roads, one ornamental tree and 23 shrubs along each right of way. The landscape plan shows two existing trees and three ornamental trees on Plymouth Road and none on Merriman and then a total of 63 shrubs distributed around the right of way. No sign package has been submitted with this petition. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated October 25, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #31301 Plymouth Road. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed. 2. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The*

submitted drawings does not include any proposed utility information, but we do not believe there will be any adverse impacts to the existing systems with the proposed improvements. 3. Although the drawings do not indicate any utility alterations, it should be noted the any proposed development may be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance. 4. Should the project move forward, the owner will need to submit plans to the Engineering Department for calculation of water and sewer fees associated with the building expansion and new restaurant facilities. 5. Any disturbances with the Middlebelt Road or Plymouth Road right-of-way's will require permits through the Wayne County Department of Public Service or MOOT, including drive approach and sidewalk removals and placements." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated October 28, 2024, which reads as follows: *" This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated October 25, 2024, which reads as follows: *"I have reviewed the plans in connection with the petition. The single barrier free space provided in the proposal located on the south side of the business has the access aisle on the driver side of the parking space. Per the Americans with Disabilities Act (ADA), when a barrier free space is located in angled parking, the access aisle must be on the passenger side. Furthermore, two accessible parking spaces should be provided for the number of parking spaces in the proposal per the ADA."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Finance Department, dated October 24, 2024, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is an email from the Treasurer's Department, dated November 8, 2024, which reads as follows: *"The property owner still owes \$10,526.59 in back property taxes."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for the Planning Director?

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- Mr. Bongero: Thank you, Jacob. Has there been arrangements made on these back taxes that you know of?
- Mr. Uhazie: No, we were originally told that they didn't have anything, but that came back just late last week, that they have back taxes.
- Mr. Bongero: So, as of today we understand it's still...
- Mr. Uhazie: Yeah.
- Mr. Bongero: Okay. Then I do have a question with the parking. So, they're gonna go before Zoning Board of Appeals for the parking, they're deficient, right?
- Mr. Uhazie: They are deficient, yes.
- Mr. Bongero: With the ITE calcs, that just does, like an average of a restaurant that size?
- Mr. Uhazie: They take it into account, they go by settings, is it an urban, suburban, rural...they've looked at many studies to get an average of what the most likely required parking would be.
- Mr. Bongero: Okay, and they're still showing, although it looks like they're changing to the 10-foot spaces, but they're still well short?
- Mr. Uhazie: Yes, correct. And their plans do show nine-foot spaces, but our ordinance requires 10-foot spaces.
- Mr. Bongero: Okay. Thank you. Thanks, Mr. Chair.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for planning staff?
- Mr. Ventura: Jacob, I want to follow up on Mr. Bongero's question. So, if they go to 10-foot spaces, will they lose spaces?
- Mr. Uhazie: I would imagine, but I've not done the calculations to figure out exactly how many they would lose.
- Mr. Ventura: So, they'd be even more deficient when they go to 10-foot spaces. I noticed when I was on the site today that there are two light poles side by side in the median on the Merriman Road side between the two entrances. Is that going to remain?
- Mr. Uhazie: I'm not aware

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- Mr. Ventura: I see they're on the drawing.
- Mr. Uhazie: Yes, I believe they would remain, but unless otherwise noted by the petitioner.
- Mr. Ventura: So, that has nothing to do with this petition. It just kind of a point of interest.
- Mr. Uhazie: Yeah, I'm not aware of what they would be...
- Mr. Ventura: Okay. Do we have any color renderings?
- Mr. Uhazie: No, we did not receive any color renderings.
- Mr. Ventura: So, is this a demolish and rebuild, or is this a modification, or...
- Mr. Uhazie: I believe it's an addition.
- Mr. Ventura: Thank you.
- Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for planning staff? If not, the petitioner is in our audience. Feel free to come to our podium. Start with your name and address.

Alex Raichouni, MA Design. I'm representing the owner, Dr Fadi, Naserdean, and I guess the Livonia Gas Mart. I'm not sure how...what the company name is, but yeah, I'll be representing them as the designer and to start...so, as you know, we're proposing to keep the existing building. The building is almost 2,000 square feet. I had 1,966. I think I heard a little bit over 2,000 from, I think Jacob, right? But anyways, we're going to be adding an addition on to the retail area of the store and then a separate proposal...well, I mean, it's all together, of course, but then there's the carry out restaurant that the owner likes to have in all his locations. The owner, right now, you know, presently, probably has like 20 locations. Not all of them are designed exactly the same as this, but the majority of them, and he wants to keep them looking the same way, so he has the retail, you know, area that consists about 3,000 square feet in order for him to have a certain amount of products in there, and a certain design, in order for him to succeed in this gas station business. And that's why he does it this way. He's learned his lesson, you know, for the last 10 years, and this is what he kind of told me, and then he attached this the carry out restaurant. And sometimes he runs them, but most of the time he has a partner that runs it with him, so that's why he's not sure what he wants

to put in there yet. But in most locations that I've seen...there...he has a place called the Eureka Eatery. What that...what kind of foods and stuff like that...I never really visited it, but I did see a lot of pictures in his office about different locations. And he's, you know, that he started to develop in this way. He's, we got, actually, another couple gas stations like this. One in Garden City and one in I think it was Canton that...one in Garden City on Merriman and Ford Road is being proposed, and we'll be going to a meeting on that, and the one in Canton is on 275 And anyways, right next to 275 on Michigan Avenue. So those are the ones I'm working on, but there's more to come. So yeah, and this one he wants to develop right now. This is actually the first, not the first one, but the first one for me that I'm involved in. So we're hoping that we can move forward on that. And as far as some of the questions that arose, I mean, as far as the gas pumps, maybe we could talk about that first, you know, he likes to change the gas pumps to a diamond gas pump, pump orientation. It helps, and people...just the circulation of how people come in and out. I'm the one that proposed to the owner to close that approach. He hates closing any approach. He always feels like, you know, if a customer misses one approach, he's going to find that next one. I mean, he just wants people to come into his site, especially in gas station businesses. But I told him, you know, sometimes the one next to the traffic lights, you know, creates some kind of traffic. You know, it creates accidents and things like that. So let's propose at least closing one, which is the one on Merriman on the northern side. It was proposed by Jacob at one point that somebody mentioned that they were thinking, if we can close also another one, and he wasn't really happy about that one. He wants to comply with the city and really move forward with this. Because you could see that the, you know, the building doesn't look so great, and the repair shop is closed right now. I'm not sure what his predicament is on that, but he really wants to turn it into some of the locations that he has around. So, as far as the parking spaces, so usually, carry out, you know, people that go in are in and out. Actually, I did visit one of his locations. The one on, it's also in Garden City, it's on Ford and Henry Ruff, and I could see that everybody, you know, it's not, it's not like busy to a point where people are coming and parking. When people come in, they come in for their cigarettes, filling gas, bread, whatever, you know, a drink at the same time, if they wanted to carry out something. Usually, they call in before and they come and pick up, they pick up their food now, or they Door dash it, so it's limited amount of traffic that usually park. At these restaurants anymore, even in, you know, downtown districts and

things like that. So if you recalculate it in a sense, or we recalculate it at another time when we do design the restaurant, what I've seen in his restaurant is that 70% was used for his kitchen and service area and all that wash area, prep area, and like I said, it was just you walk in and he has a couple tables where people can just a bench. I seen that people can just sit and wait for an order, but other than that, the place was empty. I mean, people just picking up. I just felt like people were just picking up things. I don't know what else I can add, but we do want to comply. We do want to move forward. We're hoping that you'll be on our side on this. As far as those light posts, those are on private property and those are public light posts, so I'm not sure if we can do anything about that, but other than that, if you have any questions, I'm here to answer them.

Mr. Wilshaw: I appreciate you giving us the background on this petition. What I'll do is go to my fellow commissioners and see if there's some questions for you about the plan. Is there any questions for our petitioner?

Ms. Dinero: I'm really glad to see that this site is getting a revamp, because it is much needed. I do have concerns about the parking. The ADA parking was specifically called out and not having enough parking spaces. So, is there an opportunity to go back and re look at the design to add 10-foot parking spaces, because currently they're at nine feet, and figure out how to get the rest of those parking spots in and get the ADA parking in there?

Mr. Raichouni: So, one of my first sketches is that I proposed parking on an angle, a one way parking coming in and out on an angle. It's not here. I can't show it to you, but the first reaction from Mark, actually that emailed me back was that, you know, maybe it's better to take out the parking that and he actually said, in an email, if I remember correctly, I got to go back to that email. I thought he said that you have enough parking, you could do away from that, so the circulation is better. But I knew...but even when I had those angled parking around the site from coming in from Plymouth, I had angled parking, and then I had the dumpster toward the corner of, you know of where the restaurant was then we moved it with some comments from Mark and maybe even Jacob at one point, but then they were going to circulate in a...in from the northeast approach. They would go in, and they would circle around where they have one way parking also at the front of the building, because I told them it would be nice for people just to park closer to the building, you know, so they can get in and out quicker if they wanted to just

pick up something, instead of just filling gas and waiting at the pump, you know, and getting their stuff. And then they would just back out and circulate and go back off Merriman. And that would be a...that would be a nice little circulation pattern, and we would be able to add more parking. But I thought maybe he didn't, maybe he wasn't in favor of that idea. So, I just wanted to do what was recommended, you know, to me. Other than that, there was another thing that was brought up. This survey that was brought to me, was brought to me by the owner of how we put this architectural site plan together. And what I noticed when Jacob sent me another email saying, you know, you probably have more frontage on Merriman. And it turned out that the gas company that provided him with that survey only provided him with the amount that is set over here, 140 feet. He actually has 173.17 I think it was. He does have that green area on the southern part that is his. He didn't think it was his. I said why don't you look at the legal description and give it to me so I could verify that? But we didn't have enough time to talk about what was brought up by Jacob. And then he, you know, he was reluctant, but he said, if I have to, I'll develop it and we'll put parking back there, but how many people are really going to park back there and walk all the way to the front of that gas station. That's what his comment is. But he said, if that's what they that's what's recommended, then we will do it.

Mr. Wilshaw: Okay. Mr. Dinaro, you still have the floor. Any other questions?

Ms. Dinaro: No. Thank you.

Mr. Wilshaw: Okay, thanks. Any other questions?

Mr. Droze: Thank you. Mr. Chair. So, it's a very tight site, as we kind of look at it, and can understand some of the challenges of fitting this into the site, but, you know, one of the recommendations that was made at the study session was about closing both driveways and I guess, a question to circulation, how are the gas trucks going to get into the site? What's your plan for that? How are they going to maneuver? And how does that affect that driveway on Plymouth Road?

Mr. Raichouni: So, as you can see, this is an existing site, so there's gas trucks that are always coming in already, and it was a lot more complicated, because they had to go through two pumps that were on the Merriman side, and another two pumps with longer islands that were on the Plymouth side. So now, you know it's going to be a lot easier for them to come in from Merriman. And

you know they usually just take up a section of that space trying to give the rest of the traffic an area to come in and out, but they kind of block the area for about 20 minutes or so in order for them to pump that gas back into the tanks and leave. So they do block, but they find their way to get through with the traffic working around them.

Mr. Droze: So, would they, you said, come in off of Merriman, and then would they exit via the easterly drive back to Plymouth?

Mr. Raichouni: Yeah, they would be able to come from and exit from Plymouth. Yes.

Mr. Droze: Okay, so that driveway close to the intersection is not needed for the truck circulation?

Mr. Raichouni: The what?

Mr. Droze: The driveway that's currently, call it 15 feet off the sidewalk, on Plymouth Road is not needed for the trucks.

Mr. Raichouni: The approach that we're proposing to close?

Mr. Droze: No. The one on Plymouth Road. Jacob is showing it with his pointer.

Mr. Raichouni: So, the one on the northeast corner?

Mr. Droze: Yes, the northwest corner.

Mr. Raichouni: Oh, the northwest corner. The one closer to the thing. I mean, he can always circle around, all the way around, and come back this way. I mean, he can do it, if you're asking that question.

Mr. Droze: Just curious.

Mr. Raichouni: It would have been easier for him probably...what he used to do is come in from the southern approach, from Merriman and come out from the northern approach. Maybe that's what he did before, but I'm not sure, I'm just assuming what's happening from sites that I go visit sometimes.

Mr. Droze: Okay. Another question, the new canopy that's proposed. It was not included in our elevations. Do you have details on what that will look like?

Mr. Raichouni: I thought I had that. Let me just double check. You know, I don't, I don't have it, but I can...I mean, if you're asking for that, we can propose that, of course, and we're going to probably have to turn it in when we get permits, but it's your common canopy, you know, we're gonna dress it up with the columns, and the columns will be brick, the red brick as the building. And yeah, on one of my project I did, it was up in Pontiac, I did provide them with the canopy and pumps. I thought I did the same thing with this project, but I don't think it was asked for so...it was asked for toward the end of our emails back and forth, but it wasn't asked before and on my previous projects in Livonia, you know, I probably didn't do a gas statui for a while, but it was never asked when it's never asked. I never, I give it right away, but I will be submitting them for permitting, you know, but it's your regular gas station. Which name brand he's going to have, Citgo, Sunoco, Marathon, I'm not sure which one he's going to have, and usually it's the gas companies that provide the image of it. Anyways, I'm not supposed to be drawing something that I don't know what to draw, and most architects are not going to draw something that usually is provided by the gas companies, the image of it. But as far as the height, it's usually a standard height. It'ss 14 feet to the bottom of the canopy and the canopy itself is three foot high, and it's all made of aluminum. But it's your typical canopy, flat roof made out of steel beams and covered with aluminum.

Mr. Droze: Okay, and I we did mention that at the work session or the study session that I think that's obviously a very prominent thing. This is a major intersection in the city, so I think I would personally like to see that detailed. As you come today with the renderings, it's helpful for us to understand the colors and materials and then I guess the last point is the lighting for the site. Typically, we like to see photometric. So obviously, gas stations are fairly well lit, but just curious to know what your plans are.

Mr. Raichouni: The only lighting that we're proposing is wallpack lighting around the building and I have them labeled on the site plan showing nine lights, three in the front, two in the back, two on the west side and two on the east side. So, the wallpack lighting, I don't have a detail with me here, but I can provide that also, and under the canopy too. Oh, and the canopy, it's going to be...they're all LED lighting, but under the canopy also there. I don't know how many exactly, but it's got to be designed.

Mr. Wilshaw: Thank you, Mr. Droze.

- Mr. Raichouni: And they're flush with the ceiling on the canopy. They're not those protruding lights anymore, like the old style. Yeah, they're flush in within the canopy.
- Mr. Wilshaw: Okay, thank you, sir. Any other questions for our petitioner, Mr. Ventura?
- Mr. Ventura: Thank you, Mr. Chairman. And maybe this is going to be a redundant question. If it is, I won't ask it. But have we gone through the exterior materials? Do we know what's there?
- Mr. Wilshaw: We do not. This is the first time we've seen the rendering.
- Mr. Ventura: Then could you walk us through what's going on in the outside of the building? And I guess my first question is, what percentage of the existing building is going to be replaced? I mean, is the whole thing going to be reskinned, or is there some of the existing building that's going to remain? Or, what's the story?
- Mr. Wilshaw: Sir, what we'll ask you to do if, if you could hold the rendering up and then speak into the microphone, that way our TV audience can hear you as well, as you describe this.
- Mr. Raichouni: Thank you. So, yeah, we're going to, so let's say the portion of the building is in this section right here. This is the existing building. We're going to, yeah, skin, like you said, the whole building down to the eight-inch block. We're going to remove the whole roof and rebuild the brick on the existing building, and if we have to build more block, and then there's going to be a whole new building that's going to be built for the addition from here to here, all the way around. So, the building will consist of a split face block at the...where it's where it's white and red brick. And this is what he has on all his locations.
- Mr. Ventura: So, the entire exterior of the building is brick or block.
- Mr. Raichouni: It's eight-inch block, the main structure. Then there's the four inch veneer. I don't want to call it veneer. It's a four-inch brick. And where the split face block is, it's only an eight-inch split face block. There's no block and brick. So, you have one structure, where the, where the split face is, and like two structures when you build it from eight-inch block to four-inch brick.
- Mr. Ventura: Okay, thank you. And I know Mr. Uhazie commented on the landscaping and in our write up, you are somewhat deficient on

the Merriman Road frontage. Is there a reason that you're not conforming?

Mr. Raichouni: We are deficient on what, sorry, that deficient...

Mr. Wilshaw: Landscaping.

Mr. Raichouni: Oh, landscaping. Okay, so yeah, I was hoping that, you know those questions were brought up in one report, so we could answer all of them at one time. I don't think I received anything like that. I always received, like, an email of jotted items. And if I'm wrong, Jacob, I apologize, but I don't see, I didn't see no report, like, you know, like, you know, some cities give, but, yeah, we could provide every, you know, whatever it says. 20 feet, 25 feet, 40 feet of deciduous maple trees or honey locus, whatever trees that...but we will design certain amount of trees for Merriman that's required.

Mr. Ventura: Okay, and I guess my last question has to do with the number of employees at any given time, how many employees will be working there?

Mr. Raichouni: Usually on most hours and most shifts, there's only one cashier, but a second person will come in just to fill the coolers and things like that. So, at the most, there's only two. This is for the gas station part. Now, as far as the restaurant, the future restaurant that needs to be designed and get permits at a later time. We want it approved within the structure right now, of course, for planning, but in the future, restaurants like this probably need at least three people at one point to, you know, prep and service and cook, you know.

Mr. Ventura: I guess I'm concerned. You're already deficient in parking considerably, and you're going to have five parking places consumed by employees, of the parking that you're providing. I guess if the ownership owns the land to the south, and he's at least amenable to paving part of that for additional parking, I'd like to see some employee parking put there, so that the parking that's on the site adjacent to the gas pumps and the store and the restaurant are there for the customers.

Mr. Raichouni: I think it's a good idea. No problem.

Mr. Ventura: Thank you, sir. Thank you.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions for our petitioner's representative?

Mr. Caramagno: I got a couple questions and certainly some concerns, as well. The grass to the east of the building, what's the plan? The pavement rather, east of the building? Why would you leave that pavement there?

Mr. Raichouni: I mean, it's an existing...we didn't need to expand the building more than is needed and you can't really fit, you know, a parking space, or circulate any parking around there, or anything like that. So, it is like a dead space.

Mr. Caramagno: So, you plan on leaving that asphalt, no grass there?

Mr. Raichouni: We could, if you recommend grass, we left the asphalt. He just wants less maintenance all the time. But, and I did have, like I proposed the grass area at one point, as far as my design, but he said, Why don't you leave it asphalt? I don't want to maintain these grass areas and cut them all the time and, you know, it grows. But if you, if you recommend that's you know...

Mr. Caramagno: How long has this owner owned this station?

Mr. Raichouni: I don't know that one. I'm not sure. I never asked him.

Mr. Caramagno: It's clearly run down, and there's little effort to make it something nice, and you know, some of my comments now are going to be, you know, tonight, this presentation is ill prepared as far as I'm concerned and I can't vote for anything here tonight with all the questions that are out there. I mean, we got a color rendering here. The pavement and the parking are certainly an issue. There's no doubt about...I agree with the others. And then we've got the taxes as well. So, we got a multitude of problems here that are an issue and then even in your own comments, sir, you say that your owner wants to comply with the city. Well, I'm not seeing that in anything you're showing us tonight. So, I've got trouble with this case, so I'll leave my comments there.

Mr. Raichouni: I mean, the only, the only thing I can answer on your comment like that is that, yeah, no, he wants to comply.

Mr. Caramagno: I'm not seeing that. I am seeing nine-foot spots and less spots than available. I'm coming in with not hearing us originally to move that building back, not hearing anything about the reducing the driveways. That's not trying to comply with the things we asked for or requested.

Mr. Wilshaw: Let's not debate back and forth. Please. Thank you,

Mr. Raichouni: I just don't agree with that. I'm sorry.

Mr. Wilshaw: I understand.

Mr. Raichouni: I, you know, I'm...

Mr. Wilshaw: Sir, let's not debate back and forth. He's entitled to his opinion. Is there any other questions for our petitioners representative? I see no other questions from any of the commissioners. Is there anyone in the audience wishing to speak on this item? I don't see anyone else wishing to speak. Sir, you get the last word as the petitioner. So, feel free to say anything else you'd like to say before we make our decision.

Mr. Raichouni: Yeah, the only thing I'd like to say is that, you know, when I propose things to the city, I propose it. I, the first thing I do is I, I email stuff and submit things to the Planning Department, and then I get their feedback, and then I and I do, if not 100% 99.99% of the things they recommend, okay, and if I get things, you know that also pops up, you know, very close to the Planning Commission meeting, and I don't have heads up, then I'm not able to answer that in the in a meaningful amount of time. But the thing is, in about for what I could say is that the gas station, the way it is right now, is in a horrible design. It was like an old design that is a horrible design. And what I proposed with the rendering that I sent that shows most of the design that the owner likes to have in all his locations. And I could send the addresses so you guys could go visit those locations and other in other cities, you could see that they don't have half of the parking that I proposed. That's number one. And you can go look at the circulation in those in those locations. One being on Ford Road and Henry Ruff. I think it's easy for you to find that one. And the other thing is, as far as proposing, you know, trying to work with the city in order to propose an approach, closing an approach. I think that's another insight for me, trying to work and trying to propose something that is better for the city. As far as the rest of the design, the parking circulation, the drive in pumps in order to get in and out of building, you know, you want me to move the building all the way to the corner just to cover some asphalt. I mean, I don't understand why I would have to build a bigger building that I can't even fill. I mean, people would...most cities, would say, no, I want less square footage and not a bulky building. Now for me, not to, I have to

utilize the existing building. So that's why, that's my starting point. I'm not able to go, you know, push the whole building, you know, to the to the left, and lose 2,000 square feet and then build a whole new building. That's not what he wanted me to propose, and that's not what he wants to do. And I think he'll just, you know, slam the project if he had to do that. So, at the same time, it has to be feasible for him economically. And I think what we did is way better than what it is right now, with no question, you know, a doubt, that's all I could say. I hope you guys could reconsider. I hope we can get approval. We can go through the planning department and get things done and approved administratively so we don't waste time, because I just don't want owners to change their mind if we have to wait months sure to come back and forth to these meetings. Thank you very much.

Mr. Wilshaw: Thank you for your comments. And we'll see what happens. I'll close the public hearing, and a motion is in order.

On a motion by Ventura, seconded by Bongero, and adopted, it was

#10-57-2024 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 12, 2024, on Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest ¼ of Section 35, the Planning Commission does hereby recommend to the City Council that Petition 2014.10-02-16 be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required. A minimum of five parking spaces on the south side of the building shall be added for employee parking and the number and location of the

barrier free parking space(s) shall be provided at the direction of the Planning and Inspection Departments, and

3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
4. A revised landscape plan is to be submitted in which it meets the city zoning ordinance requirements.
5. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
6. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
7. No outside storage, placement or display of merchandise shall be permitted.
8. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
9. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
10. The sale of ice shall be restricted to the inside of the building.
11. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. All delinquent property taxes are to be paid in full prior to issuance of a building permit.
17. That the asphalt to the east of the building is to be replaced or be properly landscaped accordingly.
18. That the dumpster enclosure is to be placed to the south of the building at the discretion of Planning staff; and
19. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

A roll call vote on the foregoing resolution resulted in the following:

AYES:	Dinaro, Droze, Bongero, Ventura, Wilshaw
NAYS:	Long, Caramagno
ABSENT:	None
ABSTAIN:	None

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

2024-10-0

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 10/1/24 Petition 2024-10-02-16

Site Address: 31301 plymouth Sidwell _____ Zoning of Property _____

Requesting Approval To expand on C-Store

Applicant: Livonia Gas Mart Business/Company: Fadi Naserdean

Applicant's Address: 23930 Cortlyse City: Dearborn State: MI Zip Code: 48124

Applicant's Phone # (313) 414-8383 Applicant's Email flexx@naserdeanenterprises.com

Contact Person: Sue Business/Company: Naserdean enterprises

Contact's Address: 23930 Cortlyse City: DBW State: MI Zip Code: 48124

Contact's Phone # (313) 414-8383 Contact's Email flexx@naserdeanenterprises.com

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a **maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) **Three (3) completed application forms & three (3) sets of full-size drawings**

RECEIVED
OFFICE OF THE CITY CLERK
OCT 04
2024 SEP 30 AM 8:45

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION		\$700.00 (\$400 publication fee plus \$300 base review fee) plus
<u>2352</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential construction.	(NOTE: Round off to nearest 1,000)	+
Total Amount Due		\$

Owner of Property: Fadi Naserdean

Owner's Address: _____ City: _____ State: _____ Zip Code: 48124

Owner's Phone # _____ Owner's Email _____

Signature of Owner: _____ Print Name: _____

NADA GHAS

NOTARY PUBLIC - STATE OF MICHIGAN to before me, a Notary Public in and for the County of _____ State of _____

COUNTY OF WAYNE

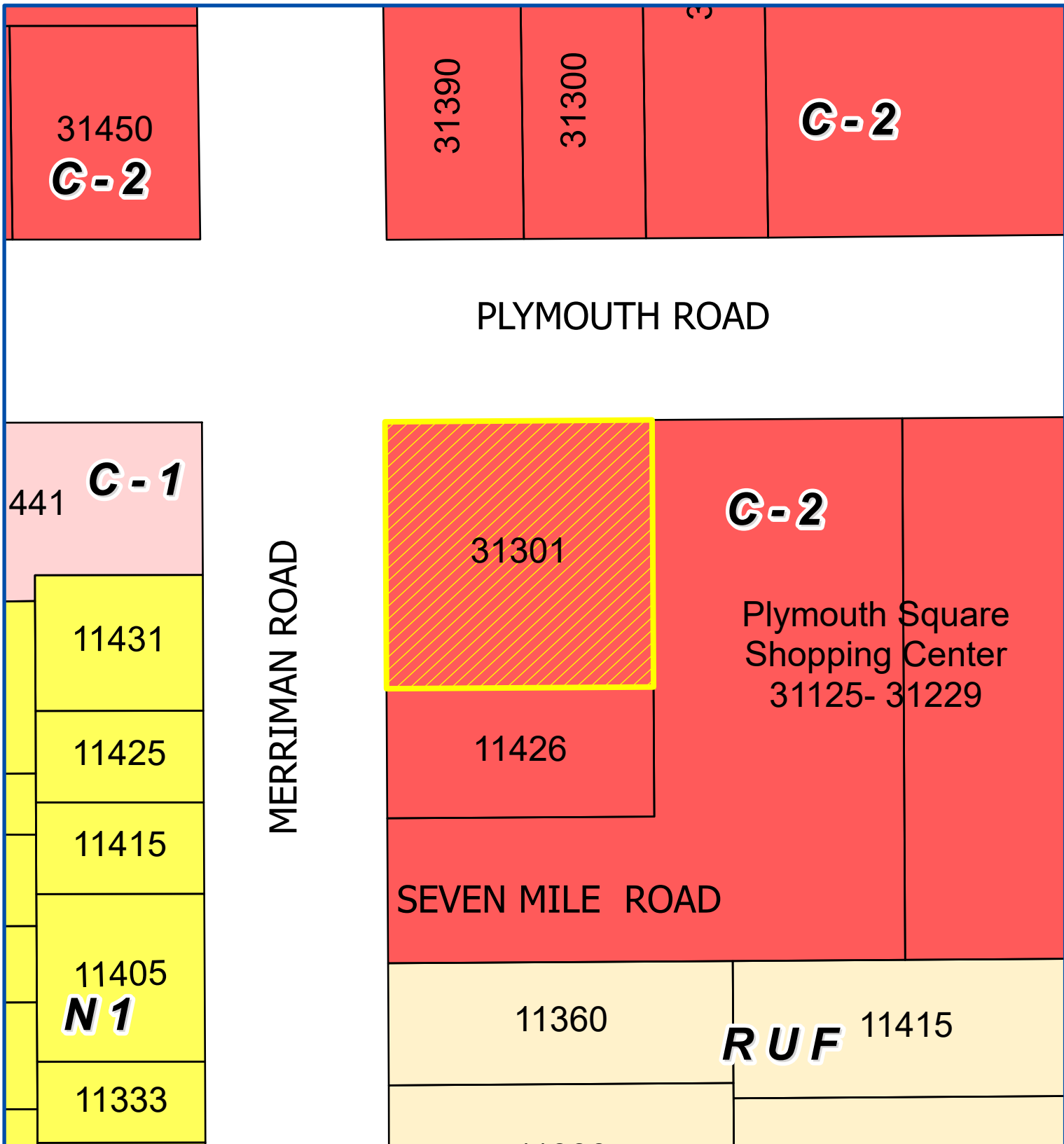
My Commission Expires March 25, 2029

Acting in the County of Wayne day of October 20 24

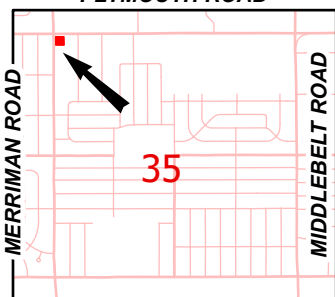
Signature of Notary: Nada Ghais My commission expires _____

Acting in the County of Wayne

RECEIVED
CITY OF LIVONIA
PLANNING COMMISSION
OCT 04 2024



PLYMOUTH ROAD



JOY ROAD

Address & Zoning Map

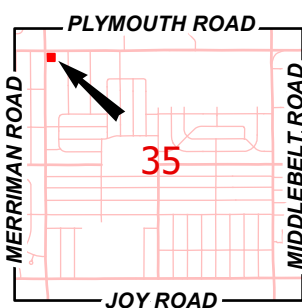
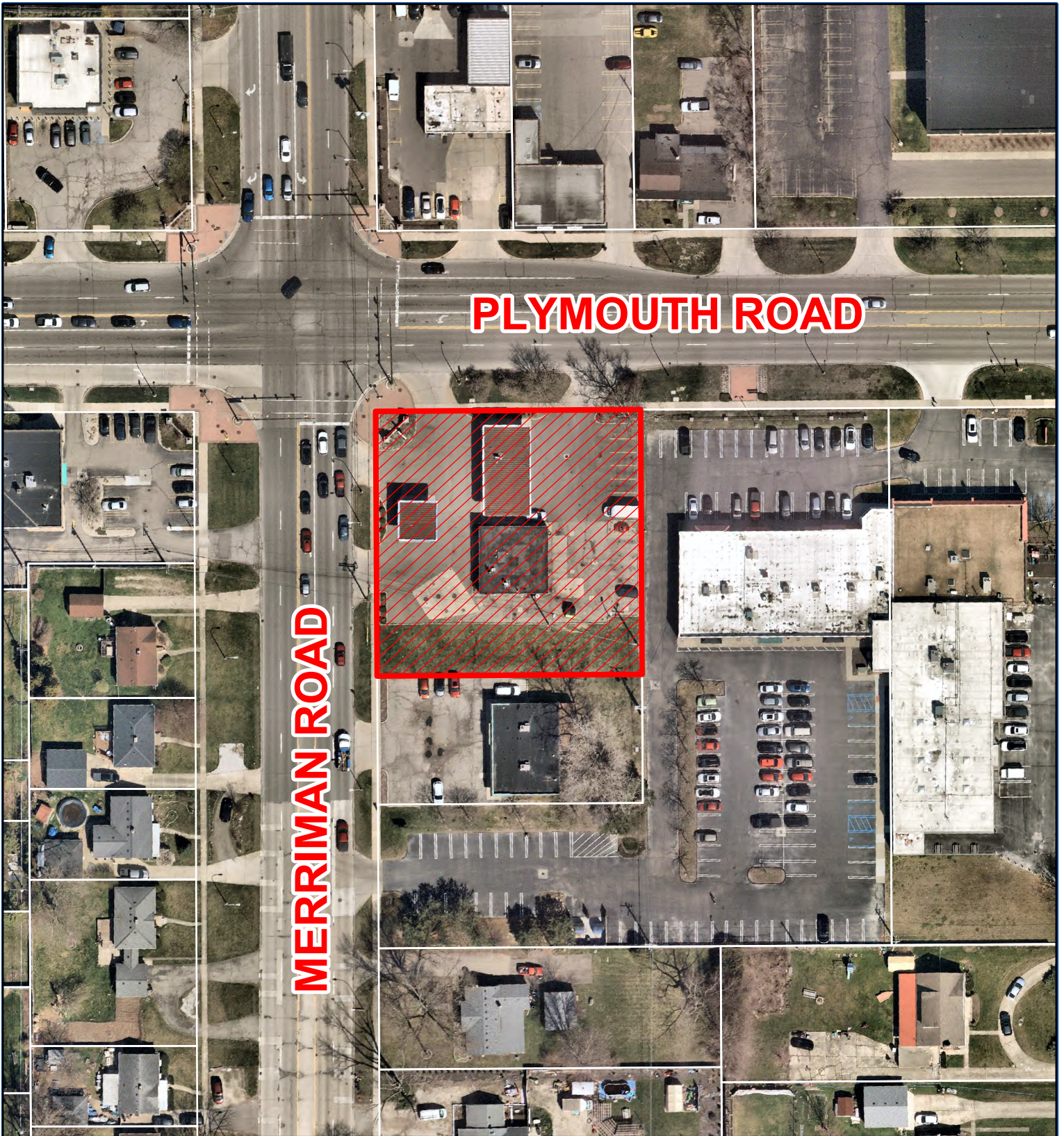
Petition 2024-10-02-16
Livonia Gas Mart
31301 Plymouth Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2024-10-02-16
Livonia Gas Mart
31301 Plymouth Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 1

Petition 2024-10-02-16 submitted by Livonia Gas Mart requesting waiver use approval of all plans required by Sections 3.11 and 13.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space and restaurant, and relocate and increase the number of fuel pumps and parking, at 31301 Plymouth Road, located on the southeast corner of Plymouth and Merriman Roads in the Northwest $\frac{1}{4}$ of Section 35.

October 29, 2024, Study Meeting:

This request involves the expansion and renovation of a gas station located at the southeast corner of Plymouth and Merriman Roads. This site is zoned C-2, General Business. Along with the operation of a gas station, this facility also functions as an auto repair business. Three (3) service bays currently occupy the eastern half of the building.

The subject site measures 175 feet along Plymouth Road by 175 feet along Merriman Road for a total lot area of 30,625 square feet. The existing one-story building contains approximately 2,055 square feet of floor area and is positioned near the middle of the property. There are two (2) separate groups of fuel pumps. Two (2) pumps that can accommodate four (4) vehicles, one on each side, are located between the building and Plymouth Road, and a single pump that can accommodate two (2) vehicles is located between the building and Merriman Road. Over both sets of gas pumps are island canopies. Along the southern edge of the property is an existing thirty-five foot (35') wide grass greenbelt. Four (4) driveways provide ingress and egress to the site, including two (2) on Plymouth Road and two (2) on Merriman Road.

The site plan identifies a one-story addition to the existing building that is shown to have two (2) separate uses. The first proposed addition is "L" shaped and built off the south and east end of the existing building. The addition measures 1,152 square feet and adds twelve feet (12') to the south of the building and eleven feet (11') to the east. The identified use for this portion of the building is for additional retail space. The second portion of the addition extends the building twenty-seven additional feet (27') to the east and measures 1,500 square feet. The second portion is identified on the site plan as a proposed restaurant. The new building would be one-story in height and have a total area of 4,664 square feet.

The required setback for a gas station building is sixty feet (60') from any road rights-of-way. The existing gas station is located approximately seventy-five feet (75') from Plymouth Road and sixty-four feet (64') from Merriman Road. The addition would be constructed flush with the existing building and would not encroach any further into the required setback adjacent to Merriman or Plymouth Roads. Where this property abuts the commercial zoning to the east and south, the Zoning Ordinance allows for zero setbacks subject to applicable building and fire codes. The proposed addition would sit eight feet

(8') from the south property line and approximately twenty-two feet (22') from the east property line.

The project also includes renovations to both the interior and exterior of the existing building. The new floor plan shows the service bays being replaced with a large display/sales area, walk-in cooler, restrooms, a customer service counter, an office and backrooms. The floor plan for the restaurant area has no details on the layout of the 1,500 square foot addition. There is no access between the proposed restaurant addition and the expanded retail area.

The elevation plans show the top edge of the building would be finished with a continuous decorative crown molding. The north elevation shows separate entrances with new storefront windows for the restaurant and existing gas station. New storefront windows would be installed along the east and west elevation of the building with a single door exit on each side. The proposed addition would be constructed out of brick with accent columns constructed out of split-face block.

The site plan shows the six (6) existing gas pumps would be removed. They will be replaced by four (4) new pumps that can accommodate eight (8) vehicles, one on each side, running parallel to Plymouth Road. The pump locations are located between the existing approaches on Plymouth Road. The pumps are covered by a seventeen-foot (17') canopy with a bottom clearance of fourteen feet (14').

Required parking for gas station convenience stores are based on a ratio of one (1) space for each 150 square feet of floor space devoted to retail sales. Based on the floor area of the proposed building ($3,118 \times 80\% \div 150$), this station would require seventeen (17) parking spaces. The petitioner has identified the proposed restaurant as limited service and carry-out restaurants with or without outdoor dining areas. Not enough information is given about the restaurant to determine the parking off the zoning ordinance standard of one (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each three (3) outside patio seating spaces, plus one (1) parking space for each employee. However, the Zoning Ordinance allows for suitable alternatives including the Institute of Transportation Engineers (ITE) Parking Generation Manual. The ITE does offer a comparable recommendation of 9.91 space per 1,000 square feet of GFA. Based on ITE standards the proposed restaurant requires twelve (12) parking spaces. In total the proposed addition and the restaurant requires a total of twenty-nine (29) parking spaces. The site plan shows twenty striped parking (20) spaces with eight (8) more spaces available at the gas pumps; however, these spaces typically do not count towards the required parking for the store on the basis that the sale of gasoline is treated as a separate use. The site plan shows parking space dimensions are stripped nine feet (9') by twenty feet (20').

The zoning ordinance specifies landscaping requirements to include one (1) deciduous or evergreen trees per forty (40') linear feet of road frontage; one (1) ornamental tree per one hundred (100) linear feet of road frontage; and eight shrubs per forty (40') linear feet. For the purposes of computing length of road frontage, openings for driveways and

sidewalks are not counted in landscaping requirements. The zoning ordinance requires (175' - 60' = 115') three (3) evergreen or deciduous trees, one (1) ornamental tree and twenty-three (23) shrubs along Merriman Road and the same number along Plymouth Road. The landscape plan shows a total of sixty-three (63) shrubs distributed along each throughfare with a concentrated cluster located on the corner. Along Plymouth Road there are two (2) existing deciduous trees and three (3) existing ornamental trees. No trees are identified on the landscape plan along Merriman Road.

Gas stations are permitted one (1) ground sign not to exceed forty (40) square feet in area, twelve feet (12') in height, and a minimum setback of five feet (5') from any right-of-way line. Also allowed are signs attached either to the wall of the building or the canopy fascia, based on two (2) square feet for each one (1) lineal foot of building frontage, with the maximum sign area not to exceed one hundred (100) square feet. The plans do not indicate any type of proposed signage for the site or building; therefore, signage was not reviewed as part of this petition.

A twelve-foot (12') by twelve-foot (12') dumpster enclosure would be constructed at an angle northeast of the proposed restaurant. Based on the site details, Sheet SP-2, the enclosure walls would be six feet (6') in height and constructed of poured concrete with a brick pattern and sloping 4" stone cap. The swing gates would consist of stained wood.

November 12, 2024: Public Hearing:

The petitioner has shared a revised set of plans and identified the following changes:

- The dumpster enclosure has been relocated to the southwest of the site, between the building and two (2) parking spots.
- The northern curb cut, closest to the corner, along Merriman Road has been removed.
- The new parking layout shows fifteen (15) striped parking spaces that are nine feet (9') wide. One (1) parallel parking space that measures ten feet (10') by twenty-three feet (23'), is shown in front of the removed approach.

Approving Resolution: That the request to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space, a new restaurant, as well as relocation and increasing the number of fuel pumps, at 31301 Plymouth Road, is hereby approved, subject to City Council approval and the following conditions:

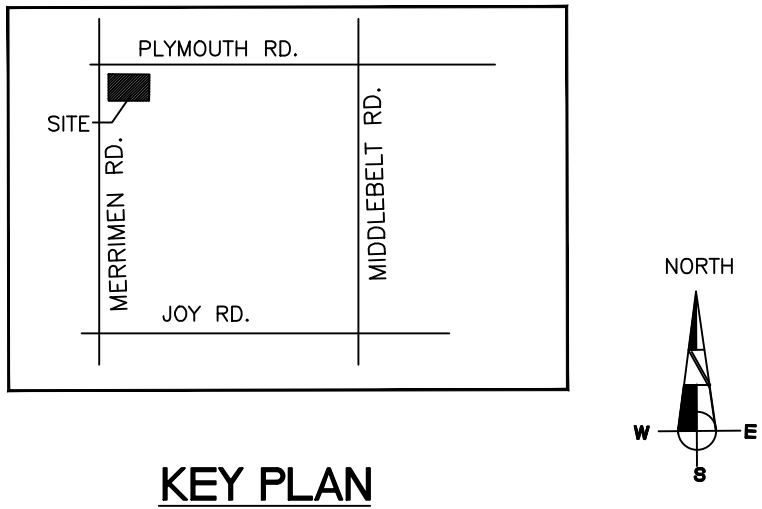
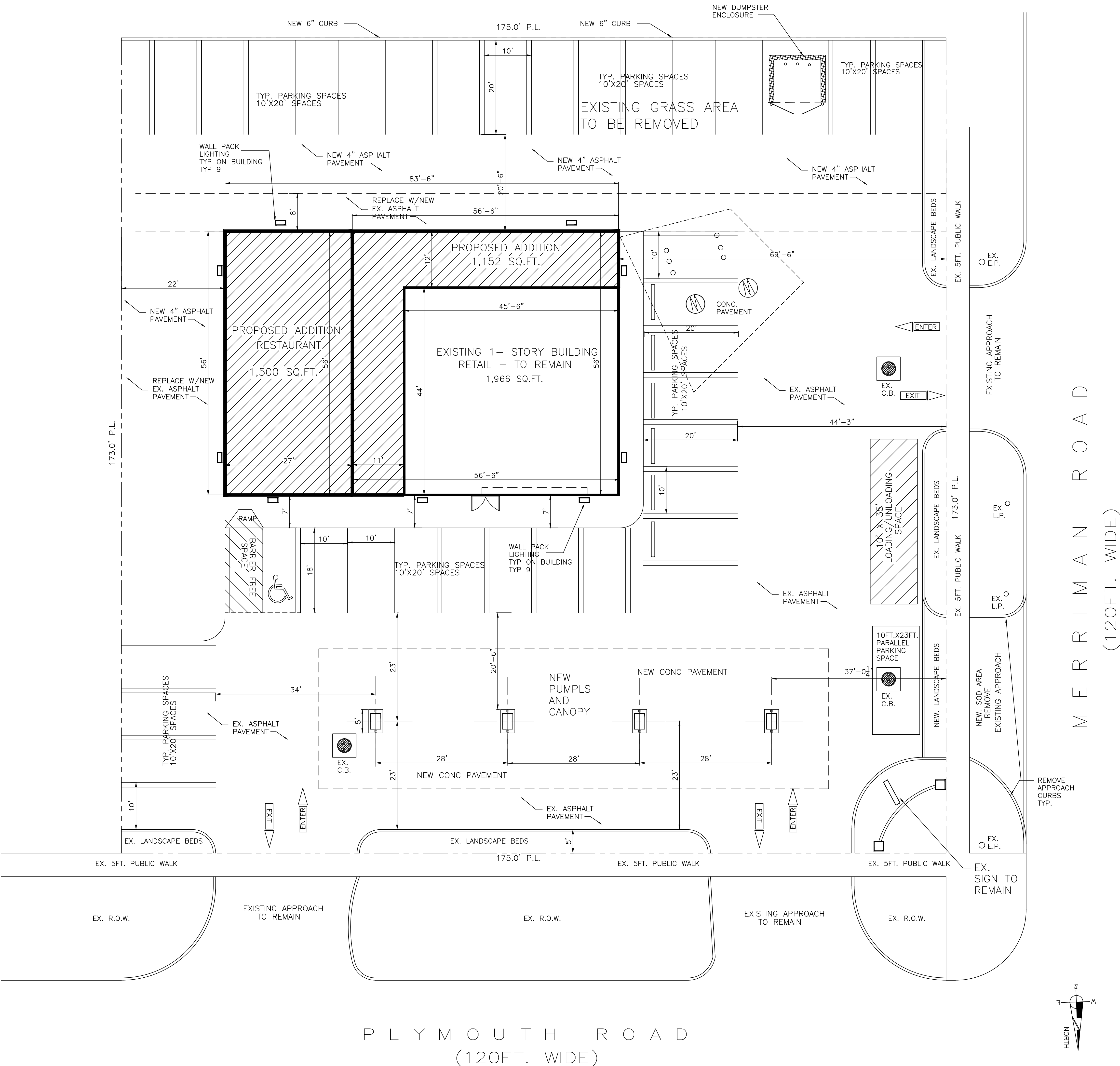
1. The Site Plan identified as Sheet No. SP1 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.

3. The Exterior Building Elevation Plan identified as Sheet No. A2 dated September 1, 2024, as revised, prepared by M Designers Group Inc., is hereby approved and shall be adhered to.
4. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
5. Any new light fixtures shall not exceed a height of twenty feet (20') from grade at the base of the light and shall be aimed and shielded to minimize stray light trespassing across property lines or on adjacent roadways.
6. No outside storage, placement or display of merchandise shall be permitted.
7. Pursuant to Section 6.26(11), free air shall be provided and dispensed at the point of service without having to enter the station or perform any extra action to obtain the air without charge.
8. Vacuum equipment or the outdoor placement/storage of propane cylinder storage units is not allowed.
9. The sale of ice shall be restricted to the inside of the building.
10. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No part of the pump island canopy fascia, except for signage, shall be illuminated, and no LED lightband or exposed neon is allowed on any part of the building, including around the windows or on the overhead canopies.
12. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. That this approval is subject to the petitioner being granted a variance from the Zoning Board of Appeals for deficient parking and any conditions related thereto.
14. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by

City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Reasons: That the request to redevelop and expand the existing gas station, including removing the service bays, expanding the building to provide additional retail space, a new restaurant, as well as relocation and increasing the number of fuel pumps, at 31301 Plymouth Road, is hereby denied for the following reasons:

1. That the petitioner has failed to comply with all general standards and requirements as set forth in Sections 1.02 and 13.13 of the Zoning Ordinance.
2. That the site lacks the capacity to handle the increase in intensity associated with the proposed restaurant and would therefore be detrimental to and not in harmony with the character of the surrounding neighborhood.
3. That the layout and aesthetics of the proposed remodeling would have a negative effect upon the neighboring properties.
4. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts; and
5. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents.



SITE DATA	
ZONING	COMMERCIAL - RETAIL BUSINESS
USE GROUP :	M
CONSTRUCTION TYPE :	III B
SITE TOTAL AREA = 24,500 SQ. FT. (.56 ACRE)	
EXISTING BUILDING AREA:	1,966 S.F. (1 STORY)
PROPOSED ADDITION AREA:	2,698 S.F. (1 STORY)
PROPOSED NEW RETAIL STORE:	3,164 S.F. (1 STORY)
PROPOSED NEW RESTAURANT:	1,500 S.F. (1 STORY)
PROPOSED NEW TOTAL BUILDING AREA:	4,664 S.F. (1 STORY)
OCCUPANT LOAD:	
RETAIL AREA: 4,664x.8 = 3,731/100	= 37
PARKING CALCULATIONS:	
RETAIL AREA = 3164 x .8 = 2531/ 150 = 17 SPACES	
FUTURE RESTAURANT SPACE = 1500 X .80 = 1200/200 = 6	
PARKING SPACES REQUIRED	= 23
PARKING SPACES PROVIDED	= 27
PARKING SPACES AT PUMPS	= 8
TOTAL PARKING SPACES PROVIDED	= 35
TYP. PARKING DIM.	10'-0" x 20'-0"
PARALLEL PARKING SPACE	10'-0" x 23'-0"
H.C. PARKING SPACE (B.F.)	16' x 20' (1)

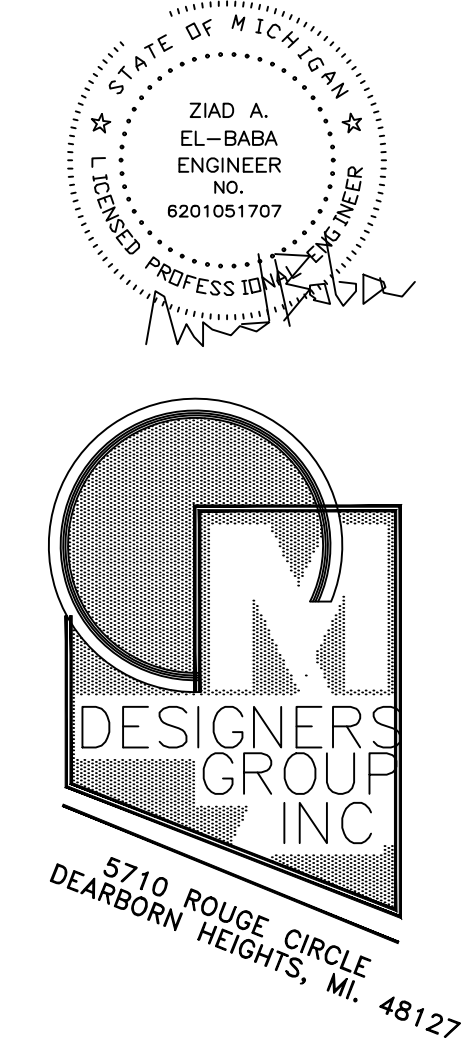
SITE NOTES:

1. NO OUTDOOR SALES AND DISPLAY AREA'S WILL BE ON SITE.

SCOPE OF WORK:

EXPAND EXISTING 1- STORY BLOCK BUILDING.
CONSTRUCT NEW 1-STORY BLOCK BUILDING ADDITION.
NEW RETAIL STORE AND FUTURE RESTAURANT
PROPOSED NEW PUMPS, CANOPY BY OTHERS.
PAVEMENT WILL REMAIN EXISTING.

PROPOSED SITE PLAN
SCALE 1" = 10'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

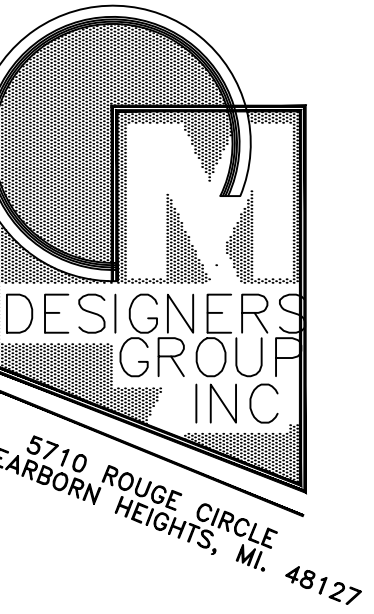
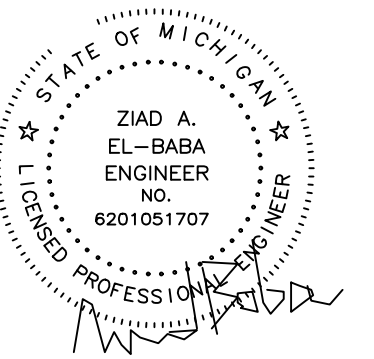
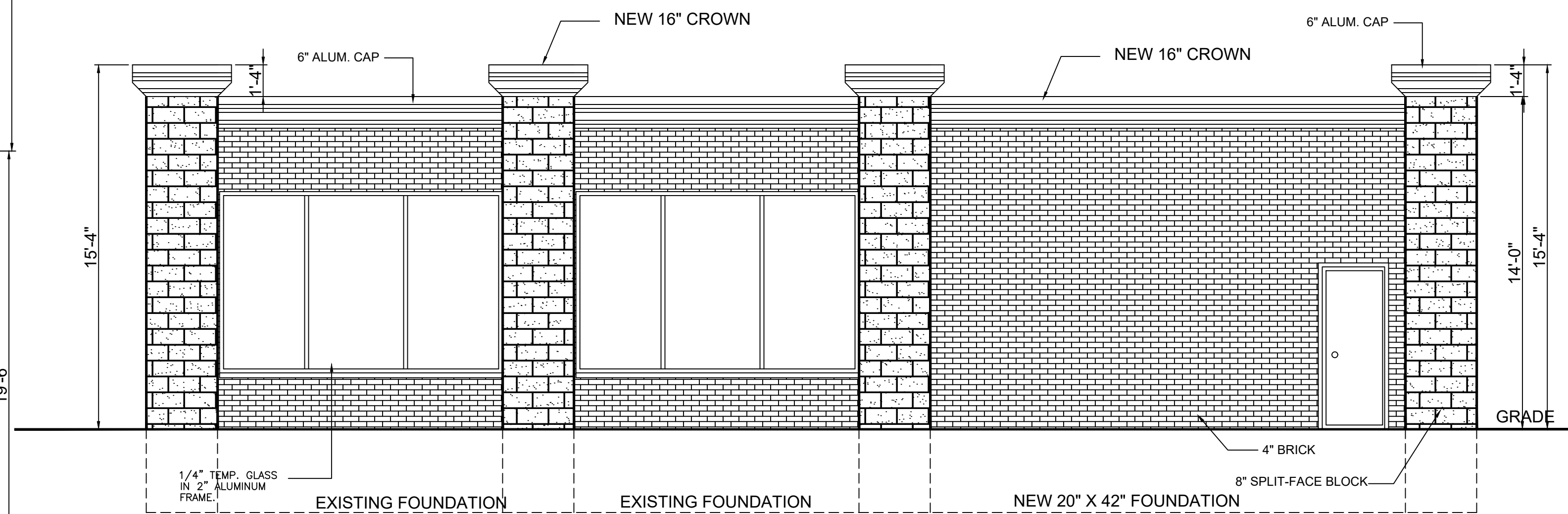
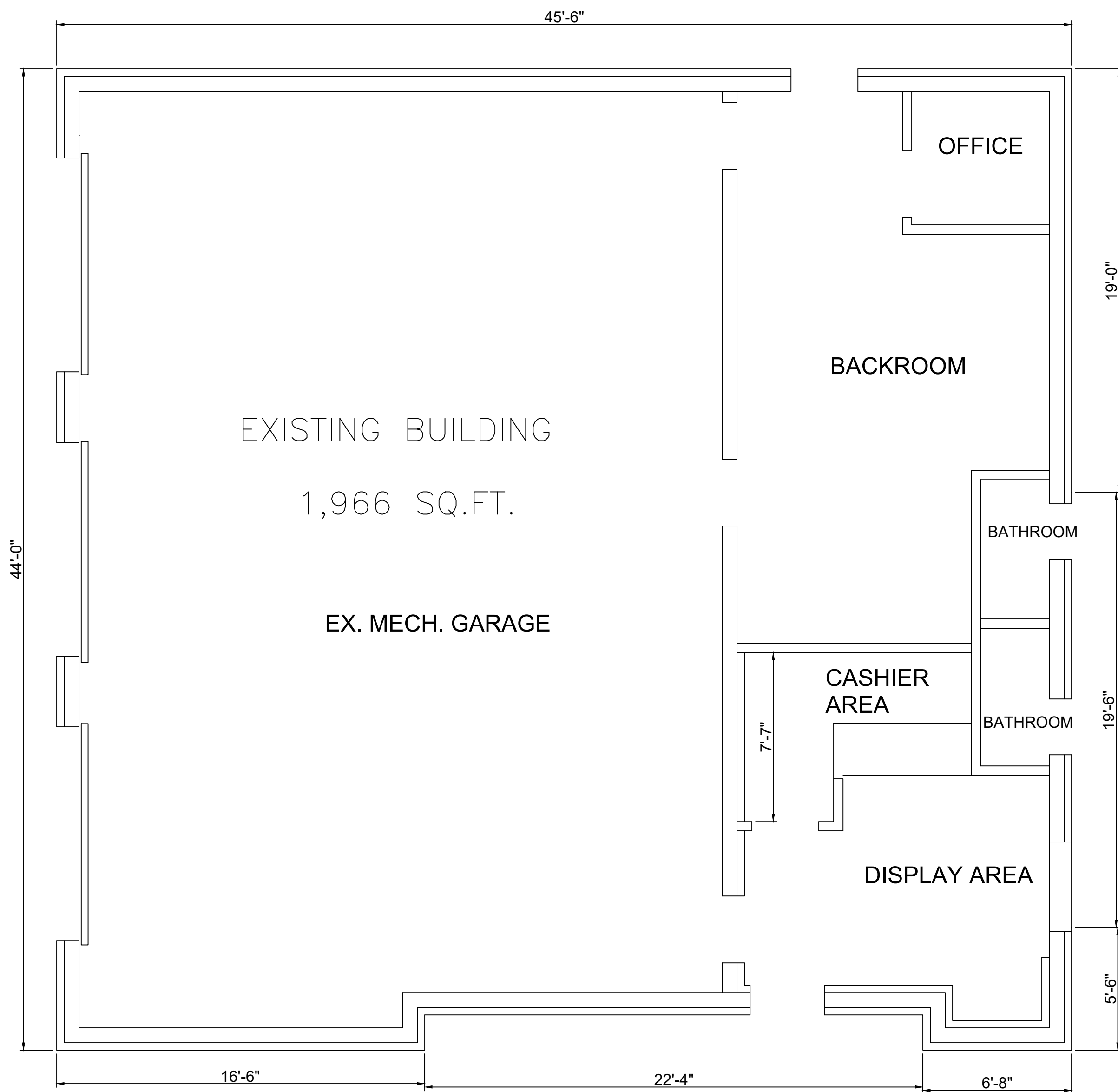
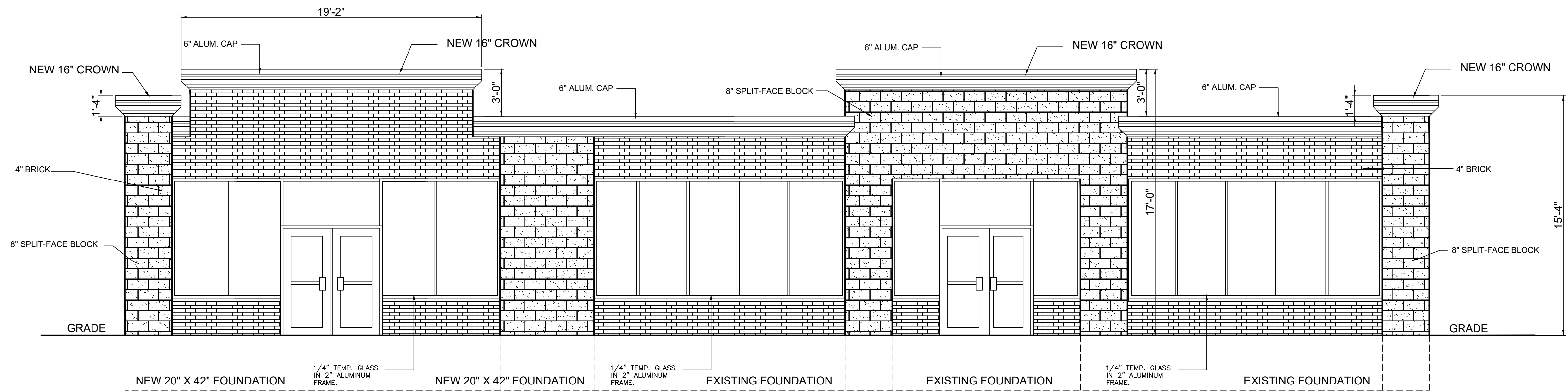
PROJECT NO.: 09012024
FILE NAME: PLYMOUTH-GAS-SP1

PROJECT NAME: PROPOSED NEW ADDITION TO EXISTING 1-STORY BUILDING
31301 PLYMOUTH RD., LIVONIA, MICHIGAN
OWNER: MOBIL GAS STATION
31301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DRAWN BY: A.R.
CHECKED BY: H.S.
DATE PLOTTED: 9-1-2024
DATE SUBMITTED: 9-1-2024

REVISIONS:	
11-10-2024	
12-2-2024	

SHEET NO.: SP-1



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 09012024
FILE NAME: PLYMOUTH-ADD-GAS-A1

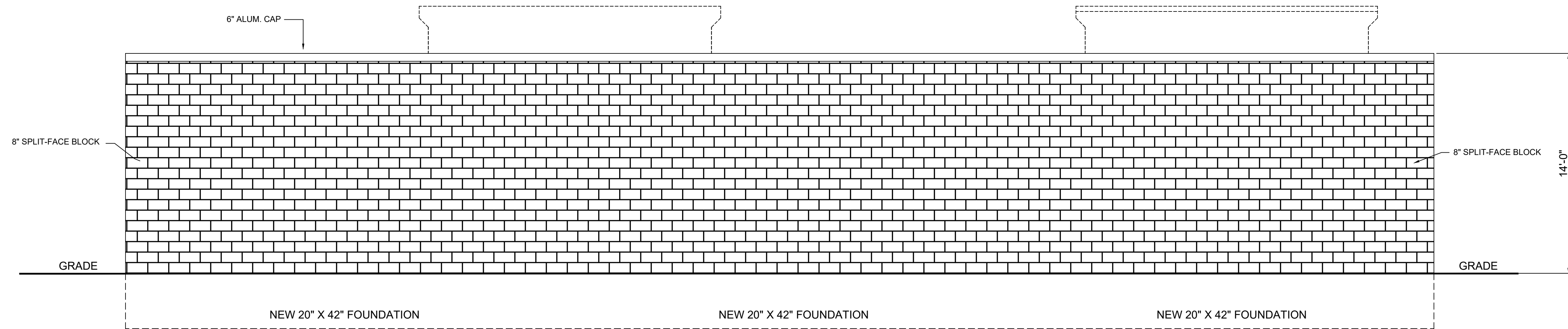
PROJECT NAME: PROPOSED NEW ADDITION TO EXISTING GAS STATION BUILDING
3301 PLYMOUTH RD., LIVONIA, MICHIGAN
OWNER: EX. GAS STATION
3301 PLYMOUTH RD., LIVONIA, MICHIGAN

DRAWN BY: AR
CHECKED BY: H.S.
DATE PLOTTED: 9-1-2024
DATE SUBMITTED: 9-1-2024

REVISIONS:

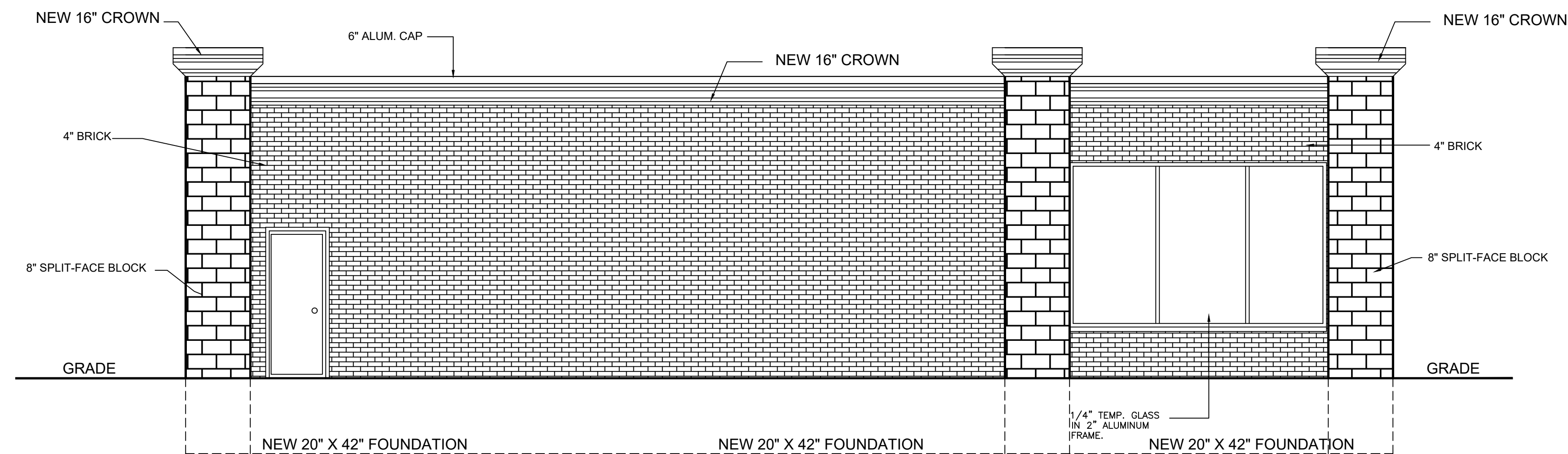
NO.	DESCRIPTION

SHEET NO.: A-2



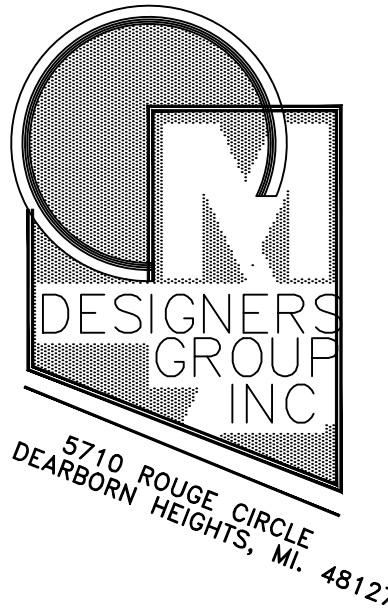
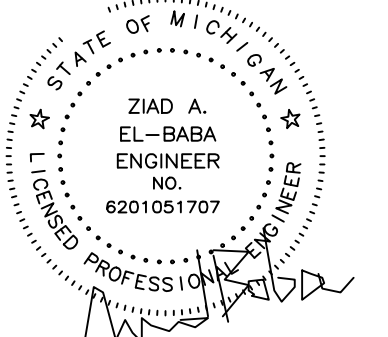
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

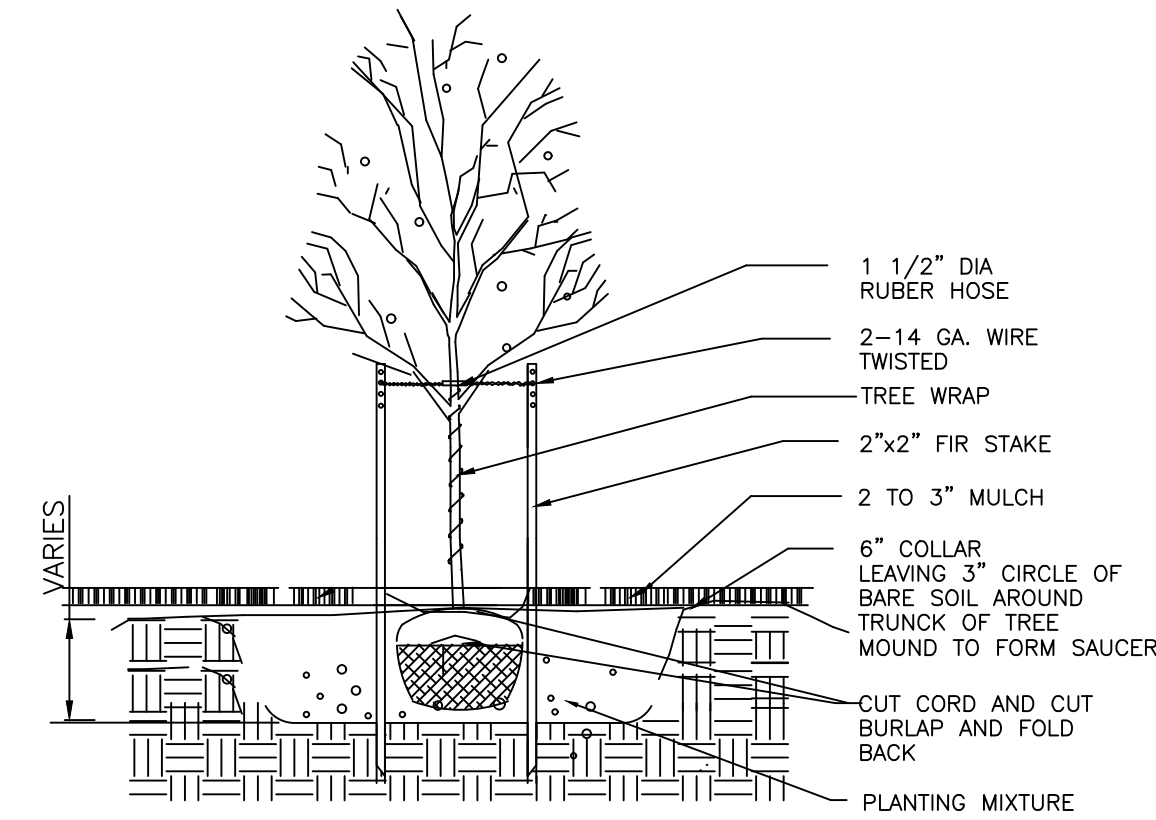
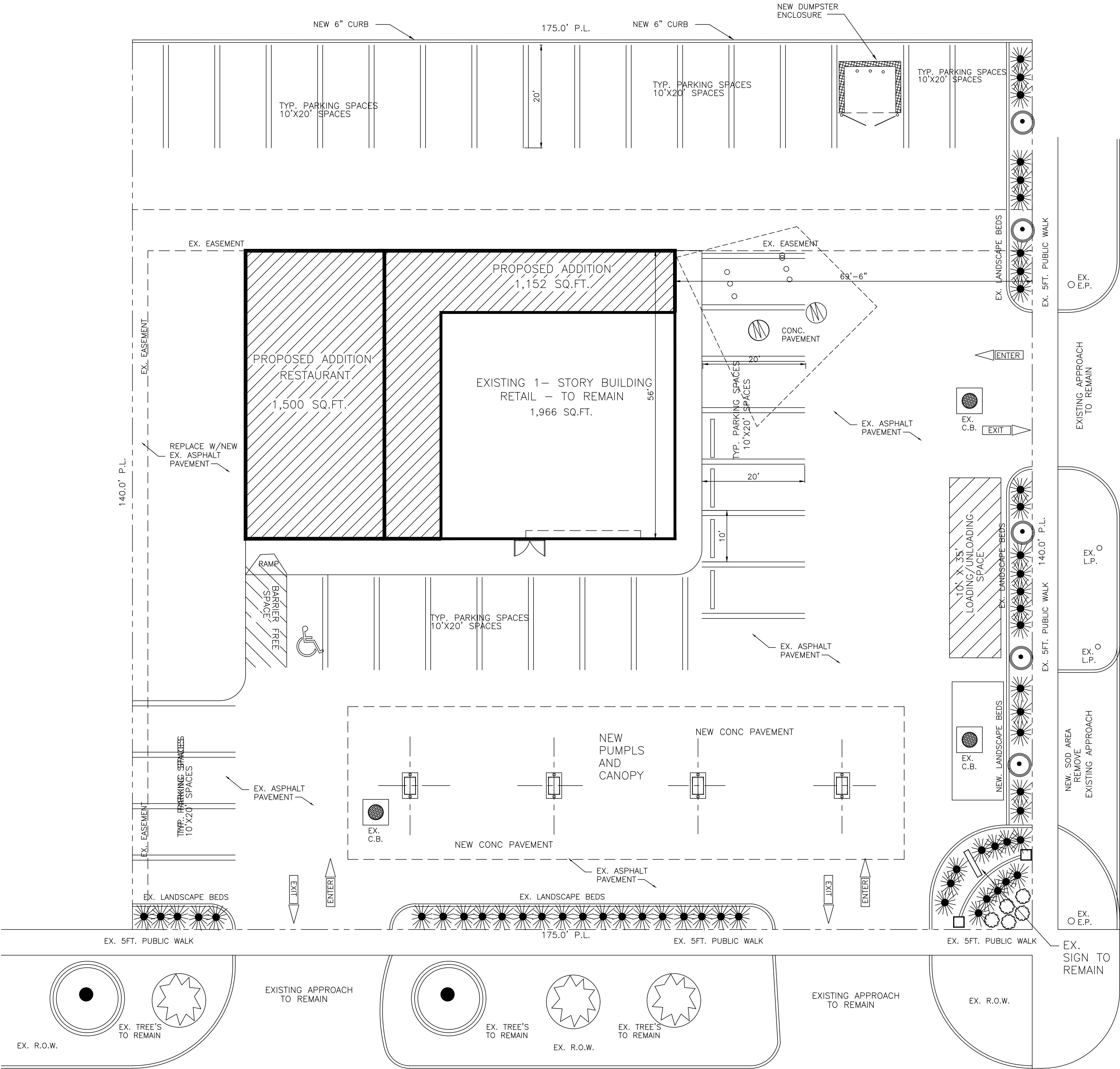
PROJECT NO.: 09012024
FILE NAME: PLYMOUTH-ADD-GAS-A1

PROJECT NAME: PROPOSED NEW ADDITION
TO EXISTING GAS STATION BUILDING
3301 PLYMOUTH RD., LIVONIA, MICHIGAN
OWNER: EX. GAS STATION
3301 PLYMOUTH RD.
LIVONIA, MICHIGAN

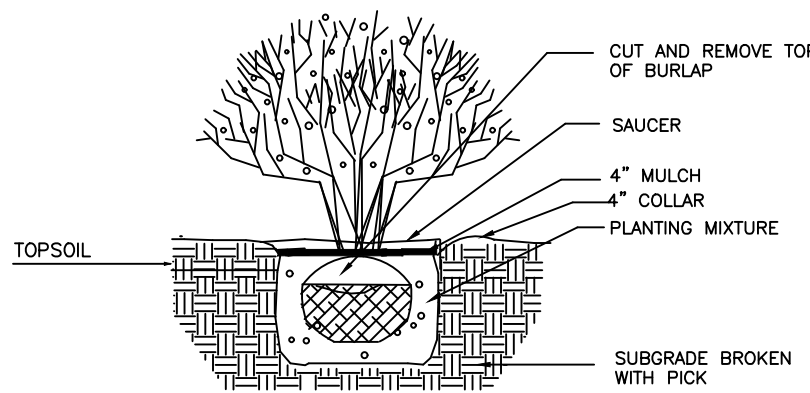
DRAWN BY: AR
CHECKED BY: HS
DATE PLOTTED: 9-1-2024
DATE SUBMITTED: 9-1-2024

REVISIONS:

SHEET NO.: A-3



Deciduous Tree Planting NTS



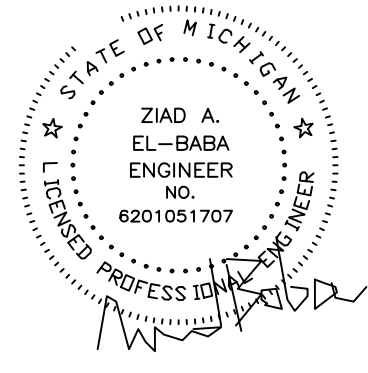
Shrub Planting NTS
LANDSCAPING PLAN

TYPE	SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TAM'S JUNIPER	SHRUB	CONT 30" SPREAD	JUNIPERUS S.T. "NEW BLUE"	0
DWARF KOREAN COMMON BOXWOOD		B&B ROOT 1 1/2" cal.	BUXUS SINICA VAR INSULARIS "NANA"	58
DECIDUOUS SUGAR MAPLE		B&B ROOT 2 1/2" CALIP.	ACER SACCHARUM	5
REDSPICE PEAR TREES		3.0" CAL		0

LANDSCAPING NOTES:

- EXISTING TOP SOIL FOUND TO BE IN GOOD CONDITION TO BE STORED ON SITE AND PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD, ALL PER CITY STANDARDS.
- ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
- ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
- ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD

PROPOSED LANDSCAPE PLAN
SCALE 1" = 10'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 09012024

FILE NAME: PLYMOUTH-GAS-SP1

PROJECT NAME:
**PROPOSED NEW ADDITION
TO EXISTING 1-STORY BUILDING**
31301 PLYMOUTH RD., LIVONIA, MICHIGAN

OWNER:
MOBIL GAS STATION
31301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DRAWN BY: A.R.

CHECKED BY: H.S.

DATE PLOTTED: 9-1-2024

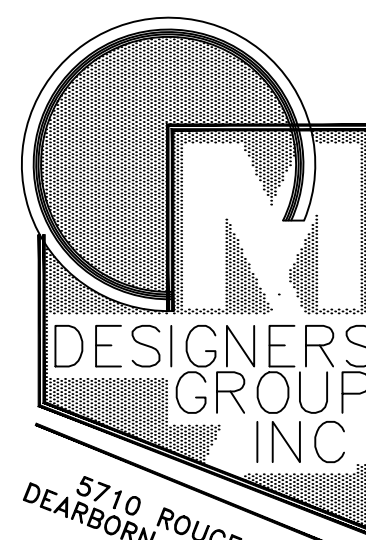
DATE SUBMITTED: 9-1-2024

REVISIONS:

11-19-2024

SHEET NO.:

L-1



5710 ROUGE CIRCLE
DEARBORN HEIGHTS, MI. 48127

PROJECT NO.: 09012024

FILE NAME: PLYMOUTH-GAS-SF

PROJECT NAME:
**PROPOSED NEW ADDITION
TO EXISTING 1-STORY BUILDING**
31301 PLYMOUTH RD., LIVONIA, MICHIGAN

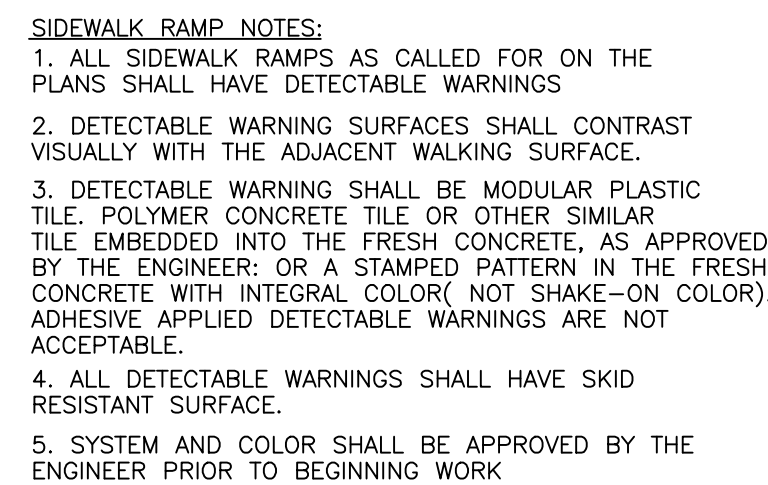
R: MOBIL GAS STATION
31301 PLYMOUTH RD.
LIVONIA, MICHIGAN

DATE SUBMITTED: 9-1-2024

REVISIONS:

SHEET NO.:

SP-2



CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSINAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

October 25, 2024

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2024-10-02-16 – #31301 Plymouth Road

Dear Mr. Uhazie:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#31301 Plymouth Road**. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed.
2. The existing parcel is currently serviced by public sanitary sewer and water main, and storm sewer. The submitted drawings does not include any proposed utility information, but we do not believe there will be any adverse impacts to the existing systems with the proposed improvements.
3. Although the drawings do not indicate any utility alterations, it should be noted the any proposed development may be required to provide storm water improvements and detention per the Wayne County Stormwater Ordinance.
4. Should the project move forward, the owner will need to submit plans to the Engineering Department for calculation of water and sewer fees associated with the building expansion and new restaurant facilities.
5. Any disturbances with the Middlebelt Road or Plymouth Road right-of-way's will require permits through the Wayne County Department of Public Service or MDOT, including drive approach and sidewalk removals and placements.

To: Mr. Jacob Uhazie
Re: Petition 2024-10-02-16 – 31301 Plymouth Road

October 25, 2024
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,



David W. Lear, P.E.
Assistant City Engineer

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: October 28, 2024
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition #2024-10-02-16 Livonia Gas Mart (Mobil) 31301 Plymouth Rd.

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

October 25th 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-10-02-16 – 31301 Plymouth Road

Mr. Miller,

I have reviewed the plans in connection with the petition. The single barrier free space provided in the proposal located on the south side of the business has the access aisle on the driver side of the parking space. Per the Americans with Disabilities Act (ADA), when a barrier free space is located in angled parking, the access aisle must be on the passenger side. Furthermore, two accessible parking spaces should be provided for the number of parking spaces in the proposal per the ADA.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

October 24, 2024

Mr. Jacob Uhazie
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petitions 2024-10-02-16 - 31301 Plymouth Road

Dear Mr. Uhazie,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

October 30, 2024

RE: 31301 Plymouth Rd

Attention Planning Commission

As of today, water and taxes are current with the city in regards to this property

If you have any further questions please contact me

Thank you

Susan Nash

OTHER ITEMS RELATED TO THE PETITION

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

2.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

3. VACATING PETITION: Planning Commission, re: Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest $\frac{1}{4}$ of Section 8.

Mark Taormina, Planning and Economic Development Director, presented the vacating petition to Council. Mr. Taormina stated the easement runs the width of the property and the petitioner is seeking to vacate the South 40' of the easement to construct a 200 square foot shed. Mr. Taormina stated there is a 6' x 6' wide private easement on the property for other public utilities which would not be affected. Mr. Taormina stated this has been reviewed by the Engineering Department which has no objections.

Mr. Benjamin Edwards was present to answer any questions of Council.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
December 4, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

VACATING PETITION: Planning Commission, re: Petition 2024-10-03-02, submitted by Andrea and Benjamin Edwards, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the Southeast corner of Comstock Avenue and Jay Avenue in the Northwest $\frac{1}{4}$ of Section 8.

BACKGROUND DETAILS

December 4, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-10-03-02 – Andrea & Benjamin Edwards

Dear Council Members:

At the 1,223rd Meeting held by the Livonia City Planning Commission on December 3, 2024, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#12-63-2024 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on December 3, 2024, on Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, pursuant to Section 12.08 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest $\frac{1}{4}$ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2024-10-03-02 be approved subject to the following conditions and for the reasons stated below:

1. The portion of a thirty (30) foot wide storm drainage easement being more particularly described as follows: The south forty (40) feet of the east thirty (30) feet of Lot 239, Gold Manor Subdivision No. 3, a subdivision located in the North $\frac{1}{2}$ of the of Section 8, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan as recorded in Liber 91, Pages 100 thru 103 inclusive, Wayne County Records.

2. This portion of the storm drainage easement is unnecessary for utility purposes.
3. Vacating will allow the Petitioner to construct a utility shed that complies with the required yard setbacks of the Zoning Ordinance.
4. No reporting City department or public utility has objected to the proposed vacating.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 12.08 of the Livonia Code of Ordinances, as amended.

ATTACHMENTS

1. S010625 LTC 2024-10-03-02, Andrea and Ben Edwards
2. 2024-10-03-02_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: December 06, 2024



Maureen Miller Brosnan, Mayor

Date: December 06, 2024

Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, pursuant to Section 12.08 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest $\frac{1}{4}$ of Section 8.

Rec 86905

Petition 2024-10-03-02

Applications must be presented in quadruplicate to the City Clerk, 6600 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature. You are invited and encouraged to review your proposal with the Planning Department staff.

Date Filed: 10/29/24 Petition 2024-10-03-02

Site Address: _____ Sidwell _____

Requesting To Rezone Property From _____ To _____

For the Following Reason (s) building of a shed

Applicant: Andrea/Ben Edwards Business/Company: _____

Applicant's Address: 18536 Comstock City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (810) 875-0977 Applicant's Email andreamsu802@yahoo.com

Please provide the following information:

- 1) Legal Description of the property to be considered. Paper copy must be clearly printed.
- 2) Fully Dimensional Map (3 copies) drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

RECEIVED
 OFFICE OF THE CITY CLERK
 2024 OCT 29 AM 10:22

Owner of Property: Andrea & Benjamin Edwards

Owner's Address: 18586 Comstock St. City: Livonia State: MI Zip Code: 48152

Owner's Phone # (810) 875-0977 Owner's Email andreamsu802@yahoo.com

Signature of Owner: Andrea Edwards Print Name: Andrea Edwards

Subscribed and sworn to before me, a Notary Public in and for the County of Wayne State of Michigan

on this 29th day of October 2024

Signature of Notary Leslie Rohraff My commission expires 9/28/25

APPROVED AS FORM
Department of Law

By: _____

Date: _____

LESLIE ROHRAFF
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Sep 28, 2025
 ACTING IN COUNTY OF Wayne

UNAPPROVED MINUTES

1

MINUTES OF THE 1,223rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 3, 2024, the City Planning Commission of the City of Livonia held its 1,223rd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Peter Ventura Sam Caramagno

Mr. Jacob Uhazie, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2024-10-03-02 Andrea/Benjamin Edwards

Mr. Bongero, Secretary, announced the first item on the agenda, Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, pursuant to Section 12.08 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest ¼ of Section 8.

Mr. Uhazie: Thank you, Mr. Chairman. This is a request to vacate portions of the private storm drain easement located between Six and Seven Mile Roads just west of Levan Road on the southeast corner of Comstock Avenue and Jay Avenue. The existing easement runs along the entire rear property line and encompasses the rear 30 feet of the petition parcel located in the Gold Manor subdivision. The request is to vacate the South 40 feet and East 30 feet of Lot 239, of the Gold Manor subdivision. A letter with the petition application stated the vacated area would be used to accommodate a utility shed of less than 200 square feet in the southeast portion of the property. They also submitted a drawing that kind of shows the general layout of what they are intending to do, and another site plan. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated November 21, 2024, which reads as follows: *"Pursuant to the October 28, 2024, request from Andrea and Benjamin Edwards, the Engineering Division has reviewed the easements and utilities located on the property in question. We have determined that the request for the vacation of a portion of the private storm drainage easement is acceptable. As stated in their letter, The width of the easement on the abutting property to the rear, render the easement much larger than needed for maintenance operations, and the existing trees and slope on the property would hinder the City from being able to traverse that section of easement in question. In order to proceed, the Engineering Division respectfully requests that the Planning Commission do all things necessary for the vacation of the following storm drainage easement: That portion of a thirty (30) foot wide storm drainage easement being more particularly described as follows: The south forty (40) feet of the east thirty (30) feet of Lot 239, Gold Manor Subdivision No. 3, a subdivision located in the North ½ of the of Section 8, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan as recorded in Uber 91, Pages 100 thru 103 inclusive, Wayne county Records. A map with the original easement to be vacated is attached."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated November 26, 2024, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I*

UNAPPROVED MINUTES

3

have no objections to the proposal.” The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated November 15, 2024, which reads as follows: *“Taxes and water bills are current”* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

- Mr. Wilshaw: Are there any questions for the Assistant Planning Director?
- Ms. Dinaro: A couple questions. So is the easement for the drainage, or is it for utilities? Engineering said it's too large anyway.
- Mr. Uhazie: There are actually two easements. There is a utility easement, I believe, but this petition is for the storm water easement that's in the rear of the property. So, the storm water drain is actually located on the adjacent property here, but the easement extends into the petition property.
- Ms. Dinaro: Got it. Is that easement across all of the neighbors? I assume it would be.
- Mr. Uhazie: It goes the length of the drain down to the south.
- Ms. Dinaro: And then the other comment from the from the engineer, he clarifies how he wants us to refer to the legal description in the resolution?
- Mr. Uhazie: We can update it to reflect the one identified by engineering.
- Ms. Dinaro: Okay.
- Mr. Wilshaw: Good questions. Thank you. Any other questions for planning staff? Questions for planning staff? It looks like our petitioners in the audience, feel free to come forward to our podium here. We'll see if there's any questions for you. First, we welcome you to our meeting. Good evening.

Andrea and Ben Edwards, 18586 Comstock, Livonia, MI.

- Mr. Wilshaw: Very good. Thank you for being here tonight. And is there anything else that you'd like to tell us about your request before we see if there's any questions for you.
- Ms. Edwards: The shed, it'll be on the northern part of the east, and I think there's like 60 feet, and there's like 30 on the storm green, and then another 30 on to our yard. So, it'd be the furthest east

piece of the yard so it wouldn't really impact the storm drain. The shed would not be in front of the neighbor's house who just wrote that. But if you've taken a look at his house, we've looked at his house for 16 years, so where he rounds up the entire yard every year with dirt and lots of legal issues over there. So, he complains about absolutely everything. Our children are not allowed to touch his grass, like if they step on his grass. He screams at all the neighbor kids.

Mr. Wilshaw: Understood. Is there any questions from any of our commissioners for the petitioner?

Mr. Bongero: Good evening. I walked it today, and I walked that whole storm drain, and there's on the, I say, on the north side of the drain, there are a couple homes that have, like, patios and gazebos all the way up to about where you want to go, maybe even further. So, it's not... there are structures down there. And at first, when you go look, it looks like your property goes down into the storm drain, but it really doesn't. But my question was, how far back from your property line are you going to move the shed off...from the back property?

Ms. Edwards: As far up as we can?

Mr. Bongero: So, typically, it's like six feet minimum, I believe, off a rear lot. Are you guys going to try to stay to the rears or are you going to go up a little more? You know what I'm saying?

Ms. Edwards: No, we're going to go up as far as we can. There's also electrical easement right there, so we're aware that there's another five foot. We're going to make sure we stay south of that but pretty much up to that.

Mr. Bongero: That's excellent. I did speak to the building department, and they have no issue at all with this. So, after I talked to them, and after I walked it, I don't see an issue with this. On my behalf, I feel like it's a reasonable petition.

Ms. Edwards: Would a neighbor complaint stop it?

Mr. Wilshaw: Not necessarily. Public comments are always welcome, either for or against. Sometimes people write us in support, sometimes they rise in opposition. But we do take those things into consideration as we make our decisions. But that's not necessarily a determining factor.

Ms. Edwards: Like we said before, we have to be able to put this new zero turn somewhere. It doesn't go in the garage.

Mr. Wilshaw: Any other questions from any of the commissioners for our petitioner? Questions? is there anyone else in our audience wishing to speak for or against this item? No one's coming forward. I do have one question that I'm going to ask. You shed, I assume you're going to get permits for this through the building department? It'll have, I believe, usually there's a rat wall needed things like that. So you're going to follow all the requirements. This isn't just going to be plopped on the grass, right?

Mr. Edwards: Correct.

Ms. Edwards: I have the list of the requirements already. We're probably going to hire somebody to set it, you know, the rat wall, and we'll make sure everything's level and set to code.

Mr. Wilshaw: Excellent. Okay, very good. Thank you. If there's no further questions anyone, then a motion is in order.

On a motion by Long, seconded by Dinaro, and unanimously adopted, it was

#12-63-2024 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on December 3, 2024, on Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, pursuant to Section 12.08 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest ¼ of Section 8, the Planning Commission does hereby recommend to the City Council that Petition 2024-10-03-02 be approved subject to the following conditions and for the reasons stated below:

1. The portion of a thirty (30) foot wide storm drainage easement being more particularly described as follows: The south forty (40) feet of the east thirty (30) feet of Lot 239, Gold Manor Subdivision No. 3, a subdivision located in the North ½ of the of Section 8, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan as recorded in Liber 91, Pages 100 thru 103 inclusive, Wayne County Records.

UNAPPROVED MINUTES

6

2. This portion of the storm drainage easement is unnecessary for utility purposes.
3. Vacating will allow the Petitioner to construct a utility shed that complies with the required yard setbacks of the Zoning Ordinance.
4. No reporting City department or public utility has objected to the proposed vacating.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 12.08 of the Livonia Code of Ordinances, as amended.

Ms. Edwards: Do we come back up on the 18th?

Mr. Wilshaw: You will not need to come back. We're going to make our decision right now and you will move forward with that decision.

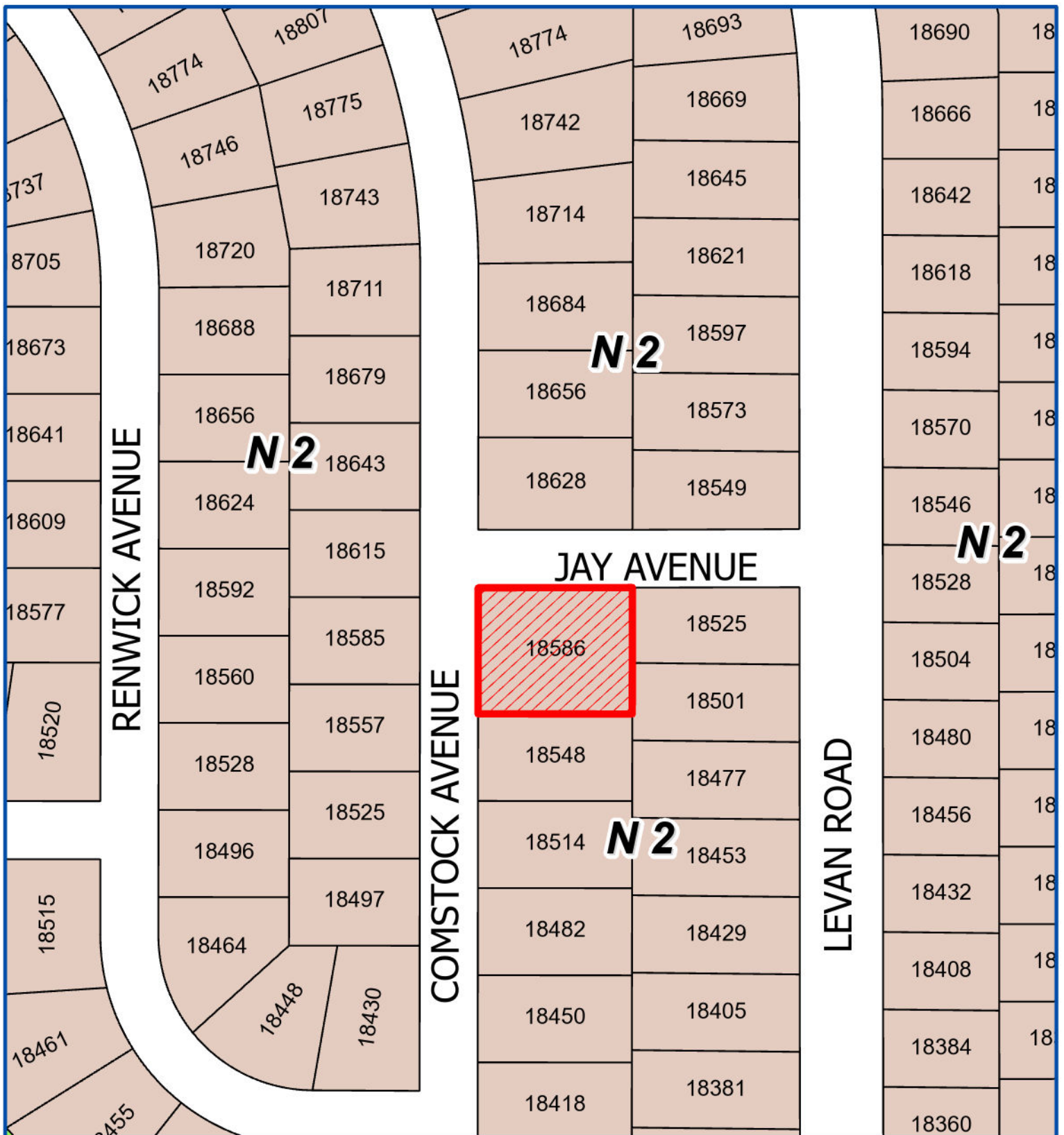
Mr. Uhazie: You'll be contacted when it moves on to City Council. City Council makes the final determination.

Mr. Wilshaw: Yeah, what happens is, once we make...we're recommending an approval or denial that goes to City Council. City Council will schedule a meeting as well. We don't know when that'll be though. It's based on their calendar and their schedule, but they'll notify you, and they'll have a study meeting and a regular meeting, just like we did.

Ms. Edwards: Well, we should attend that meeting in case they have questions?

Mr. Wilshaw: Yes, certainly. Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.



Address & Zoning Map

Petition 2024-10-03-02
Edwards
18586 Comstock Avenue



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2024-10-03-02
Edwards
18586 Comstock Avenue



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 1

Petition 2024-10-03-02 submitted by Andrea and Benjamin Edwards, pursuant to Section 12.08 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue, located on the southeast corner of Comstock Avenue and Jay Avenue in the Northwest $\frac{1}{4}$ of Section 8.

November 19, 2024: Study Meeting:

This request is to vacate a forty (40') by thirty (30') foot portion of a stormwater drainage easement that runs through the rear of 18586 Comstock Avenue. The property is located on the southeast corner of Comstock Avenue and Jay Avenue. Situated on the property is a single house and an attached garage. The easement, recorded with the original subdivision plat, is thirty feet (30') wide and runs along the entire rear property line. A letter from the property owner submitted with the request explains that the reason for the vacating is to accommodate a utility shed of less than 200 square feet in the southeast portion of the property.

The City Engineering Division has no objections to the request and has provided a legal description for that portion of the easement to be vacated. City ordinance requires that vacating petitions first have a public hearing by the Planning Commission, with a report and recommendation submitted to the City Council. Notice of this petition to vacate the easement has been provided to all known utility and communications companies.

December 3, 2024: Public Hearing:

Approving Resolution: The request to vacate portions of an existing storm drainage easement at 18586 Comstock Avenue is hereby approved subject to the following conditions and for the reasons stated below:

1. The portion of the thirty (30) foot wide storm drainage easement to be vacated shall be the south forty (40) feet of the east thirty (30) feet of Lot 239, Gold Manor Subdivision No. 3, a subdivision located in the North $\frac{1}{2}$ of Section 8, T. 1 S., R. 9 E., City of Livonia, Wayne, County, Michigan as recorded in Liber 91, Pages 100 thru 103, inclusive, Wayne County Records.
2. This portion of the storm drainage easement is unnecessary for utility purposes.
3. Vacating will allow the Petitioner to construct a utility shed that complies with the required yard setbacks of the Zoning Ordinance.
4. No reporting City department or public utility has objected to the proposed vacating.

18586 Comstock (60)
Street

N
E
S
W

STREET FRONTAGE

FRONT YARD

Drive way

Garage

18586 Comstock

SIDE YARD

SIDE YARD

31 ft

Slab

REAR YARD

JAY STREET

STREET FRONTAGE

200 or 192 S.F.
PROPOSED SHED

40 Feet

20 ft

10 ft

Door

Door

- PROPOSED SHED
- 40 ft x 30 ft REQUESTED EASEMENT

30 Feet of easement

20 Feet of easement

Property line

← Drainage Ditch →

56 feet of easement

18643

18615

18585

18557

18525

STOCK AVENUE

18618

1858

18548

40ft
SHED
VACATE
EASEMENT
40ft

18549

18625

18501

18417

10-28-2024

City of Livonia Planning Commission
City Council
33000 Civic Center Drive
Livonia, Michigan 48154

Dear Members of the Planning Commission and City Council,

We, Andrea and Benjamin Edwards, are writing to petition for the vacation of a portion of the easement located in the southeast portion of our property. We request this vacation to accommodate a utility shed of less than 200 square feet, which we intend to use for storing our lawn mower, snow blower, and gardening equipment.

Our property is just under half an acre, and the east side, where the easement is located, has a downward slope. To effectively utilize our space, we would like to place the shed approximately 5 feet east of the power grid easement. We currently have a total of 36 feet of easement on our property, in addition to an adjacent 20 feet of easement owned by our neighbor to the east. This totals 56 feet of accessible easement for the city.

We are requesting a vacation of a 40x30-foot section of the easement to allow for the placement of either a 12x16 or a 10x20 foot shed. Given that our property is accessible from Jay Street, we believe there is ample space—100 feet—for the city to access the drainage ditch along our property should our proposal be approved.

We believe that adding this shed will not only enhance our household's functionality but will also contribute positively to the property values in the neighborhood. We have reviewed and understand the zoning rules regarding this matter and look forward to the opportunity to build our shed.

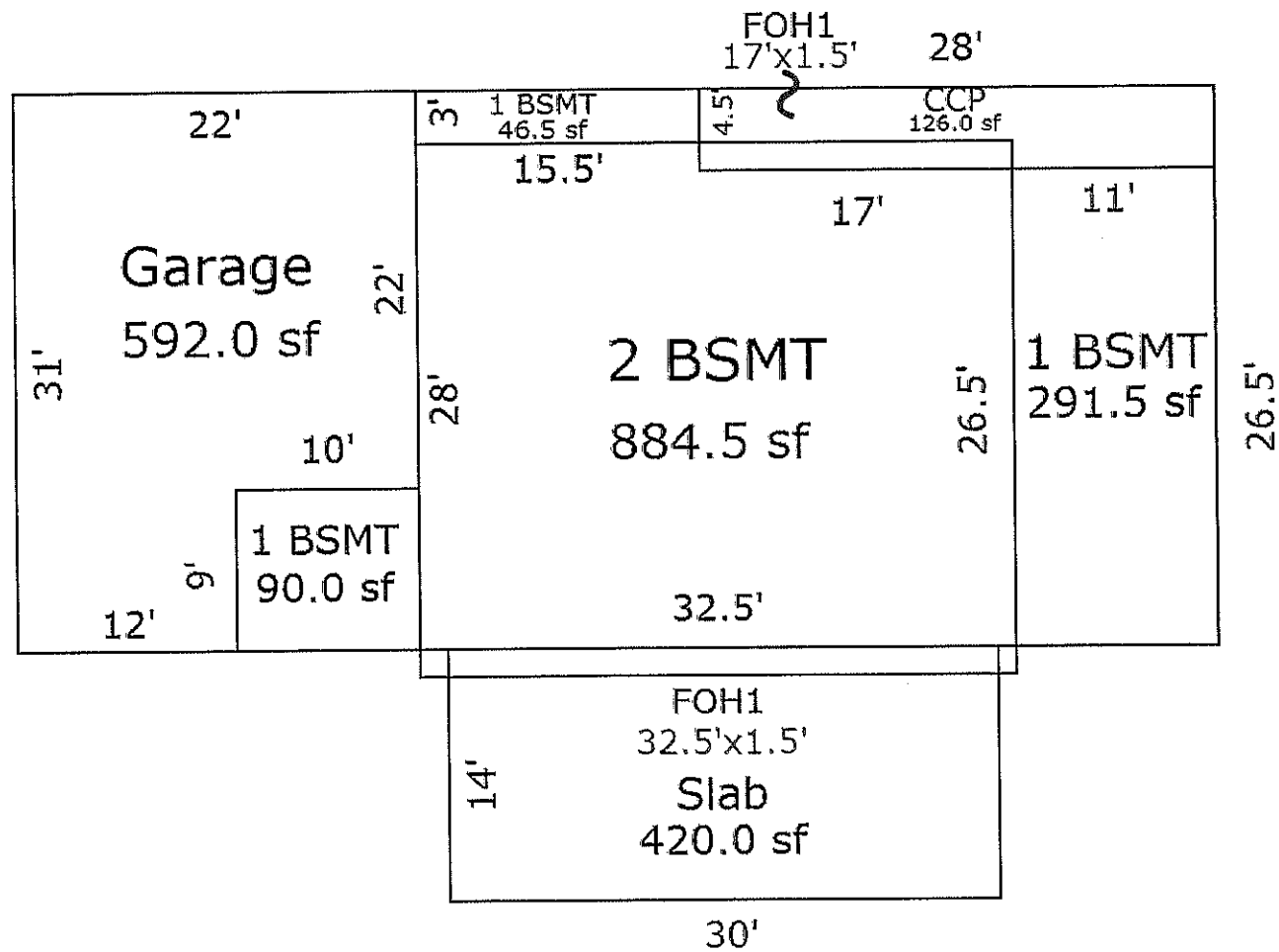
Thank you for considering our request. We appreciate your attention to this matter and hope for a favorable response.

Sincerely,

Andrea and Benjamin Edwards
18586 Comstock Street
Livonia, Michigan 48152

810-875-0977 (Mobile)

734-658-8730 (Mobile)

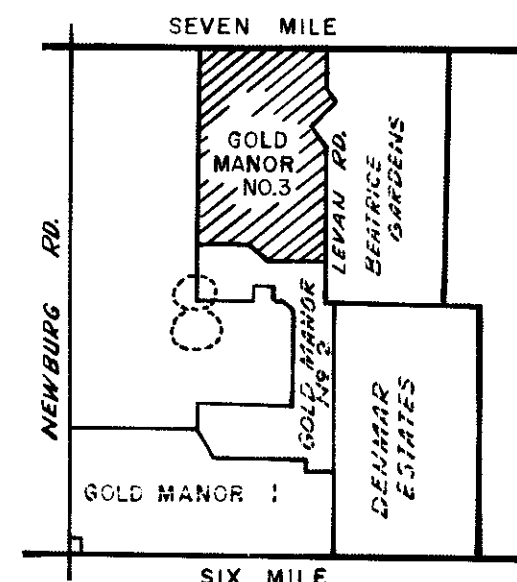


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

GOLD MANOR SUBDIVISION NO. 3

PART OF THE NORTH 1/2 OF SECTION 8, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICH.



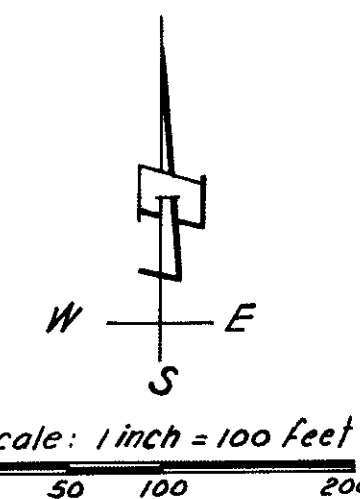
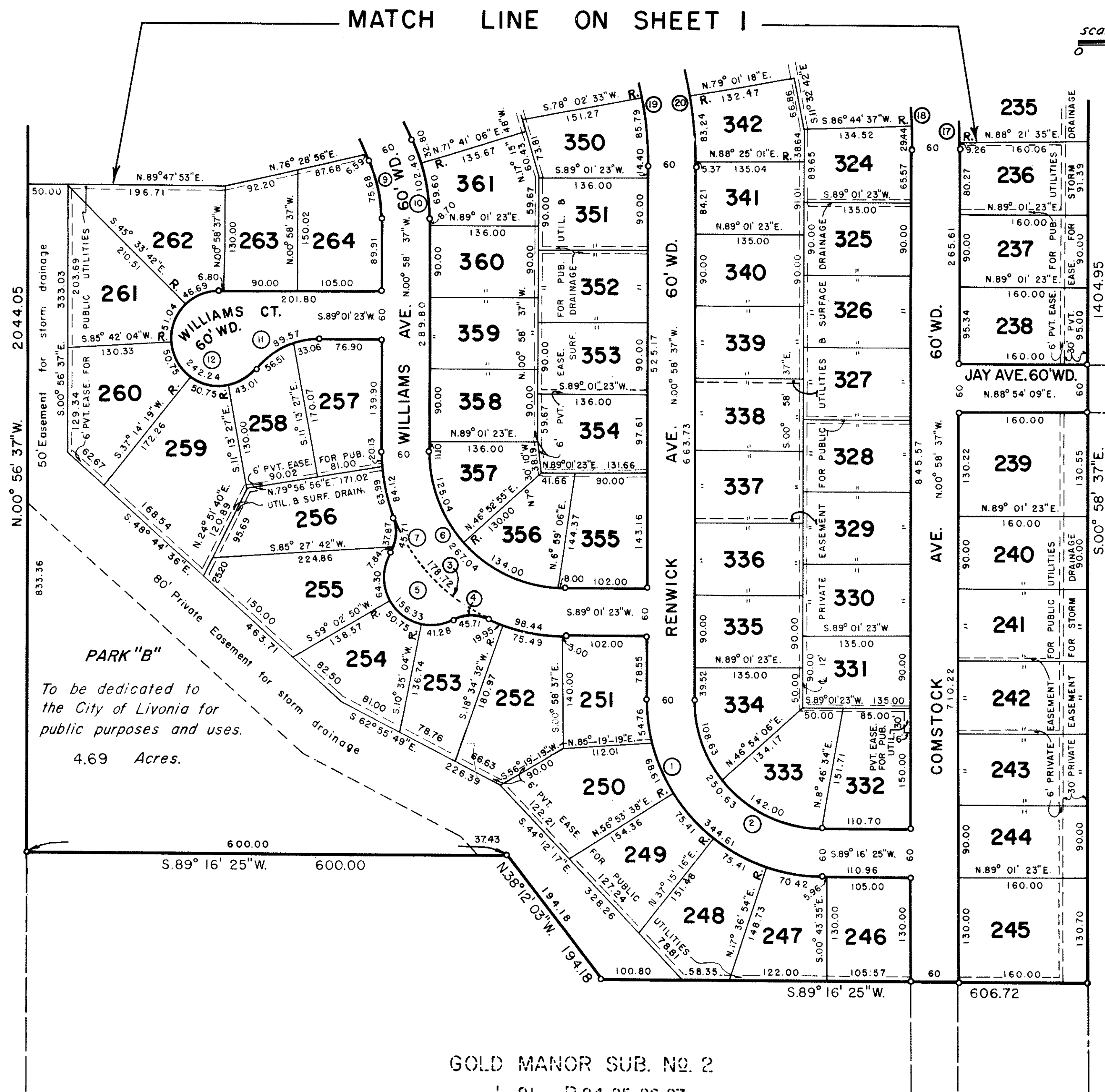
VICINITY MAP

PLAT LEGEND

All dimensions are shown in feet
All curvilinear dimensions are shown along the arc
The symbol "o" indicates a concrete monument
The symbol "•" indicates no monument placed
All lot markers are 1/2" iron pipes and are 18" long
All bearings are related to the adjacent plat of GOLD MANOR SUBDIVISION NO. 2, as recorded in L.91, P.24, 25, 26, 27.
Ingress and egress to Park "B" is provided by Public Walkway in Gold Manor Subdivision No. 2.

CURVE DATA

NO.	RAD.	ARC	Δ	CHORD	CH. BEARING
1	220.00	344.61	89° 44' 58"	310.45	N.45° 51' 06"W.
2	160.00	250.63	"	225.78	"
3	230.00	361.28	90° 00' 00"	325.27	S.45° 58' 37"E.
4	50.00	45.71	52° 22' 56"	44.14	N.87° 21' 17"E.
5	60.00	156.33	149° 17' 14"	115.72	N.44° 11' 34"W.
6	170.00	267.04	90° 00' 00"	240.42	S.45° 58' 37"E.
7	50.00	45.71	52° 22' 56"	44.14	N.4° 15' 35"E.
8					
9	170.00	75.65	25° 30' 28"	75.06	S.13° 43' 51"E.
10	230.00	102.40	"	101.55	"
11	100.00	89.57	51° 19' 04"	86.60	N.63° 21' 51"E.
12	60.00	242.24	231° 19' 04"	108.17	S.26° 38' 09"E.
13					
14					
15					
16					
17	800.00	559.94	40° 06' 09"	548.58	S.21° 01' 42"E.
18	740.00	517.94	"	507.43	"
19	447.62	400.79	51° 18' 04"	387.53	S.26° 37' 39"E.
20	507.62	454.51	"	439.48	"

BEATRICE GARDENS SUB.
L.88, P. 22, 23 & 24

GOLD MANOR SUB. NO. 2

L. 91, P. 24, 25, 26, 27

7/1/01
D.K. M.S.D.

CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
(734) 466-2571
FAX: (734) 466-2195

MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

RECEIVED
NOV 21 2024

CITY OF LIVONIA
PLANNING COMMISSION

November 21, 2024

Honorable Members of the City Planning Commission
City of Livonia

**Re: Vacation of the Surface Drainage Easement in N.W. ¼ of Section 8
Parcel I.D. 46 030-01-0239-000 (#18586 Comstock Avenue)**

Ladies and Gentlemen:

Pursuant to the October 28, 2024, request from Andrea and Benjamin Edwards, the Engineering Division has reviewed the easements and utilities located on the property in question. We have determined that the request for the vacation of a portion of the private storm drainage easement is acceptable.

As stated in their letter, The width of the easement on the abutting property to the rear, render the easement much larger than needed for maintenance operations, and the existing trees and slope on the property would hinder the City from being able to traverse that section of easement in question.

In order to proceed, the Engineering Division respectfully requests that the Planning Commission do all things necessary for the vacation of the following storm drainage easement:

**That portion of a thirty (30) foot wide storm drainage easement
being more particularly described as follows:**

The south forty (40) feet of the east thirty (30) feet of Lot 239, Gold Manor Subdivision No. 3, a subdivision located in the North ½ of the of Section 8, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan as recorded in Liber 91, Pages 100 thru 103 inclusive, Wayne county Records.

A map with the original easement to be vacated is attached:

To: Honorable Members of the City Planning Commission
Re: **Vacation of the Public Utility Easement**
#18586 Comstock Avenue (North ½ of Section 8)

November 21, 2024
Page 2 of 2

Should you have any questions, please feel free to contact this office.

Sincerely,

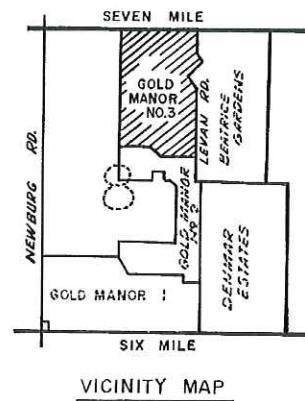


David W. Lear, P.E.
Asst. City Engineer

Attachment
cc: File

GOLD MANOR SUBDIVISION NO. 3

PART OF THE NORTH 1/2 OF SECTION 8, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICH.

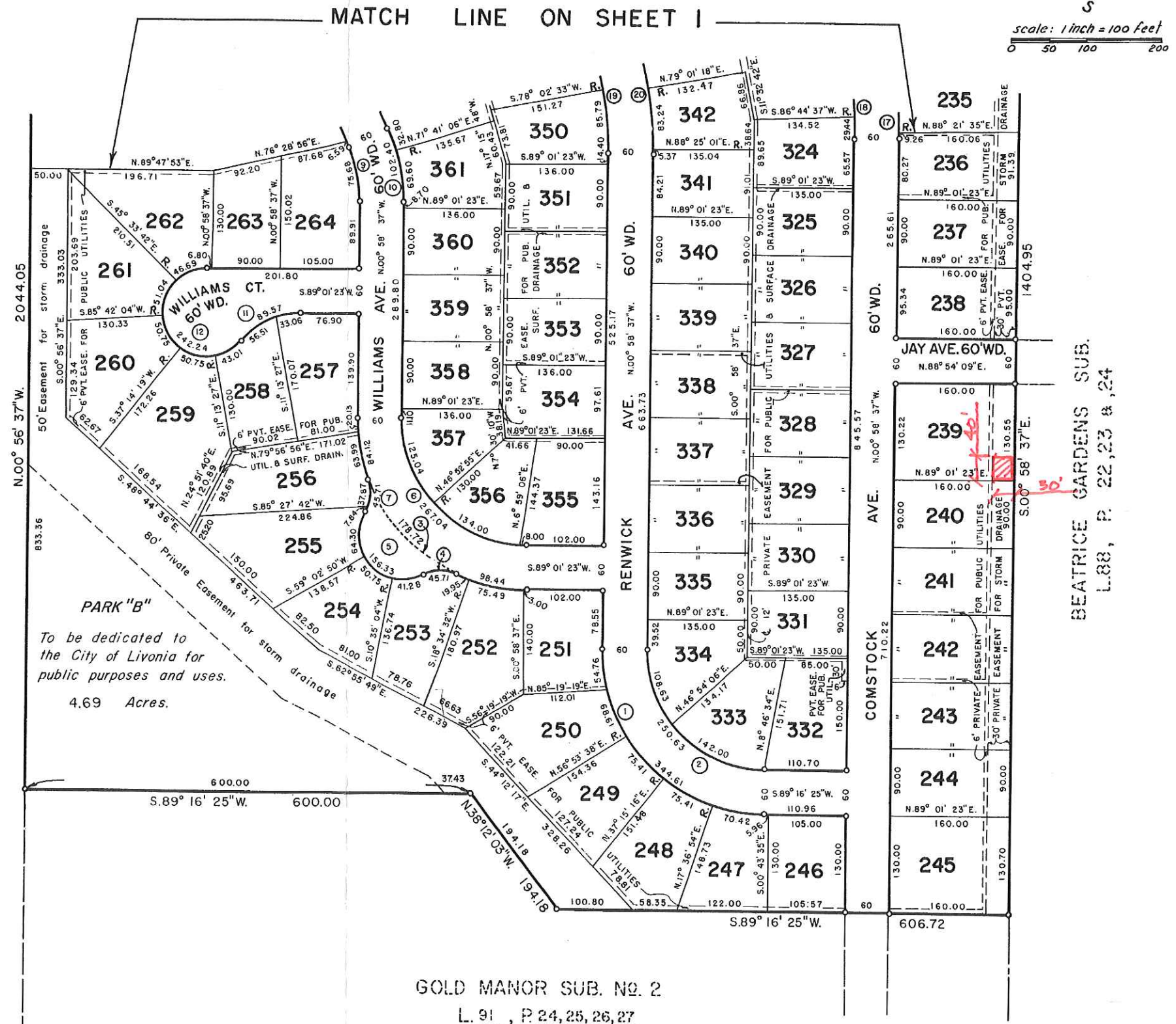


PLAT LEGEND

All dimensions are shown in feet
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 The symbol "•" indicates no monument placed
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 All bearings are related to the adjacent plot of GOLD MANOR SUBDIVISION No. 2, as recorded in L. 91, P. 24, 25, 26, 27.
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CURVE DATA

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20	507.62	454.51	"	439.48	"



GOLD MANOR SUB. No. 2
 L. 91, P. 24, 25, 26, 27.

7/1/01
 G.K. W.S.D.

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

November 26, 2024

Mr. Jacob Uhazie
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Vacating Petition 2024-10-03-02 – 18586 Comstock

Dear Mr. Uhazie,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

From: Nash, Susan M. <snash@livonia.gov>

Sent: Friday, November 15, 2024 2:44 PM

To: Uhazie, Jacob <juhazie@livonia.gov>; Gosselin, Linda <LGosselin@livonia.gov>; Siterlet, Kathie <ksiterlet@livonia.gov>; Kumpula, Connie <ckumpula@livonia.gov>

Cc: Reece, Stephanie <SReece@livonia.gov>

Subject: RE: Vacating Petition 2024-10-03-02

Tax and water bills are current

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

OTHER ITEMS RELATED TO THE PETITION

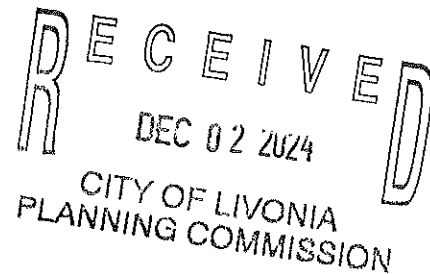
12/2/2024

City Planning Commission

33000 Civic Center Drive

Livonia, MI 48154

Petition #2024-10-0302



Committee:

I am a neighbor situated across from the proposed shed sight.

I've enclosed five photos of the open landscape that would be destroyed by the unsightly placement of a shed.

No one in this established area has a visible shed, that I'm aware of, and I do oppose this placement.

I am unable to attend the scheduled meeting, and wished to make my voice heard.

Respectfully,

John A. Tomei

18515 Levan Road

Livonia, MI 48152

View number one destroyed by an unsightly shed.

1 message

John A Tomei <johnatomei@gmail.com>
To: John A Tomei <johnatomei@gmail.com>

Sun, Dec 1, 2024 at 9:22 PM



View number two destroyed by an unsightly shed.

1 message

John A Tomei <johnatomei@gmail.com>

Sun, Dec 1, 2024 at 9:23 PM

To: John A Tomei <johnatomei@gmail.com>



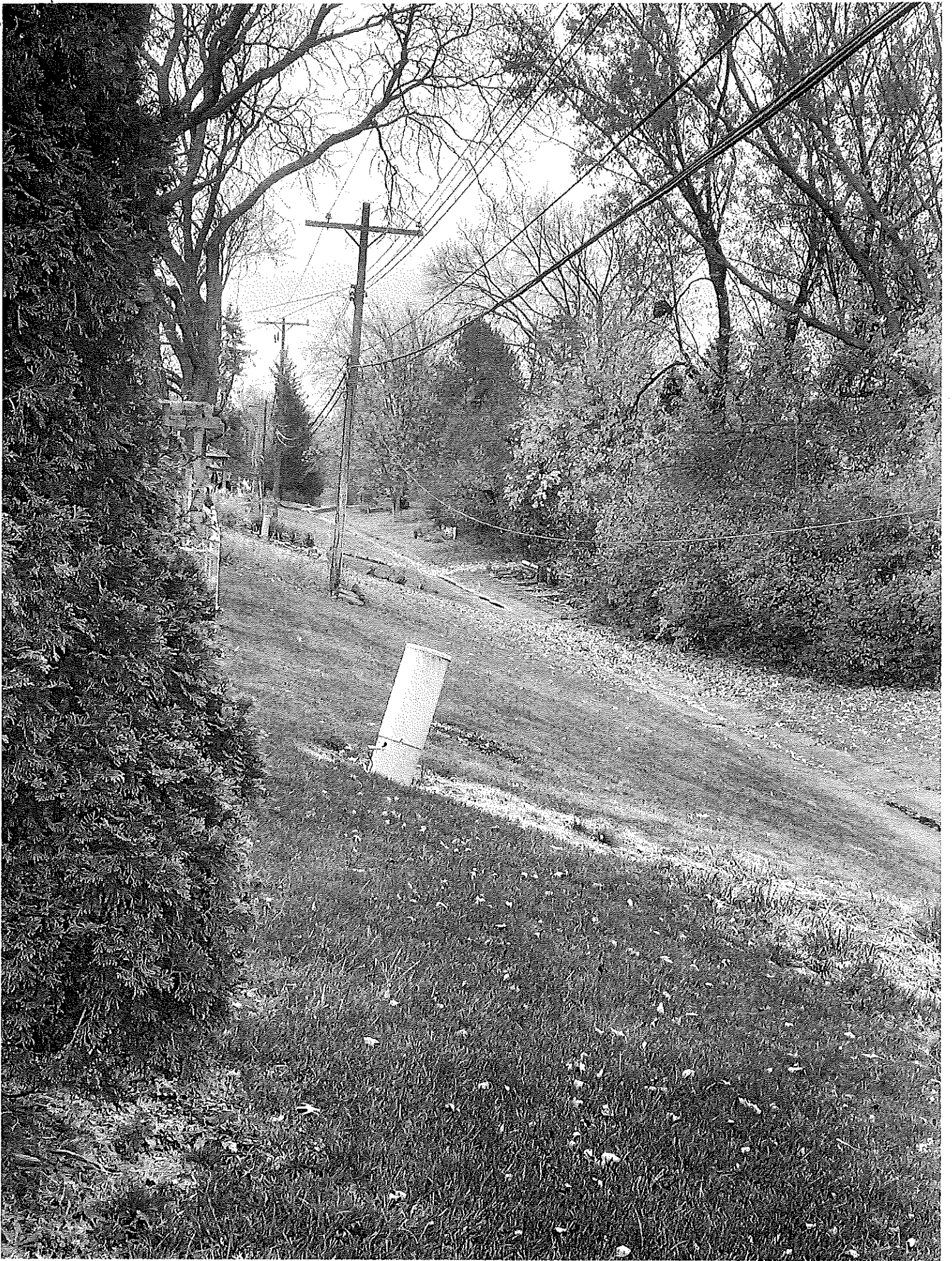
View number three destroyed by an unsightly shed.

1 message

John A Tomei <johnatomei@gmail.com>
To: John A Tomei <johnatomei@gmail.com>

Sun, Dec 1, 2024 at 9:23 PM





View number five destroyed by an unsightly shed.

1 message

John A Tomei <johnatomei@gmail.com>
To: John A Tomei <johnatomei@gmail.com>

Sun, Dec 1, 2024 at 9:24 PM



**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

3.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

4. SITE PLAN PETITION: Planning Commission, re: Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans to renovate the commercial building and covert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtis Roads in the Southwest $\frac{1}{4}$ of Section 10.

Mark Taormina, Planning and Economic Development Director, presented the site plan petition to Council. Mr. Taormina explained this petition involves converting a former bank into a multi-tenant retail building and the site is on the east side of Farmington Road, just north of Abbey Flooring and Design Center. Mr. Taormina stated the plan includes removal of the drive-thru operation at the rear of the building, adding new demising walls to create four (4) separate leasable suites and will include renovation of the exterior by adding windows and doors, painting the exterior, and adding an EIS parapet on the top portion of the building. The four (4) suites would range in size from 688 to just under 1600 square feet.

The petitioner and her architect were present to answer questions of Council.

Councilmember Toy asked if this was her first business in Livonia, welcomed her to the community and thanked her for cleaning up this property which has sat vacant for many years.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
December 4, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2024-10-08-08, submitted by Soha Kadry, requesting approval of all plans to renovate the commercial building and convert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtis Roads in the Southwest ¼ of Section 10.

BACKGROUND DETAILS

December 5, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-10-08-08 - Soha Kadry

Dear Council Members:

At the 1,223rd Meeting held by the Livonia City Planning Commission on December 3, 2024, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#10-64-2024 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Zoning Ordinance, as amended, to renovate the commercial building and convert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtis Roads in the Southwest ¼ of Section 10, be approved subject to the following conditions:

1. The Site Plan, identified as SPA1.01, dated November 14, 2024, prepared by Scott Monchnik & Associates, Inc., is approved and shall be adhered to.
2. That there shall be striping on the southeast corner of the parking lot to ensure proper turning radius of commercial trucks.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

4. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition.
5. The Exterior Elevations Plan, identified as SPA1.03, dated November 25, 2024, prepared by Scott Monchnik & Associates, Inc., is approved and shall be adhered to.
6. That the petitioner will work with Wayne County Planning Department and Inspection Department the landscaping shall be installed to the satisfaction of the Planning Department and Inspection Department and thereafter permanently maintained in a healthy condition.
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, consisting of material compatible in color with other exterior materials on the building.
8. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels.
9. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways. All exterior lights shall be turned off or dimmed between 8:30 p.m. and 7:30 a.m.
10. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.
12. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
14. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

ATTACHMENTS

1. S010625 COMBINED - REVISED SPA for CITY COUNCIL _20 DEC 24 _17230
FARMINGTON-SPA - Sealed
2. 2024-10-08-08_E-COUNCIL Pkt

APPROVED BY



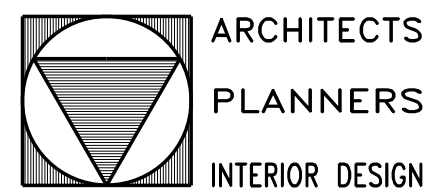
Mark Taormina, Planning and Economic Development Director

Date: December 06, 2024



Maureen Miller Brosnan, Mayor

Date: December 06, 2024



**SCOTT MONCHNIK
& ASSOCIATES, INC.**
5430 SUNNYCREST DRIVE
WEST BLOOMFIELD, MICHIGAN
48323
WRK: 248-654-1010
CELL: 248-563-3803
SCOTT@SMAARCH.COM

PROJECT DESCRIPTION:

EXISTING BANK BUILDING HAS BEEN SOLD.
THE NEW USE OF THE EXISTING BUILDING WILL BE TO CONVERT THE
BUILDING INTO FOUR TENANT SPACES, FOR RETAIL USE.

LAND – BUILDING – PARKING DATA

LAND AREA +/-34,443 SQ. FT. GROSS = +/-0.79 ACRES

BUILDING AREA

LANDLORD ROOM	= 370 SFG
SUITE 'A'	= 688 SFG
SUITE 'B'	= 1,596 SFG
SUITE 'C'	= 1,338 SFG
SUITE 'D'	= 1,020 SFG

TOTAL BUILDING AREA = 5,012 SFG

PARKING DATA

PARKING REQUIRED
RETAIL SALES
(1 SPACE /150 SFG)
5,012 /150 SF = 33 SPACES REQUIRED

PROVIDED PARKING
TOTAL PARKING PROVIDED = 39 SPACES PROVIDED
(INCLUDES 2 BARRIER
FREE SPACES)

SITE PLAN –GENERAL NOTES:

ZONED: 'C-1' LOCAL BUSINESS

BUILDING SETBACKS:	REQUIRED		PROVIDED	
	FRONT	15 FEET	72'	
	REAR	8' FEET	96'	
	EACH SIDE	8' FEET	25' (LEFT SIDE)	35' (RIGHT SIDE)

BUILDING HEIGHT: 35' FEET (2 STORIES) ALLOWED: 27'-4" PROPOSED

- SIGNAGE: SIGNAGE FOR EACH TENANT WILL BE ISSUED FOR APPROVAL SEPARATELY BY EACH TENANT
- SITE LIGHTING: EXISTING POLE MOUNTED LIGHT FIXTURES -TO REMAIN.
- EXISTING WATER SUPPLY / WATER SYSTEM TO REMAIN AS IS
- EXISTING SANITARY WASTE SYSTEM TO REMAIN AS IS.
- EXISTING STORM WATER COLLECTION / DISPOSAL SYSTEM TO REMAIN AS IS.
- ALL DISTURBED LAWN AREAS, INCLUDING ROAD RIGHTS-OF-WAY, SHALL BE SODDED, INSTEAD OF HYDROSEEDING.
- UNDERGROUND SPRINKLERS SHALL BE INSTALLED FOR ALL LANDSCAPED AND SODDED AREAS. ALL PLANTED MATERIALS SHALL BE INSTALLED TO THE SATISFACTION OF THE INSPECTION DEPARTMENT AND PERMANENTLY MAINTAINED IN A HEALTHY CONDITION.
- THE THREE WALLS OF THE THE TRASH DUMPSTER AREA SHALL BE CONSTRUCTED OUT OF BUILDING MATERIALS THAT COMPLEMENT THE BUILDING AND THE ENCLOSURE GATES SHALL CONSIST OF OPAQUE AND DURABLE STEEL OR COMPOSITE PANELS.

LIST OF DRAWINGS

SPA1.01	EXISTING SITE PLAN, PROPOSED SITE PLAN & SITE PLAN ANALYSIS
SPA1.01-A	LANDSCAPING PLAN
SPA1.02	FLOOR PLAN
SPA1.03	EXTERIOR ELEVATIONS

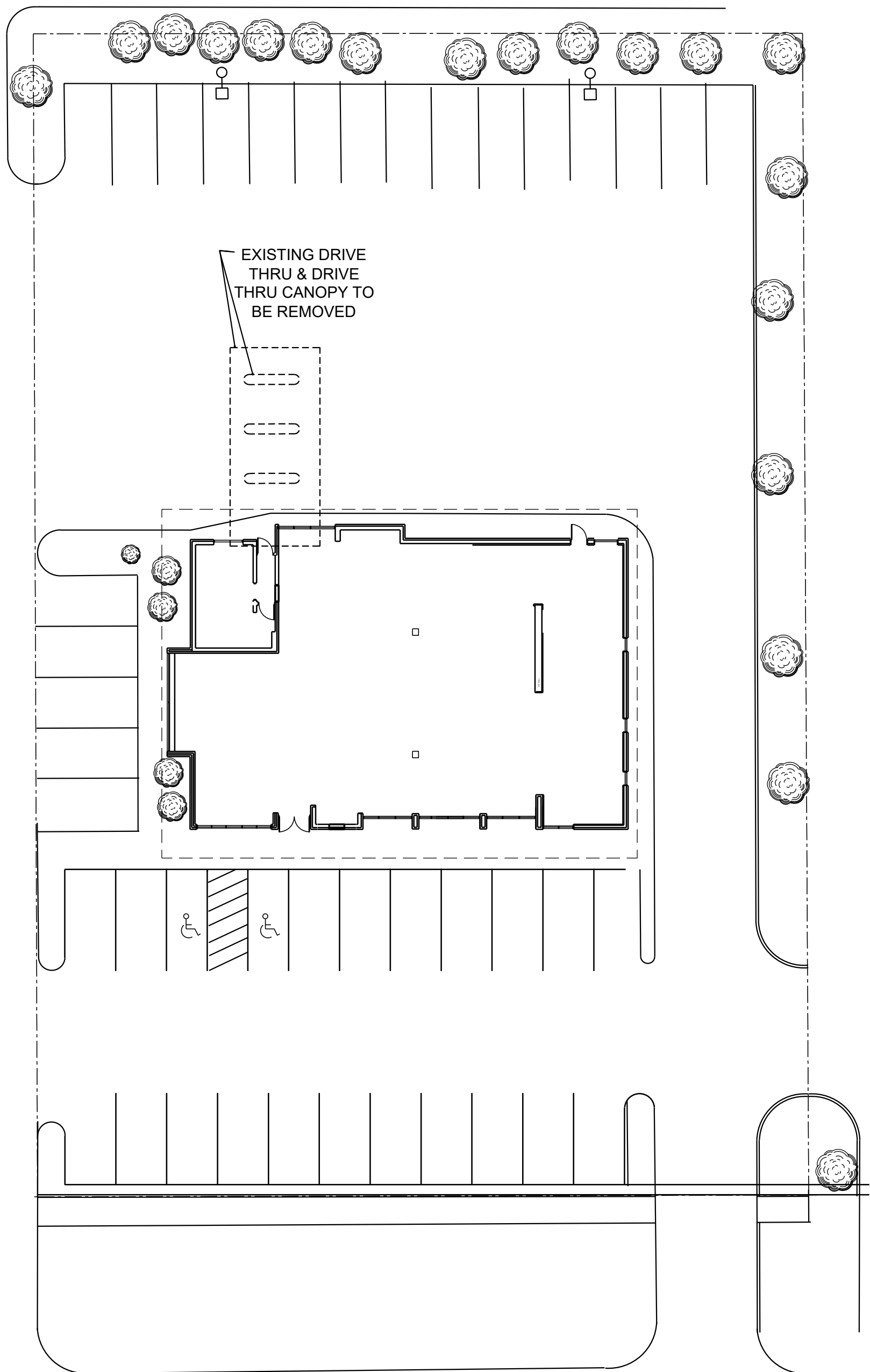
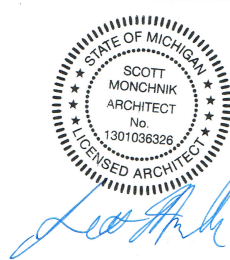
SHEET# SPA1.01

DATE: 1 NOV 24

JOB# 24013

RETAIL REMODELING
17230 FARMINGTON ROAD
LIVONIA, MICHIGAN

ISSUED FOR:
1 NOV 2024
SITE PLAN
APPROVAL PACKAGE
14 NOV 2024
ADD LANDSCAPE
PLAN
25 NOV 2024
REVISE ELEVATIONS
20 DEC 2024
REVISE SPA PACKAGE

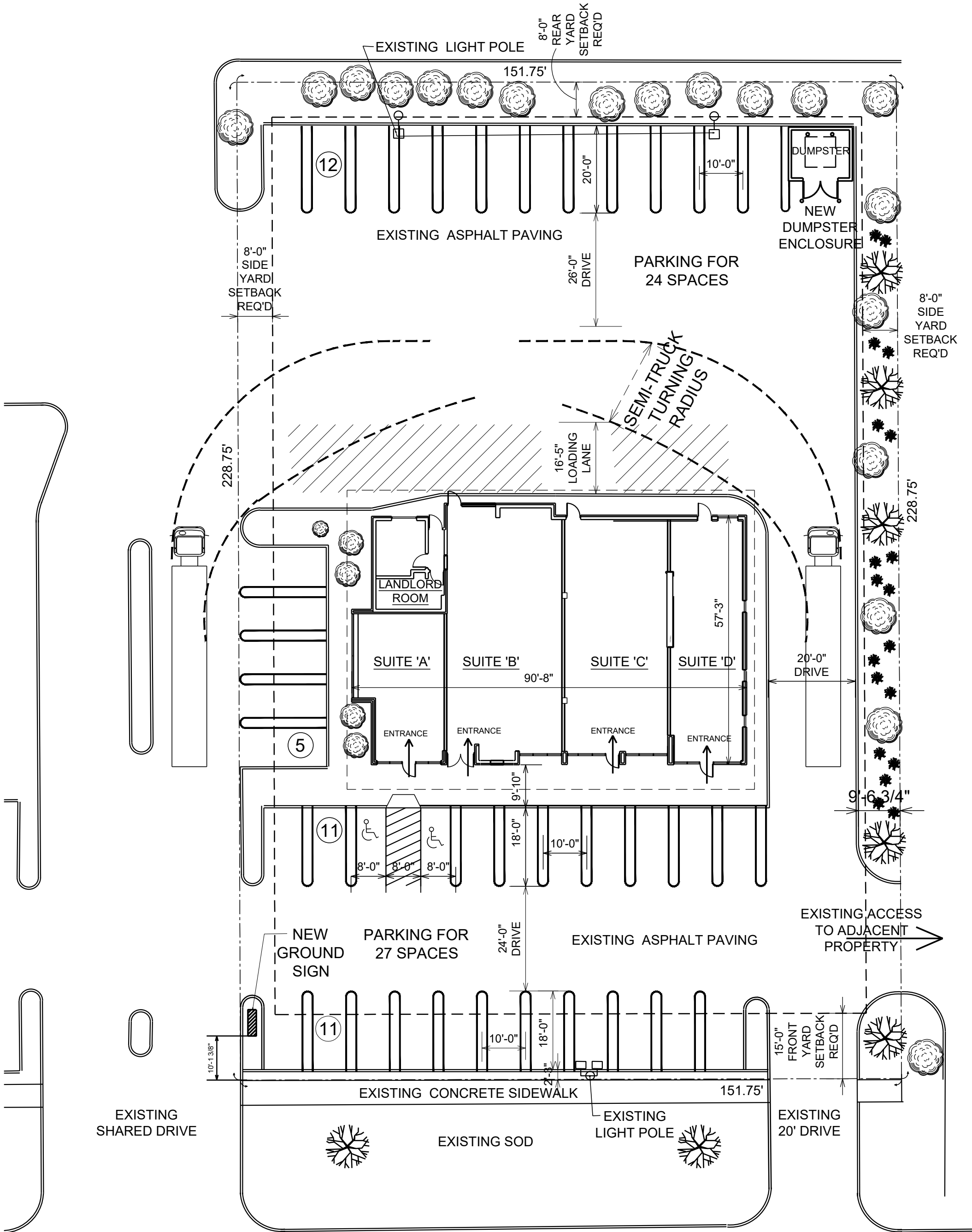


FARMINGTON ROAD

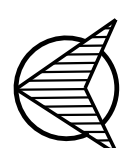


EXISTING SITE PLAN

1" = 20'-0"



FARMINGTON ROAD



SITE PLAN

1" = 20'-0"

430 SUNNYCREST DRIVE
WEST BLOOMFIELD, MICHIGAN
48323

WRK: 248-654-1010

CELL: 248-563-3803

SCOTT@SMAARCH.COM

A. REQUIRED FRONTAGE PLANTING

	DECIDUOUS OR EVERGREEN ($\frac{1}{40}$)	121 / 40 = 3 TREES REQ'D
	ORNAMENTAL TREES ($\frac{1}{100}$)	121 / 100 = 1 TREE REQ'D
	SHRUBS ($\frac{1}{80}$)	121 / 40 = 3 x 8 = 24 SHRUBS REQ'D

B. PARKING LOT SCREENING

C. INTERIOR PARKING LOT LANDSCAPING (IF PARKING IS GREATER THAN 40 CARS)

5% LANDSCAPING REQ'D FOR PAVED AREA

PAVED AREA = 20,419 SF (5%) = 1,020 SF REQ'D LANDSCAPE

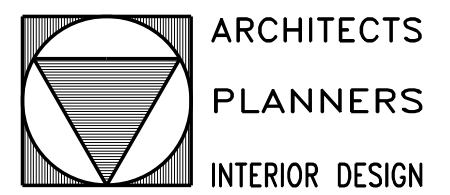
1 TREE REQ'D FOR EACH 300 SF = 3 TREES, EACH IN A 300 SF AREA



DATE: 1 NOV 24

OB# 24013


$$1'' = 20'-0''$$



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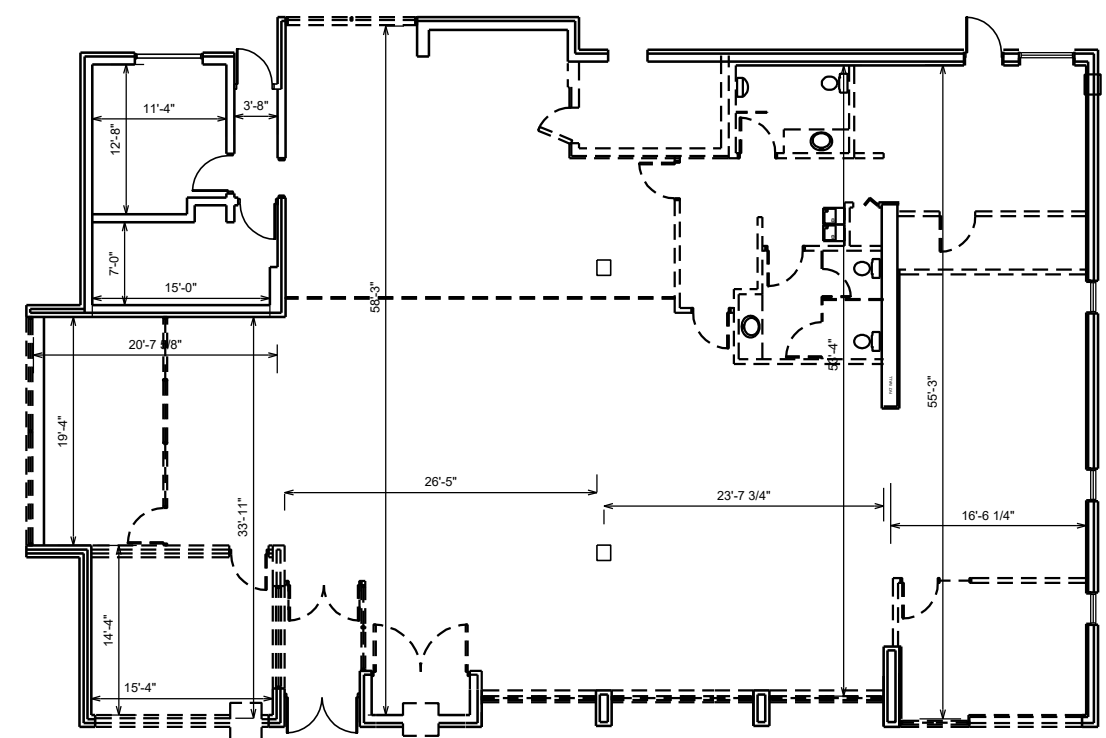
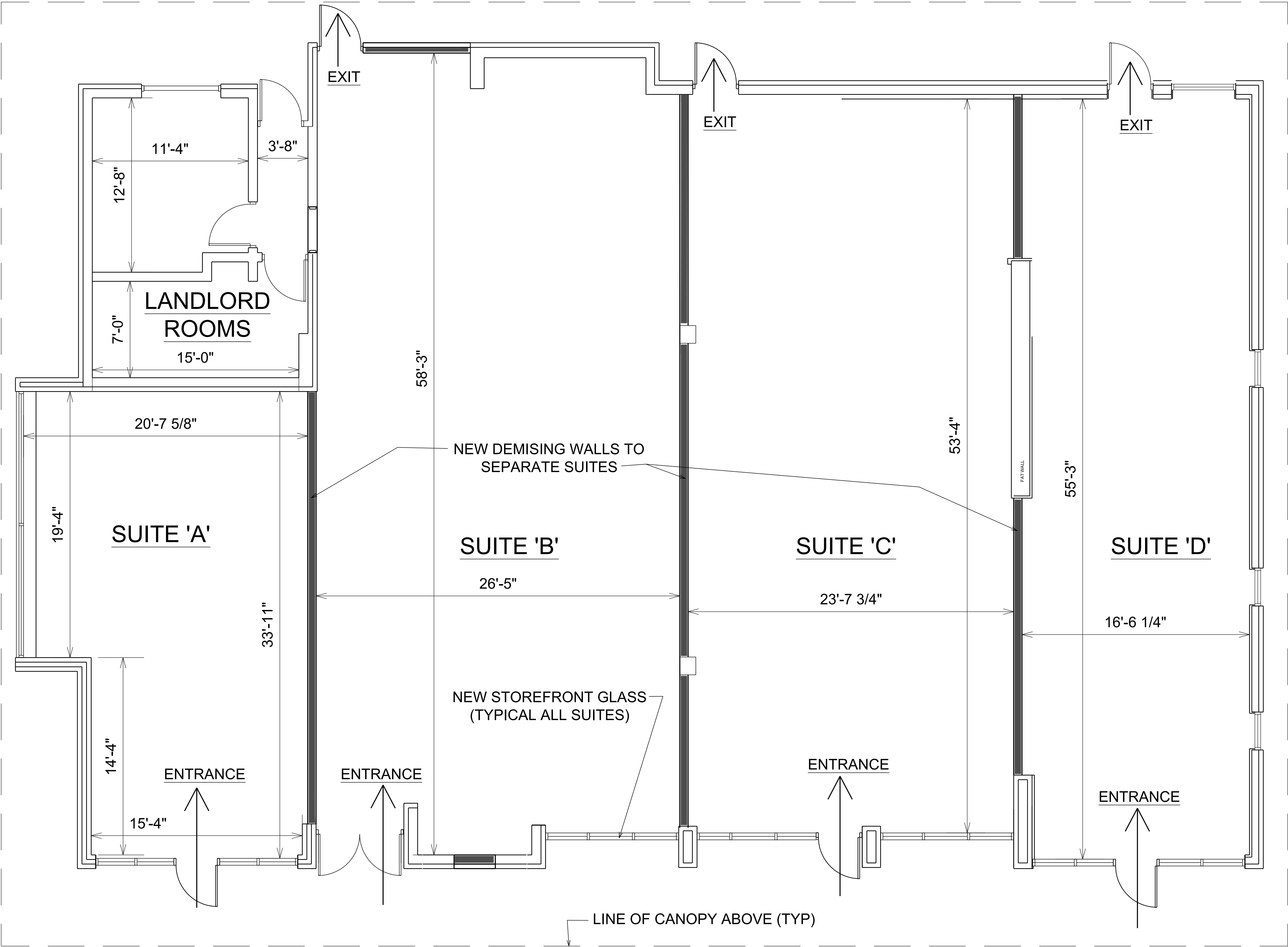
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REVISE ELEVATIONS
20 DEC 2024
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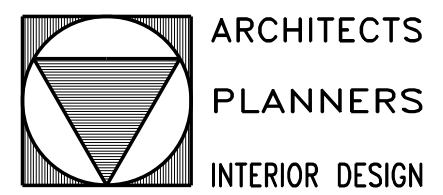
SHEET# SPA1.02
DATE: 1 NOV 24
JOB# 24013

PARTITION LEGEND	
-----	EXISTING PARTITION OR PERIMETER WALL TO BE REMOVED. PATCH & REPAIR ALL ADJACENT FLOOR, WALLS & CEILING AS REQ'D
=====	EXISTING PARTITION OR PERIMETER WALL TO REMAIN
=====	5/8" GYP BD ON EA SIDE OF 3 1/2" x 20 GA METAL STUDS AT 16" OC. W/ SOUND ATTENUATION INSULATION

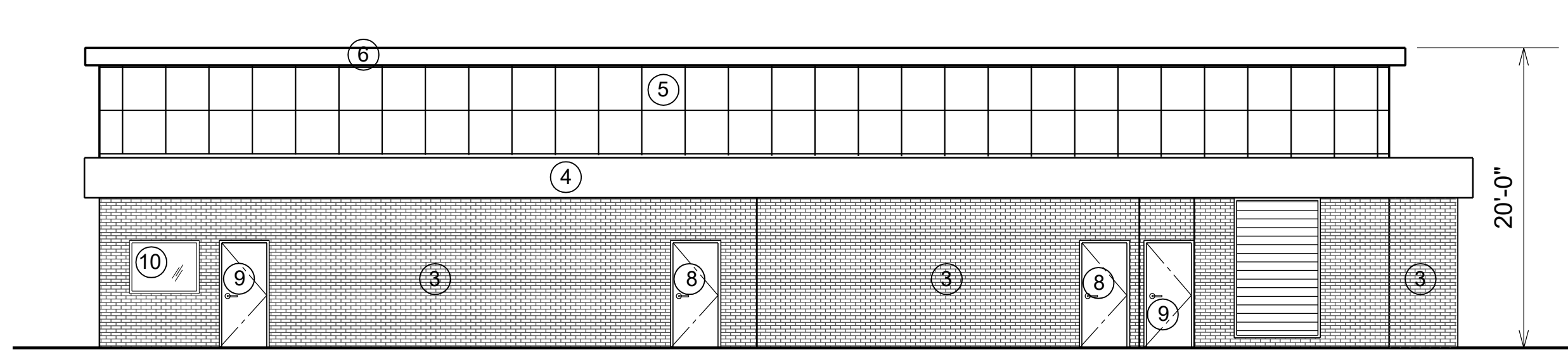


DEMOLITION FLOOR PLAN
NO SCALE

PROPOSED FLOOR PLAN
1/4" = 1'-0"

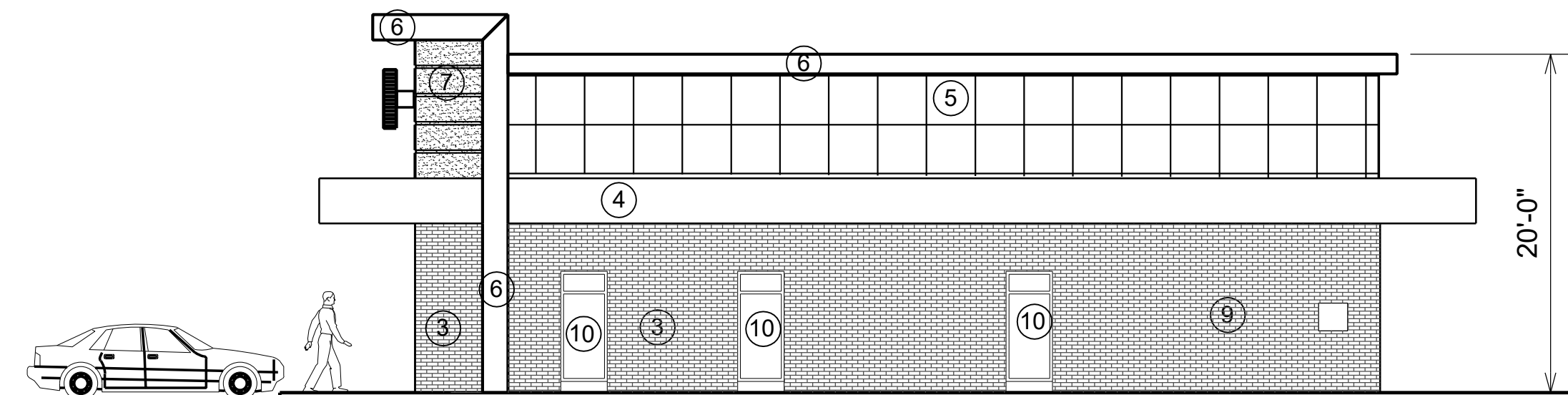


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REAR (EAST) ELEVATION

1/8" = 1'-0"

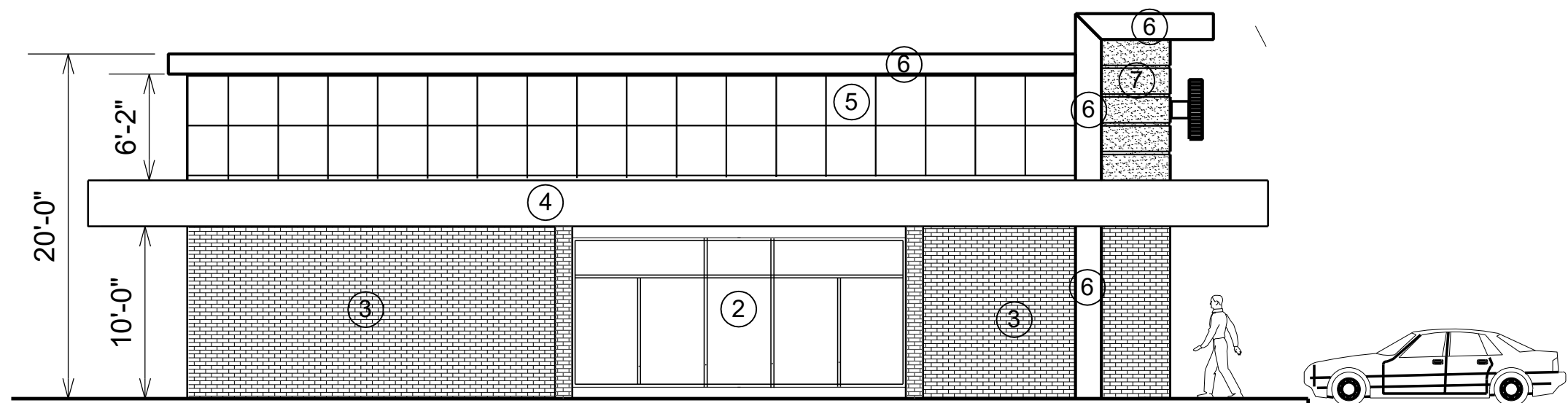


RIGHT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

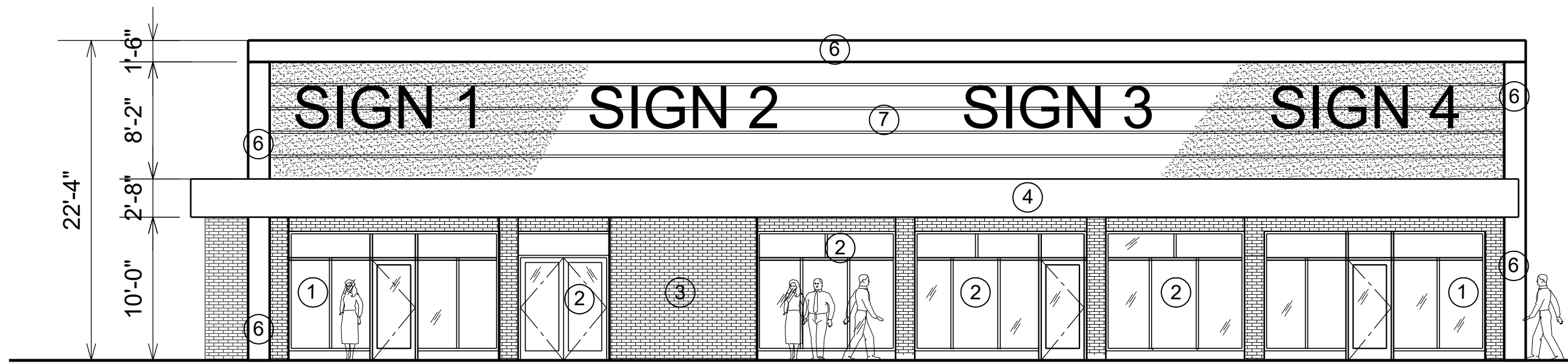
ELEVATION NOTES:

1. REMOVE BRICK, INSTALL NEW WINDOWS -CLEAR ANOD. ALUM. (SILVER)
2. REMOVE EXISTING WINDOWS, INSTALL NEW TALLER WINDOWS -CLEAR ANOD ALUM. (SILVER)
3. EXISTING BRICK TO REMAIN, PAINT BRICK -DARK GRAY
4. EXISTING CANOPY, FINISH MATERIAL TO REMAIN AS IS. PAINT -DARK GRAY.
5. NEW METAL PANELS -DARK GRAY
6. NEW BREAK-METAL CANOPY. -DARK GRAY
7. STUCCO FINISH, WITH HORIZONTAL REVEALS -FINISH COLOR -LIGHT GRAY.
8. NEW METAL DOORS. PAINTED -DARK GRAY
9. EXISTING METAL DOOR. PAINTED -DARK GRAY
10. EXISTING WINDOWS TO REMAIN AS IS



LEFT SIDE (NORTH) ELEVATION

1/8" = 1'-0"



FRONT (WEST) ELEVATION

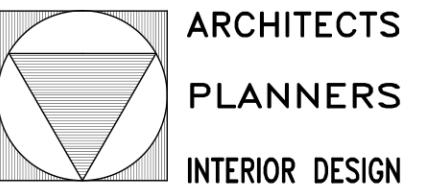
1/8" = 1'-0"

RETAIL REMODELING
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LIVONIA, MICHIGAN

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SHEET# SPA1.03
DATE: 1 NOV 24
JOB# 24013

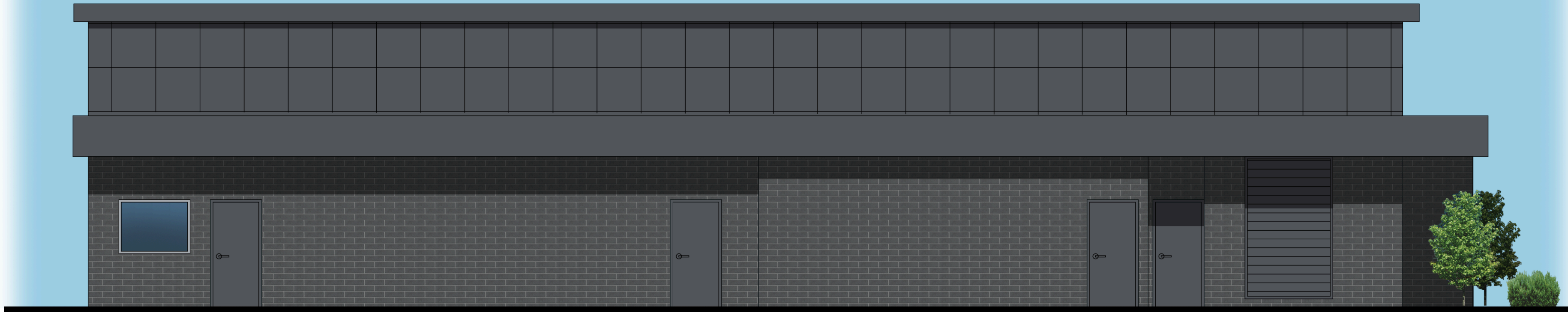


ARCHITECTS
PLANNERS
INTERIOR DESIGN

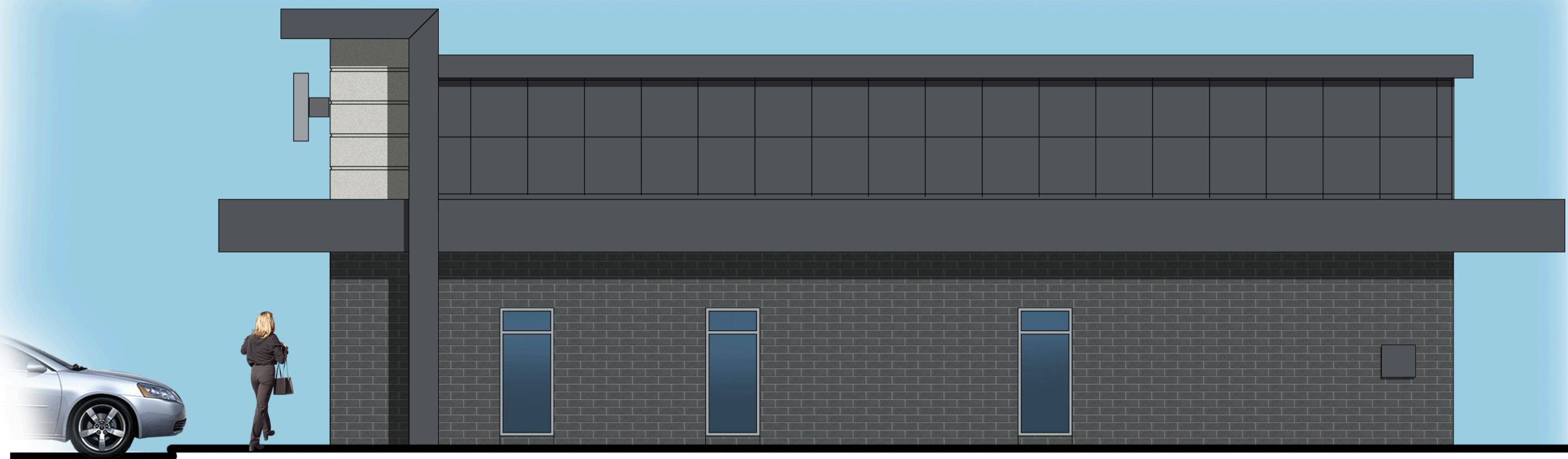
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REAR (EAST) ELEVATION



RIGHT SIDE (SOUTH) ELEVATION



LEFT SIDE (NORTH) ELEVATION



FRONT (WEST) ELEVATION

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17230 FARMINGTON ROAD
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SHEET# SPA1.03

DATE: 1 NOV 24

JOB# 24013

Petition 2024-10-08-08 submitted by Soha Kadry,
requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Zoning Ordinance, as amended, to renovate the commercial building and convert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtus Roads in the Southwest ¼ of Section 10.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: _____ Petition 2024-10-08-08

Site Address: 17230 Farmington Sidwell _____

Requesting Approval to Facade remodeling

Applicant: Soha Kadry Business/Company: SSSK Property, llc

Applicant's Address: 1320 n Evangeline st City: Dearborn State: Mi Zip Code: 48127

Applicant's Phone # (313) 522-7790 Applicant's Email sohakadry@gmail.com

Contact Person: Soha Kadry Business/Company: SSSK Property

Contact's Address: 1320 n Evangeline st City: Dearborn State: _____ Zip Code: _____

Contact's Phone # (313) 522-7790 Contact's Email sohakadry@gmail.com

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$600.00

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft.

(NOTE: Round off to nearest 1,000) + _____

Total Amount Due \$ _____

Owner of Property: SSSK Proper

Owner's Address: 1320 n Evangeline City: Dearborn State: Mi Zip Code: 48127

Owner's Phone # (313) 522-7790 Owner's Email sohakadry@gmail.com

Signature of Owner: *Soha Kadry* Print Name: Soha Kadry

UNAPPROVED MINUTES

1

MINUTES OF THE 1,223rd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, December 3, 2024, the City Planning Commission of the City of Livonia held its 1,223rd Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Peter Ventura Sam Caramagno

Mr. Jacob Uhazie, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2024-10-08-08

Soha Kadry

Mr. Bongero, Secretary, announced the next item on the agenda, Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Zoning Ordinance, as amended, to renovate the commercial building and covert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtus Roads in the Southwest ¼ of Section 10.

Mr. Uhazie: This request is to expand and remodel an existing commercial building, into a multi-tenant retail building. It's located on the east side of Farmington Road, between Six Mile and Curtis Roads. The property measures 150 feet by 230 feet, for total area of 34,500 square feet. The current zoning is C-1 (Local business). It was originally developed in 1971 as a medical office building and had several additions add on. The existing building is a one-story retail building, which is 4,969 square feet. The site borders C-1 properties to the north, east and south. West, across Farmington road is N2 (Neighborhood). Access to the site is provided by several existing drives located in the southwest of the property to Farmington Road, and also via a shared drive to two existing driveways on the north side of the site and cross access is also available to the adjacent southern property. Required front yard setbacks for a building in C-1 district is 15 feet. The existing building is located approximately 72 feet from Farmington Road. The rear side minimum setbacks are eight feet from another commercial district. The rear yard setback of the existing building is 96 feet. It has a side yard setback of 25 feet from the north and 35 feet from the southern property line. As part of the petition, the drive-thru on the east side of the building would be removed and replaced with an additional row of parking. The building would be split into four retail suites labeled A through D and a landlord room for a total building area of 5,012 square feet, and then going from north to south. There is suite A listed at 688 gross square feet. Suite B is listed as 1,596 square feet. Suite C measures 1,338 square feet, and suite D is listed as 1,020 gross square feet. Located behind suite A are the two landlord rooms that are accessible through the rear of the building for a total of 370 gross square feet. Since our last meeting, the petitioner has submitted updated elevation drawings that are presented here. A new elevation plan shows that the front facade has a new entryway with taller storefront windows on the western face of the building. A rear access door is provided in the rear of suites B, C and D. The facade brick would be removed and replaced with dark gray colored brick. The parapet design has been simplified and now shows a stucco finish across a uniform height of eight feet and two inches. Surrounding the parapet is a dark gray brick metal finish from the original design. Existing bricks on the east, south and north elevations are shown to be painted dark gray. The three new metal doors would be painted in the back, and the existing rear door would be painted dark gray. A new parapet is shown in dark gray break metal finish as well. The plan shows four wall signs of unspecified size. Retail centers having four or more units are permitted one wall sign for each

unit based on one square foot for each one lineal foot of unit frontage. As an addition, the site plan shows a pylon sign is proposed next to the existing shared drive in the northwest corner of the property. The site is permitted one ground sign, not to exceed 40 square feet in area, eight feet in height and a minimum setback of 10 feet from any right of way. No additional details are provided about the pylon sign. The required parking for general retail is based on a ratio of one space for each 150 square feet of usable floor area. The zoning ordinance would require 27 parking spaces, and the site plan shows 51 available parking spaces. The landscape plan requires no fewer than four full size trees, two ornamental trees and 26 shrubs, which are required along the site's road frontage. The site does not have available space between the right of way and the parking lot and the petitioner was able to add the required landscaping elements in other parts of the site, including new curbside landscaping islands along Farmington Road. There is also a new dumpster shown on the site plan, which is located in the southeast corner of the site, but no additional information is provided on the enclosure. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated November 20, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #17230 Farmington Road. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed. 2. The existing parcel is currently serviced by public sanitary sewer and water main, and private storm sewer. The submitted drawings do not indicate any proposed utility alterations, so we do not believe there will be any impacts to the existing systems with the proposed project. 3. Any disturbances with the Farmington Road right-of-way will require permits through the Wayne County Department of Public Service."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated November 19, 2024, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: With no clear indication*

UNAPPROVED MINUTES

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of who or what tenants will occupy this building, consideration for: Sprinkler suppression system, fire alarm(s), increase in hourly fire rating of walls separating occupancies, and separation distances must be considered. Especially, with the storage or involvement, of lithium ion batteries. A further detailed plan review will take place when this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated November 21, 2024, which reads as follows: *“I have reviewed the plans in connection with the petition. I have no objections to the proposal.”* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Finance Department, dated November 26, 2024, which reads as follows: *“I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: \$ 462.43 Total Due City of Livonia \$ 462.43”* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated November 26, 2024, which reads as follows: *“As of today, the property owner owes the city \$8,591.72 in back taxes.”* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

- Mr. Wilshaw: Thank you, Mr. Uhazie. Are there any questions for our planning staff?
- Mr. Bongero: With regard to the back fees, water, sewer and taxes, have they made...has anything become of that?
- Mr. Uhazie: I'm not aware of anything, but we did just contact them after the holiday, so they had a day to respond.
- Mr. Bongero: Okay, when were the back taxes from, do you know that?
- Mr. Uhazie: It does not say.
- Mr. Bongero: Okay.
- Mr. Wilshaw: Okay. Thank you. Mr. Bongero, any other questions for staff?
- Mr. Droze: I guess a question...I'm looking at the screen, and it appears this is different than what's in our packet in terms of the site plan. Is that accurate?
- Mr. Uhazie: Yeah, it's slightly they did send an updated one after the packets went out.

UNAPPROVED MINUTES

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- Mr. Droze: Okay, do they have hard copies that they could share, or...
- Mr. Uhazie: The petitioner I believe, is here. I don't know if they have hard copies.
- Mr. Droze: So, I guess the site plan, the landscaping plan, looks like it's been modified slightly, and then architecturally, some tweaks too?
- Mr. Uhazie: The biggest thing is the change from the façade.
- Mr. Droze: Yeah. Okay.
- Mr. Uhazie: They also provided the color renderings, which I do believe they have a poster of if they want to present that.
- Mr. Wilshaw: Yeah, we'll see that when we get to the petitioner's presentation. Any other questions for planning staff? Nothing. Okay, great. Anyone else with questions for staff? All right, if not for petitioners in the audience, feel free to come forward.
- Mr. Wilshaw: We're going to start with your name and address. Please. You can set those up there. Camera crew will be able to get those on TV as well. Thank you.

Scott Monchnik, 5430 Sunnycrest Drive, West Bloomfield, Michigan. I am the architects that are working with Soha and Samira, the clients and owners of the building, regarding the property at 17230 Farmington Road, Livonia, Michigan. The existing building was previously a bank, as discussed. It's been sitting vacant since about 2010. My clients, Soha and Samira, purchased the building last year, 2023. They're planning to remodel the building and converting it into a mini strip mall. The property is zoned C-1 (Local business). Retail is a permitted use in a C-1 zoning. My clients plan to demolish the interior of the building back to the perimeter walls. As part of the demolition, they are planning to remove the drive through and the drive through lanes and the drive through canopy. As part of the building remodeling, they plan to replace the glass along the front and the north side of the building, making the windows taller. There'll be some brick work being redone around those windows, and there's some other brick work that needs to be done around the building also. Once that's completed, all the brick will be painted the dark gray color. We're raising up the walls above the existing canopy right now to...that does two things. One, it

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screens any rooftop units, and the other thing it does is gives it more street presence, and it helps bring that building into more contemporary light than what it's been. As part of the property improvements, the entire property will be restriped. We're adding the dumpster enclosure, and we're...our required trees couldn't fit in the front, so we are proposing to put them on the south side of the property. In conclusion, we meet all the zoning requirements for this property with this type of use. We respectfully request that our petition be granted to allow us to proceed with remodeling the building and improving the neighborhood, which we will become a part of.

Mr. Wilshaw: All right, thank you, Mr. Munchnick let's see if we have any questions for you. Any questions for our petitioner's representative.

Mr. Bongero: Just to follow up for the petitioner, or whoever, just for the back taxes and the fees owed to the city...

Mr. Monchnik: Taxes have already been paid. Yeah, they were paid on November 27. I was unaware of the water bill, but we'll get to that.

Mr. Bongero: I like the petition. I just, you know, it's hard to hear things if there's money owed, and I mean, but that's great. If you did, that's great. Thank you. Thank you. Mr. Chair.

Mr. Wilshaw: Thank you. Mr. Bongero, Ms. Dinaro, did you have questions?

Ms. Dinaro: He took it.

Mr. Monchnik: All right, so go back to the site plan. All right. We've shown on both sides, left or right. I have, I had taken out a parking space on the north and south side of the parking adjacent to the sidewalk. Uh, on further discussions with Soha and Samira, they want to keep those spaces. So, we are wondering, instead of putting the trees there, would the city allow us to put them in the right of way, and to help out with the tree count and to help with the esthetics of getting some trees along the front of the building along Farmington Road?

Mr. Wilshaw: Mr. Uhazie, those need to be on the property, correct?

Mr. Monchnik: That's not our property between the sidewalk and the street. That's the problem.

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- Mr. Uhazie: Yeah, this is one thing that was discussed with Mark was that was a possibility if, I mean, you'd have to work with the appropriate agency, but planning staff would be open to that as a compromise understanding the limitations in the site
- Mr. Monchnik: My clients are...they would pay for the tree, obviously, but they did...there's just no front yard to put it in.
- Mr. Wilshaw: So, what I'm hearing is there's potentially an opportunity to, if the commission wishes, as part of their resolution, they could have the planning staff work with petitioner and relevant departments within the city to modify the landscaping plan. Yeah, okay, well, we'll see where that where that goes. No commitments at this point yet, sir. Anything else that you wanted to mention, Mr. Monchink, okay, I see. You would be eliminating those two landscape islands that are on either side of the...
- Mr. Monchnik: Yeah, and reclaiming those as parking spaces, because at the end of the day, there's a lot of parking, but the practical parking for the tenants is in the front.
- Mr. Wilshaw: Sure. Okay. Any other questions for our petition?
- Mr. Droze: Thanks. Mr. Chair, yes, could you walk through the decision to paint the brick? Would you consider keeping it as is? It seems like it's in fairly good condition, and it is, you know, clay red brick, versus a painted I guess, option.
- Mr. Monchnik: So, a lot of the...right now the windows go up I think about seven or eight feet. We're going to go up another two feet with windows. So that's going to take all the brick out along the top above the windows. Right now, there's an ATM hole in the building and a night deposit hole in the brick of the building. When the addition was put on it's a very similar brick. It's not identical. So, what we've got is we'll never be able to match the brick for what we're replacing, and at the end of the day, my opinion, is to paint it all so that whatever oddities are between the bricks, between all the different phases from when it was originally built. The addition of what we're doing, we'll all then just come together in all one color.
- Mr. Droze: So, I think the prevailing thought there is, keep the brick, but paint it just for consistency. I guess the other comment that we had at the study session was the height of the parapet above the existing aluminum...

- Mr. Monchnik: The existing canopy right now, we did drop the height from what the study session showed.
- Mr. Droze: By how much was it?
- Mr. Monchnik: Think it was...well, at the study session had that one section that went taller than anything else, that was about 25 and right now everything, I believe, four feet roughly, something like that.
- Mr. Droze: I think, kind of the comment was, it was striking how, you know, just the, I guess, the ratio of, I'll call it, the facade where the stores are located, to the signs. It was almost like, I mean, if it's 22 feet, I think the actual height of the retail space, I think, was 10 feet on the elevation. So would there be ability to kind of reduce that, so it wasn't so imposing...you kind of look at the cities, you know, it doesn't really apply to this area, but some of the form based, you know, suggestions for other areas of cities that that ratio is, I think like 30% of the facade. Would you consider making that reduction?
- Mr. Monchnik: I feel, based on what we've already reduced, that we're in a good proportion for the building, because the existing canopy hangs out so far in front of the existing wall. We're going in line with the existing wall. With our new wall, that canopy hangs out so far that you're not...if you don't have that sign up high enough your sight lines from the road, that canopy will clip off the bottom portion of that sign. If the whole thing was that low, you wouldn't be able to see the tenant signs. So, there's a number of existing conditions that we're dealing with, trying to do the best we can.
- Mr. Droze: And the other comment we had was the circulation on the back. I think there's a loading zone on the east side of the building. We talked about potentially reducing the number of spaces to maybe help with that. Did you study that at all? Is that appropriate the way it is striped?
- Mr. Monchnik: I think it's appropriate the way it's striped, because the striping will clearly indicate where cars go, and then there's a gap between that single row of parking in the back of the building for the loading. And I think that'll clearly delineate both functions. Whereas if you take out all the striping, if you take out that row of striping behind the building, and just leave the perimeter parking. There's too much land for people to just meander.

UNAPPROVED MINUTES

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- Mr. Droze: The question was really more on the ability for, if you have delivery vehicles, to be able to maneuver on the east side of the building so...that corners pretty tight. I think it's the southeast corner, And I guess that was just the question, is that actually going to work?
- Mr. Monchnik: We can further investigate that. Tthere are parking spaces to give... we are over parked, but that's also if everything is a retail use. If a restaurant comes in all of a sudden, their parking won't be excessive.
- Mr. Droze: Sure. Okay, well, I guess we're just reviewing it as retail use.
- Mr. Monchnik: Yeah, right. The answer would be that we may need to reduce a couple of the spots on the southeast to allow that truck then to turn from the south side of the property to the north.
- Mr. Droze: I guess just a prevailing comment is, I'm seeing parts of the site plan for the first time on something that's about 25 feet away from me. I'm going to have a hard time supporting.
- Mr. Monchnik: We can eliminate that row of parking. There are 11 spaces. We're way over parked, and we could essentially stripe out what would be the outline of the truck curve.
- Mr. Droze: Yeah, that's what we I think we talked about, okay.
- Mr. Monchnik: Yeah, we can do that.
- Mr. Droze: Okay, thank you. Nothin further.
- Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for our petitioner?
- Mr. Wilshaw: No other questions from the commission. Is there anything else? Is there anyone else in the audience wishing to speak? I don't believe there is. Anything else that the petitioner would like to say before we make our decision? Okay, they're good. Okay, I have just a couple quick questions I'm going to ask. What's noted on the plan is a pylon sign and at the study session it was discussed. Actually, what you were looking for was a monument sign. You know, sits on the ground. Are you... can you clarify what kind of sign that's going to be?
- Mr. Monchnik: No, at this point. We would have to come back before you, before all the...the signage, the building signage, the setback. Because where I've shown that ground sign, whatever sign it

ends up being, it's going to be in the setback for a sign so it's, it's not really an appropriate sign. We need to do something, but we would like some signage for the center, but we'll do that per code so that we don't need a variance, and we don't, we don't want to create a hassle.

Mr. Wilshaw: Okay, I just wanted to clarify that. And then, do you have any ideas of what proposed uses would be in this building?

Mr. Monchnik: We don't. We're going to market it for retail. And the best-case scenario is a one tenant comes in, takes a whole thing. We've shown four possible tenant spaces. You really couldn't get any more than that, the hope would be that somebody comes in and takes multiple spaces, and then their space can be designed appropriately.

Mr. Wilshaw: Okay, so you're leaving the potential of less than four tenants in there. If you get...

Mr. Monchnik: Yeah, if they get a larger tenant, they'll gladly let them take whatever portion of the building they want, and then whatever's left over, I'll get lease to whoever they can lease it to.

Mr. Wilshaw: Okay, all right, sounds good. Thank you for answering those questions. If there's nothing else from any of the other commissioners or from anyone else, then I can say it's time for a motion. A motion is in order.

On a motion by Dinaro, seconded by Bongero, and adopted, it was

#10-64-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Zoning Ordinance, as amended, to renovate the commercial building and covert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtus Roads in the Southwest ¼ of Section 10, be approved subject to the following conditions:

1. The Site Plan, identified as SPA1.01, dated November 01, 2024, prepared by Scott Monchnik & Associates, Inc., is approved and shall be adhered to.

2. That there shall be striping on the southeast corner of the parking lot to ensure proper turning radius of commercial trucks.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
4. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition.
5. The Exterior Elevations Plan, identified as SPA1.03, dated November 01, 2024, prepared by Scott Monchnik & Associates, Inc., is approved and shall be adhered to.
6. That the petitioner will work with Wayne County Planning Department and Inspection Department the landscaping shall be installed to the satisfaction of the Planning Department and Inspection Department and thereafter permanently maintained in a healthy condition.
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, consisting of material compatible in color with other exterior materials on the building.
8. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels.
9. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways. All exterior lights shall be turned off or dimmed between 8:30 p.m. and 7:30 a.m.
10. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.

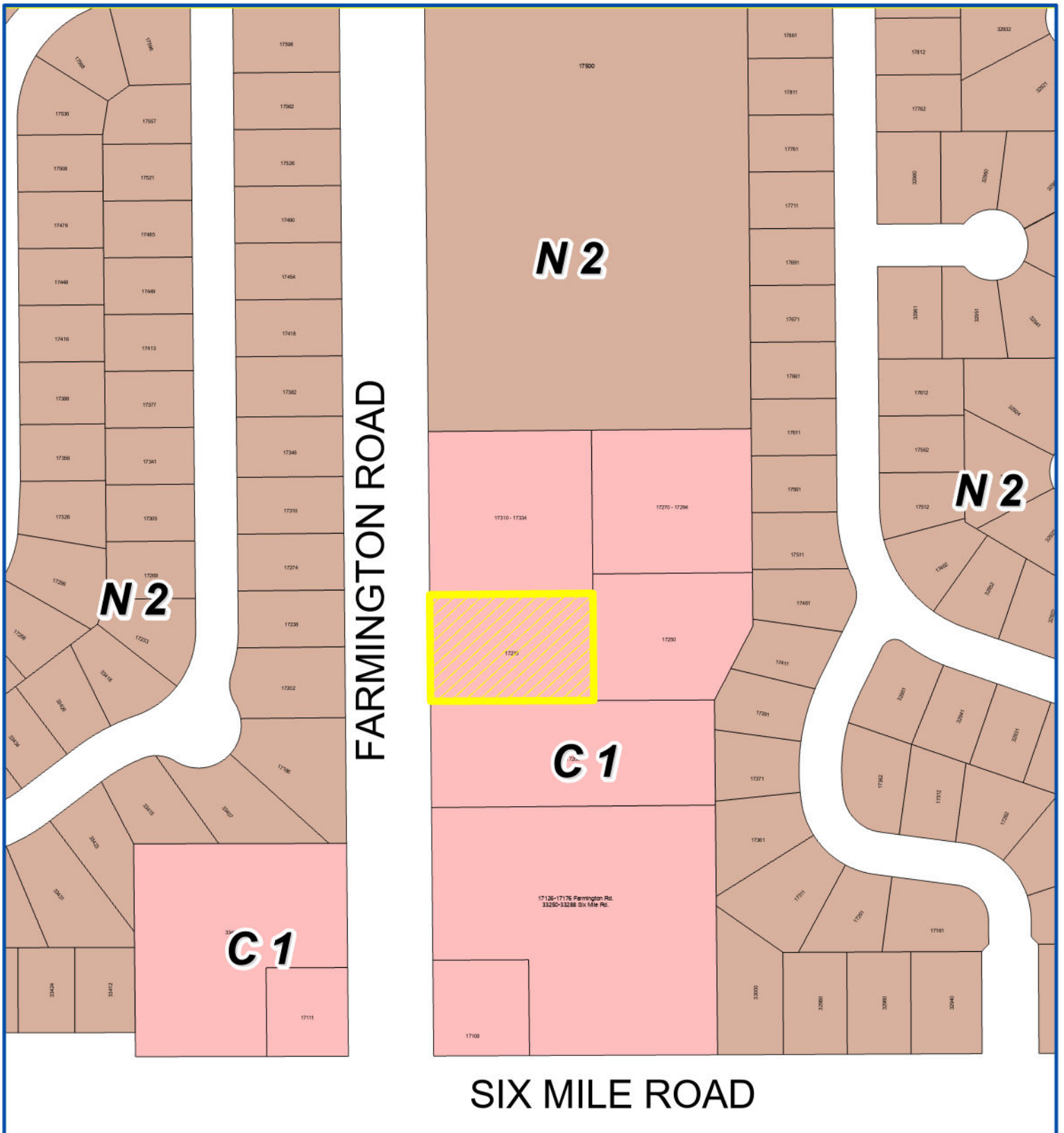
12. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
14. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

A roll call vote on the foregoing resolution resulted in the following:

AYES: Dinaro, Bongero, Long, Wilshaw
NAYS: Droze
ABSENT: Ventura, Caramagno
ABSTAIN: None

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to the City Council with an approving resolution.



Address & Zoning Map

Petitions 2024-10-08-08
Commercial Building Conversion to
Multi-Tenant Center
17230 Farmington Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petitions 2024-10-08-08
Commercial Building Conversion to
Multi-Tenant Center
17230 Farmington Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PREHEARING

ITEM 2

Petition 2024-10-08-08 submitted by Soha Kadry, requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Zoning Ordinance, as amended, to renovate the commercial building and convert into a multi-tenant retail center at 17230 Farmington Road, located on the east side of Farmington Road between Six Mile and Curtus Roads in the Southwest ¼ of Section 10.

November 19, 2024, Study Meeting:

This item proposes removing the drive-thru and remodeling the former Standard Federal Bank building located on the east side of Farmington Road between Six Mile Road and Curtus Road. The subject site measures 150 feet along Farmington Road by 230 feet deep, for a total lot area of 34,500 square feet. The one-story building is approximately 4,969 square feet in size and positioned at the center of the site. Off-street parking is available in the front, along the north side of the building and rear of the property. The current zoning is C-1, Local Business. Adjacent properties to the north, east and south are zoned C-1 as well. The neighborhood to the west across Farmington Road is zoned N-2.

The site was originally developed in 1971 as a medical office building and has been expanded upon several times over the years with the most recent addition completed in 1996.

The site plan shows the drive-thru on the east side of the building would be removed and replaced with an additional row of parking spaces. The remaining building would be split into four (4) retail suites, labeled A through D, and a landlord room for a total building area of 5,012 square feet. Suite "A" is listed at 688 gross square feet and located on the north end of the building. Suite "B" is the middle unit to the north and measures 1,596 in gross square footage. Suite "C" measures 1,338 gross square feet and is located in the middle southern suite. The southern end unit is labeled as suite "D" and listed as 1,020 gross square feet. Located behind suite "A" are two landlord rooms that are accessible through the rear of the building. The two landlord rooms measure a total of 370 gross square feet.

The required front yard setback for buildings in a C-1 district is fifteen feet (15'). The existing building is located approximately 72 feet from Farmington Road. Rear and side minimum setbacks are eight feet (8') from another commercial district. In this case, the rear yard setback of the existing building is 96 feet, with a side yard setback of 25 feet from the north and 35 feet from the south property lines.

Section 9.05 of the Zoning Ordinance establishes the minimum number of parking spaces required according to land use. The required parking for general retail is based on a ratio of one (1) space for each 150 square feet of useable floor space. Typically, 80% of the gross floor area (GFA) is used in determining the amount of useable floor area. Accordingly, Section 9.05 establishes a minimum requirement of twenty-seven (27) parking spaces. The site plan shows fifty-one (51) available parking spaces.

MISCELLANEOUS

ITEM 2 Petition 2024-10-08-08 – Retail Redevelopment

Page 2

Direct access to the site is provided by an existing twenty (20') foot drive in the southwest of the property to Farmington Road. Additional access is provided via a shared drive to two (2) existing driveways on the north side of the site. The drive located to the west provides access to the front parking area and a larger drive is located to the east which connects to the rear parking area. Cross access is also available to the adjacent southern property via an existing drive in the southwest corner of the site.

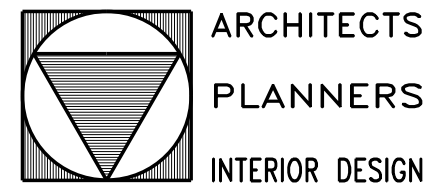
The elevation plan describes a number of exterior changes. The front façade shows new entry ways on the western face of the building for each suite, with the addition of new taller windows. An access door is provided in the rear of suites "B", "C" and "D". The front façade brick would be removed and replaced with dark grey colored brick. The existing canopy would be re-finished in dark grey break metal and new metal panels, colored deep burgundy, are shown above the existing canopy on the east, north and above the suites "A and B". A new brick center feature made of dark grey brick and measures 27'- 4" is shown separating the doors for suites "A and B" from "C and D". The south elevation shows an eleven-foot (11') stucco finish, with horizontal reveals in a soft white. Existing bricks on the east, south and north elevations are shown to be painted dark grey. The three (3) new metal doors painted in the back and the existing rear door would be painted dark grey. A new parapet is shown in dark grey break metal finish.

Elevation plans also show four (4) wall signs of unspecified size. The Zoning Ordinance states that for buildings not exceeding two (2) stories in height, with one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a single building, a second wall sign shall be allowed on the side of the building occupied by the business. Also retail centers having four (4) or more units are permitted one (1) wall for each unit based on one (1) square foot for each one (1) lineal foot of unit frontage.

A new pylon sign is proposed next to the existing shared drive in the northwest corner of the property. This site is permitted one (1) ground sign not to exceed forty (40) square feet in area, eight feet (8') in height, and a minimum setback of ten feet (10') from any right-of-way line. No additional details are provided about the pylon sign.

Pursuant to Section 10.03, no fewer than four (4) full size trees, two (2) ornamental trees, and twenty-six (26) shrubs are required along the site's road frontage. No landscape plan was provided with this petition.

A new dumpster enclosure located in the southeast corner of the site. No additional information is provided on the enclosure.



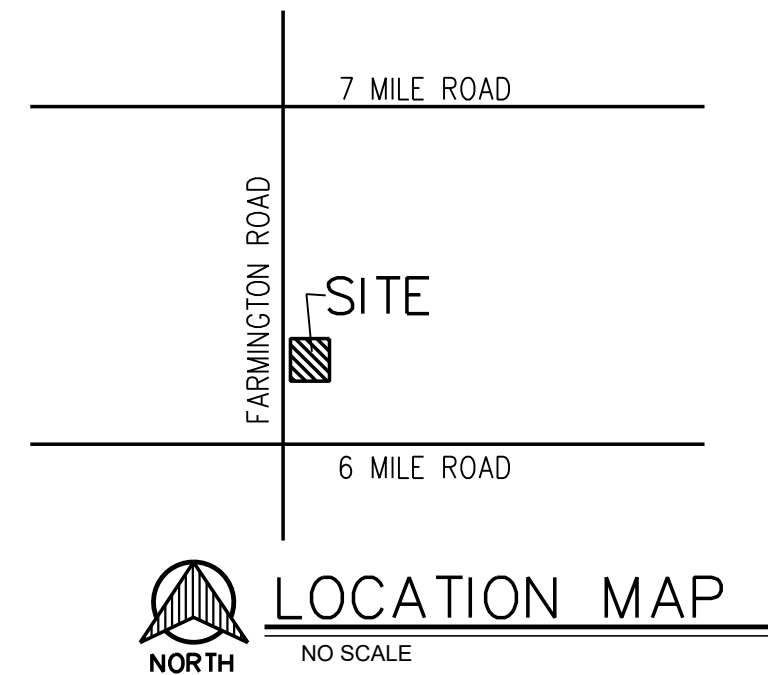
SCOTT MONCHNIK
& ASSOCIATES, INC.

5430 SUNNYCREST DRIVE
WEST BLOOMFIELD, MICHIGAN
48323

WRK: 248-654-1010
CELL: 248-563-3803
SCOTT@SMAARCH.COM

PROJECT DESCRIPTION:

EXISTING BANK BUILDING HAS BEEN SOLD.
THE NEW USE OF THE EXISTING BUILDING WILL BE TO CONVERT THE
BUILDING INTO FOUR TENANT SPACES, FOR RETAIL USE.



LAND – BUILDING – PARKING DATA

LAND AREA +/-34,443 SQ. FT. GROSS = +/-0.79 ACRES

BUILDING AREA

LANDLORD ROOM	= 370 SFG
SUITE 'A'	= 688 SFG
SUITE 'B'	= 1,596 SFG
SUITE 'C'	= 1,338 SFG
SUITE 'D'	= 1,020 SFG

TOTAL BUILDING AREA = 5,012 SFG

PARKING DATA

PARKING REQUIRED
RETAIL SALES
(1 SPACE /150 SFG)
5,012 /150 SF = 33 SPACES REQUIRED

PROVIDED PARKING

TOTAL PARKING PROVIDED = 49 SPACES PROVIDED
(INCLUDES 2 BARRIER
FREE SPACES)

SITE PLAN –GENERAL NOTES:

ZONED: 'C-1' LOCAL BUSINESS

BUILDING SETBACKS:	REQUIRED	PROVIDED
	FRONT 15 FEET REAR 8' FEET EACH SIDE 8' FEET	72' 96' 25' (LEFT SIDE) 35' (RIGHT SIDE)

BUILDING HEIGHT: 35' FEET (2 STORIES) ALLOWED: 27'-4" PROPOSED

- SIGNAGE: SIGNAGE FOR EACH TENANT WILL BE ISSUED FOR APPROVAL SEPARATELY BY EACH TENANT
- SITE LIGHTING: EXISTING POLE MOUNTED LIGHT FIXTURES -TO REMAIN.
- EXISTING WATER SUPPLY / WATER SYSTEM TO REMAIN AS IS
- EXISTING SANITARY WASTE SYSTEM TO REMAIN AS IS.
- EXISTING STORM WATER COLLECTION / DISPOSAL SYSTEM TO REMAIN AS IS.

LIST OF DRAWINGS

SPA1.01	SITE PLAN & SITE PLAN ANALYSIS
SPA1.02	FLOOR PLAN
SPA1.03	EXTERIOR ELEVATIONS

SHEET# SPA1.01

DATE: 1 NOV 24

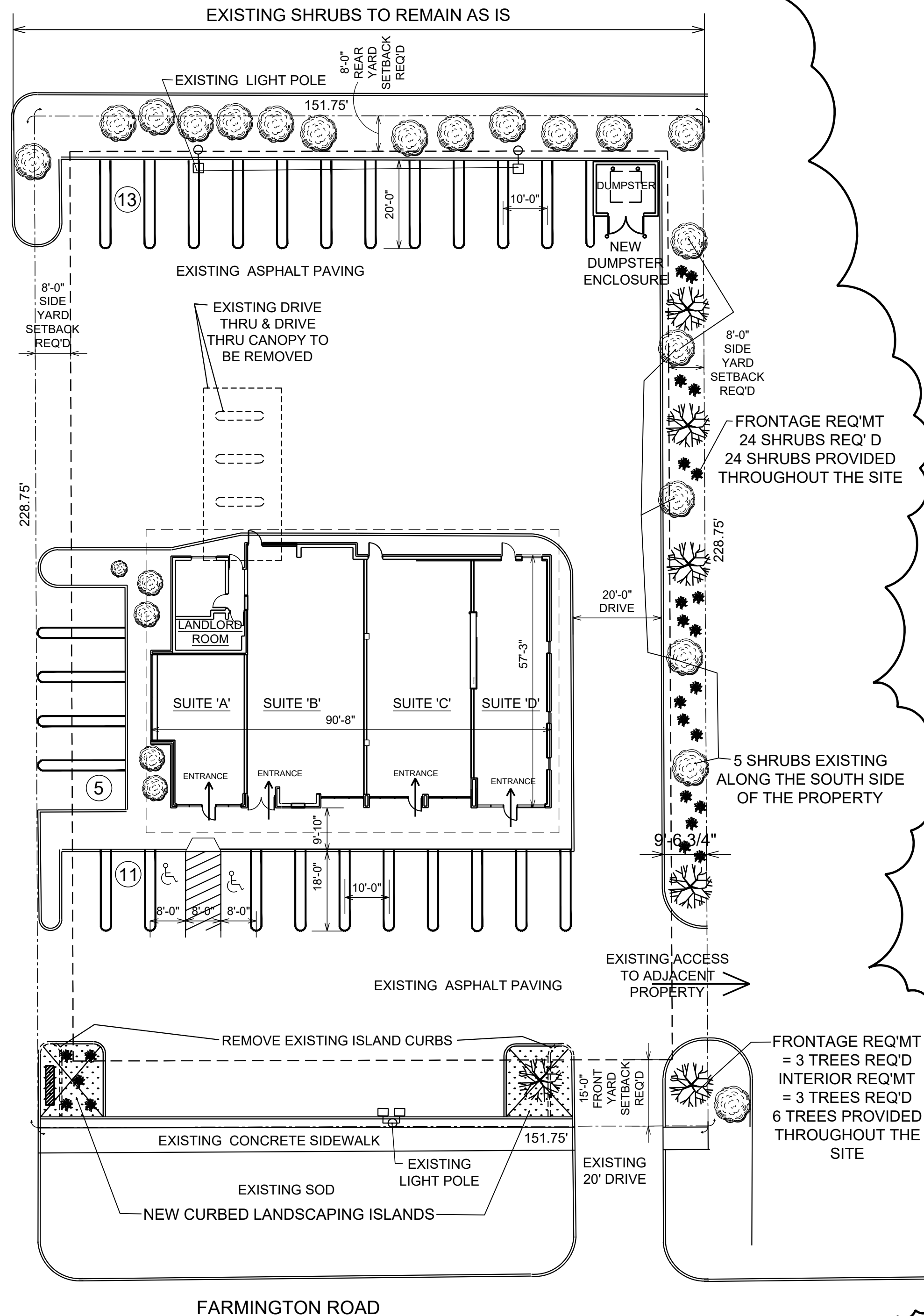
JOB# 24013

RETAIL REMODELING
17230 FARMINGTON ROAD
LIVONIA, MICHIGAN

ISSUED FOR:
1 NOV 2024
SITE PLAN
APPROVAL PACKAGE
14 NOV 2024
ADD LANDSCAPE
PLAN

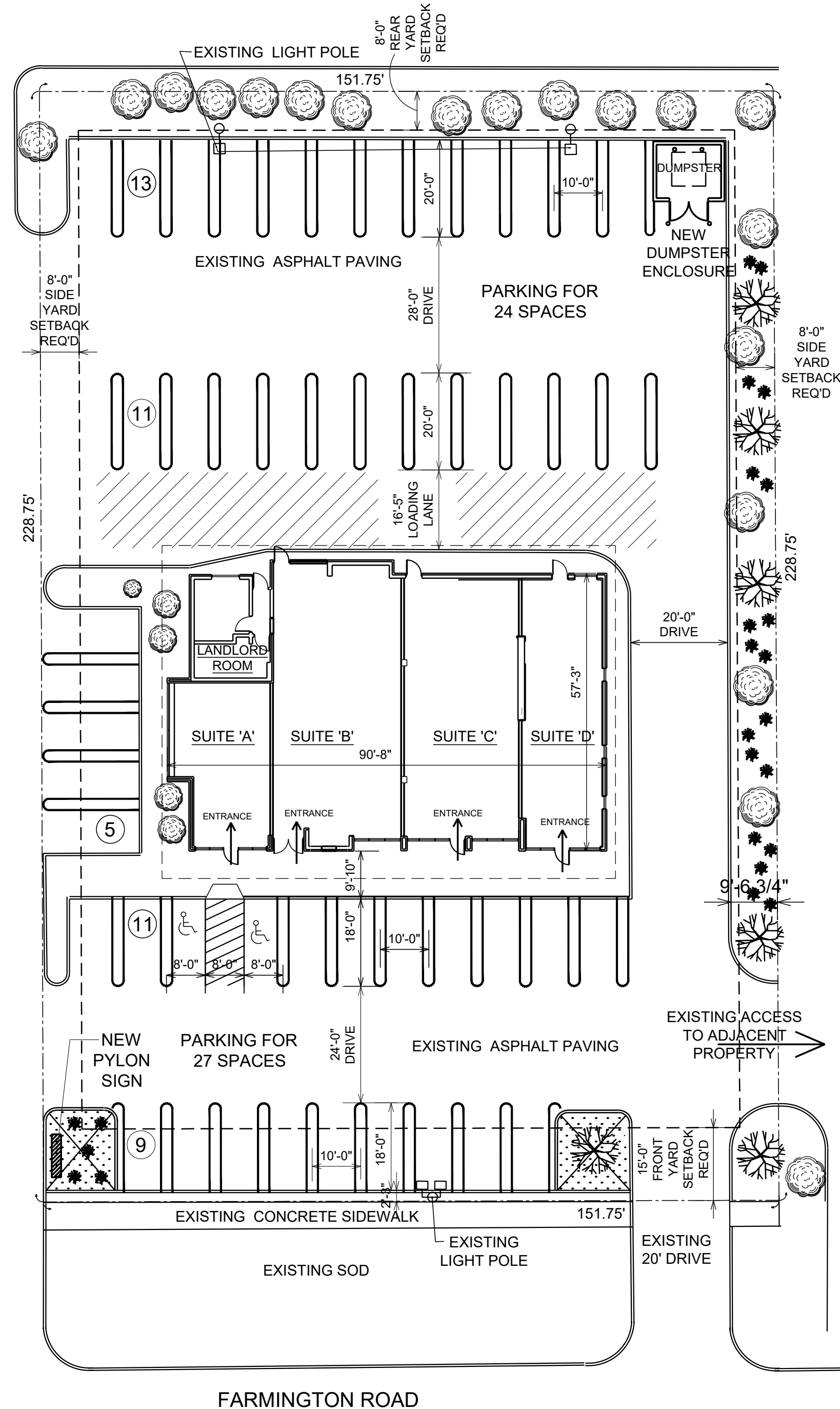
LANDSCAPING REQUIREMENTS

- A. REQUIRED FRONTAGE PLANTING
DECIDUOUS OR EVERGREEN (10') 121 /40 = 3 TREES REQ'D
ORNAMENTAL TREES (100') 121 /100 = 1 TREE REQ'D
SHRUBS (10') 121 /40 = 3 x 8 = 24 SHRUBS REQ'D
- B. PARKING LOT SCREENING
- C. INTERIOR PARKING LOT LANDSCAPING (IF PARKING IS GREATER THAN 40 CARS)
5% LANDSCAPING REQ'D FOR PAVED AREA
PAVED AREA = 20,419 SF (5%) = 1,020 SF REQ'D LANDSCAPE
1 TREE REQ'D FOR EACH 300 SF = 3 TREES, EACH IN A 300 SF AREA



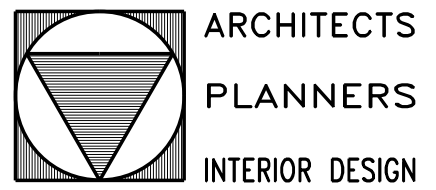
FARMINGTON ROAD

LANDSCAPE PLAN
1" = 20'-0"

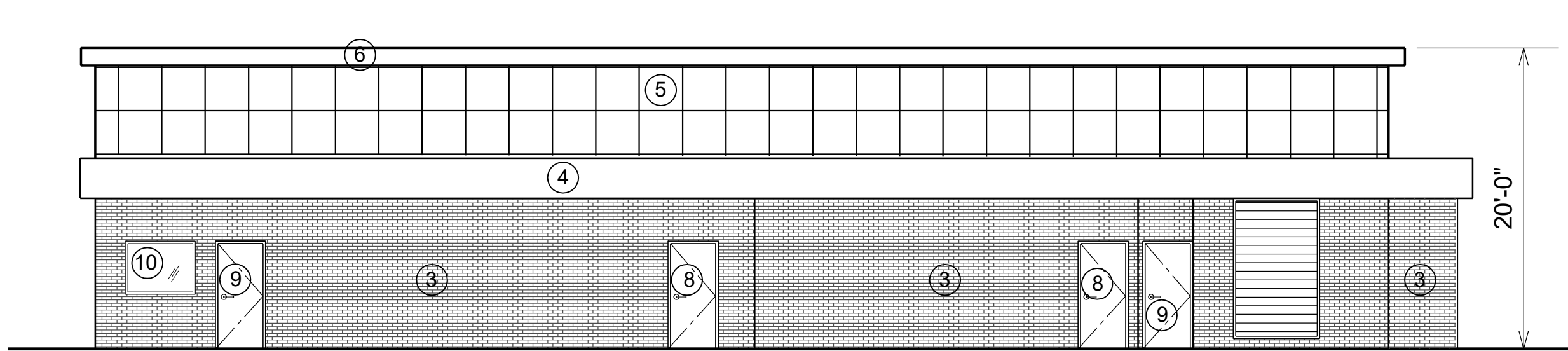


FARMINGTON ROAD

SITE PLAN
1" = 20'-0"

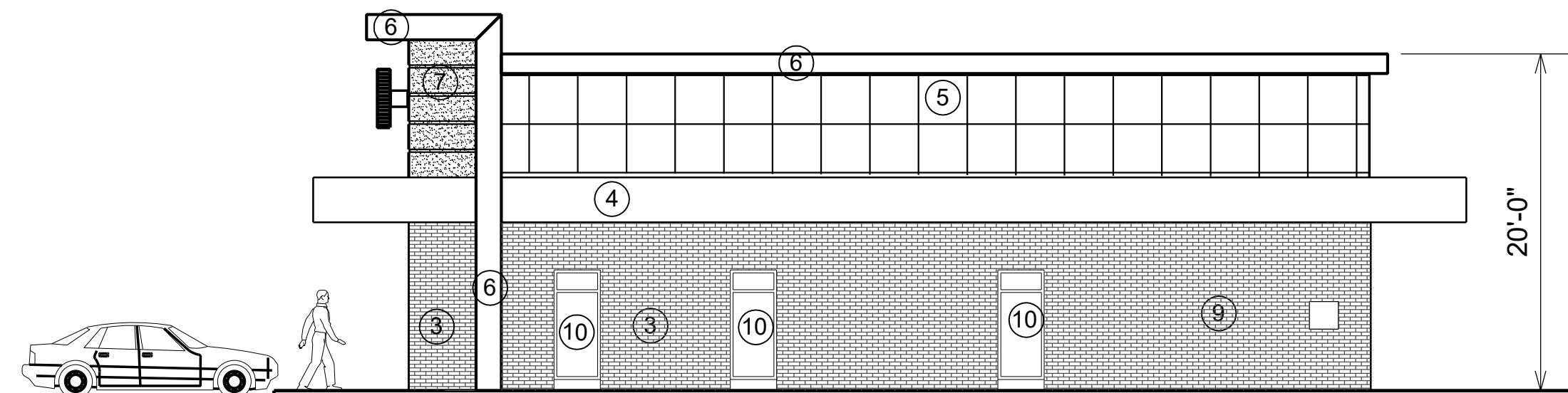


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REAR (EAST) ELEVATION

1/8" = 1'-0"

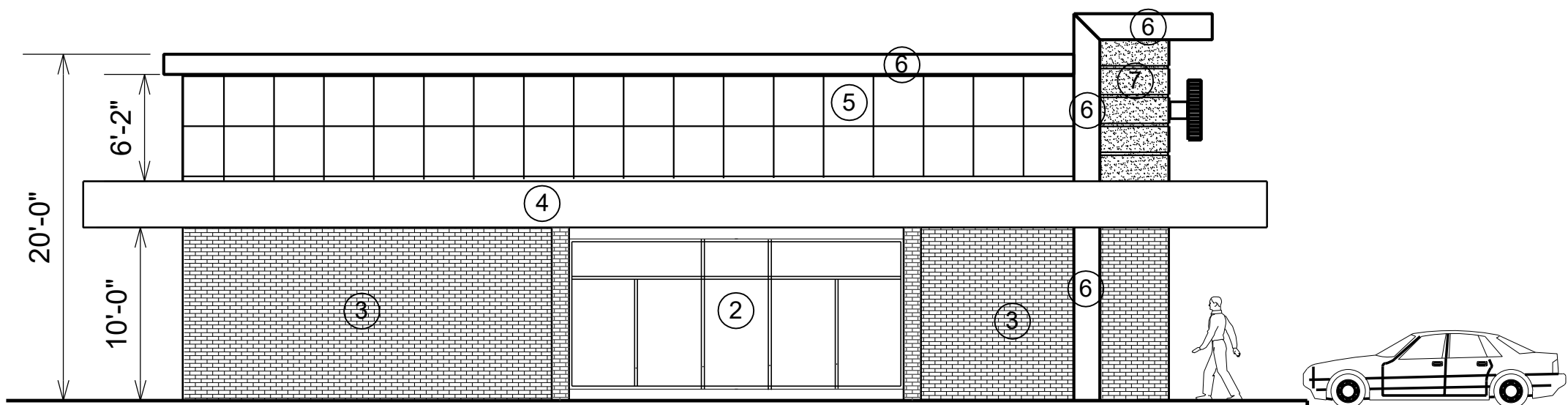


RIGHT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

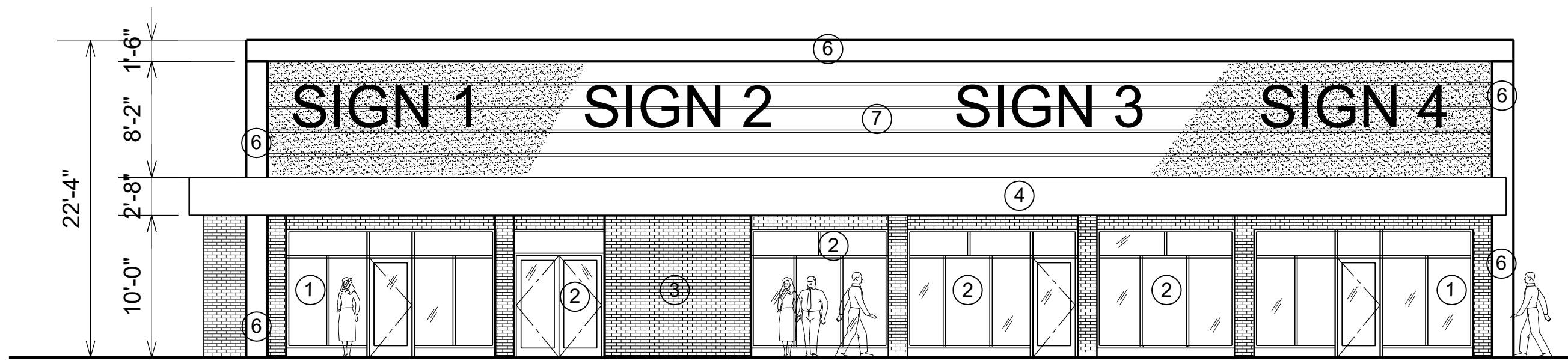
ELEVATION NOTES:

1. REMOVE BRICK, INSTALL NEW WINDOWS -CLEAR ANOD. ALUM. (SILVER)
2. REMOVE EXISTING WINDOWS, INSTALL NEW TALLER WINDOWS -CLEAR ANOD ALUM. (SILVER)
3. EXISTING BRICK TO REMAIN, PAINT BRICK -DARK GRAY
4. EXISTING CANOPY, FINISH MATERIAL TO REMAIN AS IS. PAINT -DARK GRAY.
5. NEW METAL PANELS -DARK GRAY
6. NEW BREAK-METAL CANOPY. -DARK GRAY
7. STUCCO FINISH, WITH HORIZONTAL REVEALS -FINISH COLOR -LIGHT GRAY.
8. NEW METAL DOORS. PAINTED -DARK GRAY
9. EXISTING METAL DOOR. PAINTED -DARK GRAY
10. EXISTING WINDOWS TO REMAIN AS IS



LEFT SIDE (NORTH) ELEVATION

1/8" = 1'-0"



FRONT (WEST) ELEVATION

1/8" = 1'-0"

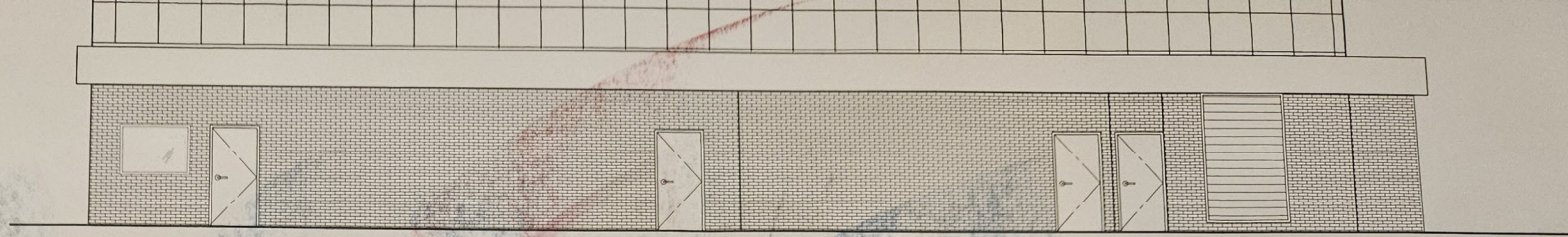
RETAIL REMODELING
17230 FARMINGTON ROAD
LIVONIA, MICHIGAN

ISSUED FOR:
1 NOV 2024
SITE PLAN
APPROVAL PACKAGE
14 NOV 2024
ADD LANDSCAPE
PLAN
25 NOV 2024
REVISE ELEVATIONS

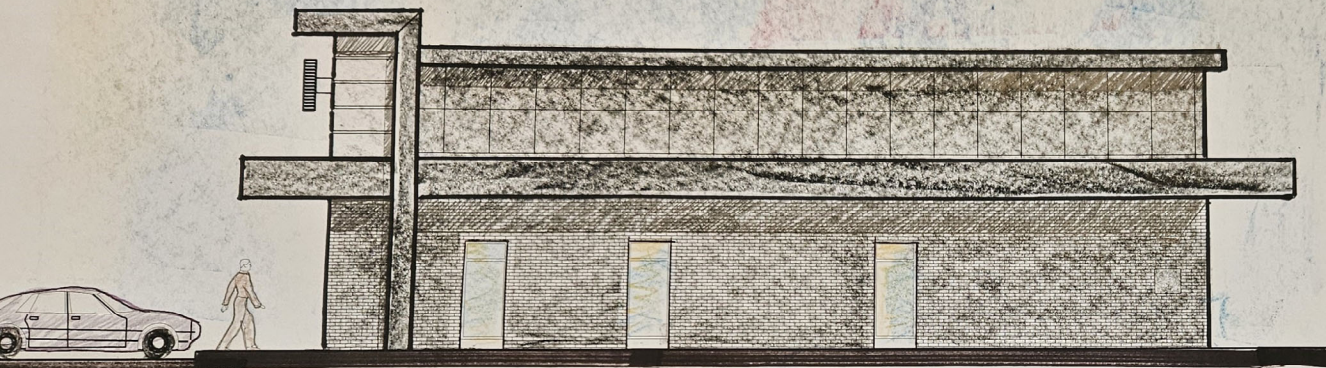
SHEET# SPA1.03

DATE: 1 NOV 24

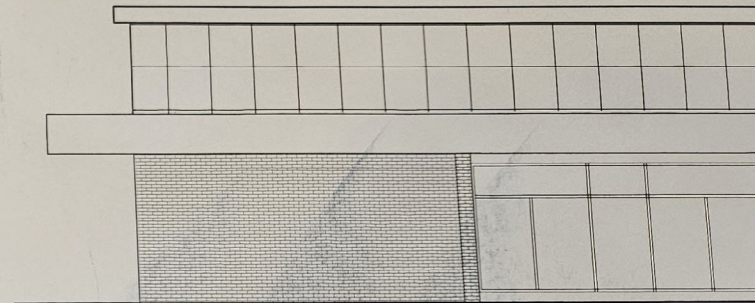
JOB# 24013



REAR (EAST) ELEVATION



RIGHT SIDE (SOUTH) ELEVATION



LEFT SIDE (NORTH) ELEVATION



FRONT (WEST) ELEVATION

CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

November 20, 2024

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2024-10-08-08 – #17230 Farmington Road

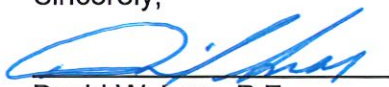
Dear Mr. Uhazie:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#17230 Farmington Road**. Should additional addresses be needed, the Owner will need to contact this Department once permitting has been completed.
2. The existing parcel is currently serviced by public sanitary sewer and water main, and private storm sewer. The submitted drawings do not indicate any proposed utility alterations, so we do not believe there will be any impacts to the existing systems with the proposed project.
3. Any disturbances with the Farmington Road right-of-way will require permits through the Wayne County Department of Public Service.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,



David W. Lear, P.E.
Assistant City Engineer

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: November 19, 2024

TO: Scott O. Miller, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2024-10-08-08, 17230 Farmington (Multi-Tenant Retail Center)

This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

With no clear indication of who or what tenants will occupy this building, consideration for: Sprinkler suppression system, fire alarm(s), increase in hourly fire rating of walls separating occupancies, and separation distances must be considered. Especially, with the storage or involvement, of lithium ion batteries.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSINAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

November 21st 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-10-08-08 – 17230 Farmington Road

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION

FINANCE

TREASURER

**OTHER ITEMS
RELATED TO THE
PETITION**

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

4.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

5. REQUEST TO AUTHORIZE PAYMENT TO ELECTIONSOURCE: Office of the City Clerk, re: for preparation of test ballots and testing of all election equipment by approved State vendor for the State Primary election held November 5, 2024, from budgeted funds.

Lori L. Miller, City Clerk, presented an invoice to Council for payment. Ms. Miller indicated the invoice was for the preparation of ballot test decks and testing of all election equipment prior to the Presidential election in November. Ms. Miller stated this is a sole source vendor, ElectionSource, who is authorized by the State, Wayne County, and Dominion Equipment to test the election equipment.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

Clerk
December 18, 2024

MEETING DATE

S010625

PRESENTED BY

Lori Miller, MiPMC Level 2, City Clerk

AGENDA ITEM

REQUEST TO AUTHORIZE PAYMENT TO ELECTIONSOURCE: Office of the City Clerk, re: for preparation of test ballots and testing of all election equipment by approved State vendor for the State Primary election held November 5, 2024, from budgeted funds.

BACKGROUND DETAILS

The Clerk's Office is requesting authorization to approve payment to ElectionSource, the sole source and approved vendor for the testing of Dominion Voting election equipment utilized throughout Wayne County. Our office has retained the services of ElectionSource for many years in the past. They were responsible for the preparation of all different ballot styles and election equipment used in all polling locations, the absentee counting boards, and the Early Voting site in Livonia.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Authorize and approve payment to ElectionSource as requested.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

No products purchased, preparation of test ballots and testing of all election equipment.

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A - Sole Source for State of Michigan.

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Account #101-262-818-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

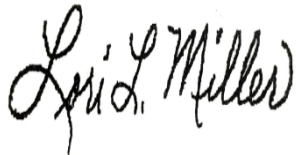
N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. ElectionSource-Invoice for testing equipment 11-25-24
2. Ltr to Council re ElectionSource Nov General testing, 12-18-24

APPROVED BY



Lori Miller, MiPMC Level 2, City Clerk

Date: December 20, 2024



Maureen Miller Brosnan, Mayor

Date: December 23, 2024



4615 Danvers Drive SE
Grand Rapids, MI 49512

November 5th, 2024
Election

INVOICE

DATE	INVOICE #
11/25/2024	24-16023

BILL TO
City of Livonia Lori Miller 33000 Civic Center Drive Livonia, MI 48154

SHIP TO
City of Livonia Lori Miller 33000 Civic Center Drive Livonia, MI 48154

**PLEASE REMIT PAYMENT BY
CHECK OR CREDIT CARD TO:**

ElectionSource

4615 Danvers DR SE

Grand Rapids, MI 49512

P.O. NO.	TERMS	ASSOCIATE
	Net 30	H

DUE DATE
12/25/2024

DESCRIPTION	QTY	U/M	RATE	AMOUNT
Full Service Testing for ICP Includes creation of State of Michigan Test Chart, Ballot Test Deck Creation & On-Site Testing.	1		286.00	286.00
Additional Ballot Style full Service testing for ICP. Includes creation of State of Michigan Test Chart, Ballot Test Deck Creation & On-Site Testing	44		148.50	6,534.00
Full Service Testing for the ICX ADA System, Includes Ballot Test Deck Creation & On-Site Testing, Touch Screen Calibration and Program Verification.	1		198.00	198.00
Additional Ballot Style full Service testing for the ICX ADA System. Includes Ballot Test Deck Creation & On-Site Testing, Touch Screen Calibration and Program Verification.	44		132.00	5,808.00
Full Service On-Site Testing of AV Machines, per Ballot Style	45		77.00	3,465.00
Full Service Testing for ICP for Early Voting	45		77.00	3,465.00
Full Service Testing for the ICX ADA System, for Early Voting- Includes Ballot Test Deck Creation & On-Site Testing, Touch Screen Calibration and Program Verification.	1		198.00	198.00
Additional Ballot Style full Service testing for the ICX ADA System for Early Voting. Includes Ballot Test Deck Creation & On-Site Testing, Touch Screen Calibration and Program Verification.	44		132.00	5,808.00
Fuel Surcharge per Testing Location	1		25.00	25.00
Imagecast ICP 1 Thermal Paper Roll.	90		3.60	324.00

Credit Card Type: ☐ MC ☐ VISA ☐ American Express ☐ Discover	Payments/Credits	\$0.00
Name on Credit Card: _____	Balance Due	\$26,111.00
Credit Card Number: _____	Total	\$26,111.00
Expiration Date: ____/____/____ CID Number: _____ (Last 3 digits on back of card)		
Zip Code _____ (For billing address of card)		

****A 3.5% CREDIT CARD TRANSACTION FEE WILL BE ADDED TO TOTAL OF INVOICE FOR CC PAYMENTS****

Visit WWW.ELECTIONSOURCE.COM for all our current products and specials!

OFFICE OF THE CITY CLERK

LORI L. MILLER
CITY CLERK

DORIS E. DeMARCO
DEPUTY CITY CLERK



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2230
FAX: (734) 421-1147

December 18, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Authorization for payment to ElectionSource for Preparation of Test Ballots
and Testing of Election Equipment for Primary election

Dear Council Members:

The Clerk's Office is requesting authorization to approve payment to ElectionSource, the sole source approved vendor for testing of Dominion Voting election equipment utilized throughout Wayne County. The Clerk's Office retained the services of ElectionSource for the preparation of the State of Michigan test charts of ballots and full service testing of the City's precinct tabulators, all Voter Assisted Terminals as well as our AV machines used in the November 5, 2024 General Election. The total cost for this service was \$26,111.00. Please see attached Invoice #24-16023 dated November 25, 2024.

Our office has retained the services of ElectionSource for many years and they are the approved vendor by the State of Michigan for testing of Dominion Voting equipment. Please note the expense incurred is substantially higher than a typical election due to the fact the General involved 45 different ballot styles and all precincts were open for the election, in addition to the expense of testing all high-speed scanners used by our Absentee Counting Boards on election day and testing of all ballots for the Early Voting site.

We are requesting approval of payment in the amount of \$26,111.00 to ElectionSource, 4615 Danvers Drive SE, Grand Rapids, MI 49512. Please know sufficient funds have been budgeted for this expense in Account No. 101-262-818-000.

Your consideration of this request is appreciated.

Very truly yours,

Lori L. Miller

City Clerk

Enc. ElectionSource Invoice #24-16023

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

5.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

6. ACCEPTANCE OF DONATIONS: Livonia Public Library, re: cash and gifts from various contributors to be used for the purposes as designated by donors.

Kristen Edson, Library Director, presented this matter to Council to accept cash and gifts donated to the Library. Ms. Edson stated the generous donations are to put to good use by the Library throughout the year to off-set many programs used by the public.

Ms. Edson highlighted some of the exciting things the Friends of the Library due throughout the year, including multiple programs for children, teens and adults, specifically the Summer Reading Program, supplements the Library's budget to purchase physical materials used at the libraries, provide scholarship funding to library employees who are working on their education, and maintain the fish tank on a monthly basis, which is entertaining for the children who visit the Library

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Library
December 20, 2024

MEETING DATE

01/06/2025

PRESENTED BY

Kristen Edson, Library Director

AGENDA ITEM

ACCEPTANCE OF DONATIONS: Livonia Public Library, re: cash and gifts from various contributors to be used for the purposes as designated by donors.

BACKGROUND DETAILS

Report on the monetary and in kind donations to the Livonia Public Library for the 2023-2024 fiscal year. Donations have been accepted by the Library and reviewed by the Library Commission. This report is for City Council informational purposes.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Recommend accepting the report.

ATTACHMENTS

1. 2024 Library donations breakdown
2. Friends donation memo 23-24 (1)
3. Annual donation memo to City Council 2024

APPROVED BY

A handwritten signature in blue ink, appearing to read "Kristen Edson".

Kristen Edson, Library Director

Date: December 30, 2024

A handwritten signature in black ink, appearing to read "Debra A. Lichtenberg".

Debra Peck Lichtenberg, CPA, Finance Director

Date: January 02, 2025

A handwritten signature in black ink, appearing to read "Maureen Miller Brosnan".

Maureen Miller Brosnan, Mayor

Date: January 02, 2025

LIBRARY DONATIONS - 2023/2024 FISCAL YEAR

DATE	DONOR	PURPOSE	AMOUNT
12/01/23	Friends of the Livonia Library	Donation	\$43,000.00
01/03/24	Marcella Floyd	Donation	\$128.00
03/05/24	Livonia Garden Club	Donation	\$150.00
03/21/24	Sharon Scott	In memory of Patricia Deters	\$40.00
03/14/24	Friends of the Livonia Library	Donation	\$7,000.00
03/14/24	Elizabeth Anderson	Donation	\$40.00
04/16/24	Various/collection	Donation/seed garden	\$26.00
05/07/24	Kathleen & Alex Procailo	In memory of Micki Terns Cibor	\$25.00
05/07/24	Detroit Story League	Donation	\$500.00
05/07/24	Neleen Chandra	In memory of Purna Chandra	\$100.00
05/09/24	Sharon Dischinger	Donation	\$150.00
06/04/24	Bill Brown Ford, Inc.	One City, One Book Sponsorship	\$1,000.00
07/30/24	Kathleen & Alex Procailo	In memory of Sylvia Debrincat	\$35.00
08/05/24	Livonia American Association of University Women	In memory of Dale Coller	\$25.00
08/05/24	Catherine Nazark	In memory of Gregory Nazark	\$50.00
10/28/24	Corrine Connolly	In memory of Katie Davis	\$25.00
11/14/24	Friends of the Livonia Library	In memory of Ronni Eggert	\$100.00
11/14/24	Friends of the Livonia Library	In honor of Don Lynch	\$50.00
11/18/24	Mable & Dominic Doot	In memory of Jack Leich	\$50.00
TOTAL			\$52,494.00



FRIENDS OF THE LIVONIA LIBRARY BOARD

President: Jim Hobart

Vice President: Chuck Hicks

Secretary: Laura Herrod

Treasurer: Jim Hobart

DIRECTORS

Sue Barker

Patricia Schultz

Diane Bergandahl

Vicki Shelley

Gale Halbert

Liz Dougherty

Mary Kay Heidtke

Ruth Kibler

Carrie Ramon

Lena Packer

December 12, 2024

Kristen Edson, Library Director
Livonia Public Library
32777 Five Mile Rd.
Livonia, MI 48514

Dear Ms. Edson,

On behalf of the Livonia Friends of the Library, I am pleased to provide an overview of our financial contributions and support for the fiscal year ending August 31, 2024. Below is a detailed breakdown of our support for the library and its programs:

Revenue Generated:

- **Book Sales:** \$65,700.00
- **Bookstore:** \$29,525.00
- **Donations:** \$9,200.00
- **Online Sales:** \$8,900.00

Direct Funding to the Library for collections:

- Total Contributions: **\$57,266.00**

Program and Project Support:

While some funds are not provided directly to the library, they play an essential role in supporting its initiatives:

- **Summer Reading Program:** \$11,000.00
- **Scholarship Contribution:** \$1,000.00
- **Staff Development:** Approximately \$600.00
- **Monthly Aquarium Maintenance:** \$1,260.00
- **Staff Appreciation Initiatives:** (Specific expenditures provided upon request)

We remain steadfast in our commitment to the library's success, offering both direct financial contributions and indirect support for programs, staff development, and community engagement initiatives. Our efforts aim to enhance the Livonia Public Library's offerings and impact within the community.

Thank you for the opportunity to partner with the library in delivering exceptional resources and services to Livonia residents. Should you require additional information or documentation, please do not hesitate to contact us.

Sincerely,

Jim Hobart

President & Acting Treasurer
Livonia Friends of the Library

MAUREEN MILLER BROSANAN
Mayor

KRISTEN EDSON
Library Director

LIBRARY COMMISSION

Carol Bagazinski
Dave MacFarland
Mary Morrison
Carrie Ryckman
Claire Sheldon

LIVONIA PUBLIC LIBRARY



ROBERT and JANET BENNETT
CIVIC CENTER LIBRARY

32777 FIVE MILE ROAD
Livonia, Michigan 48154-3045
Phone: (734) 466-2491
Fax: (734) 421-4860

CARL SANDBURG BRANCH

30100 SEVEN MILE ROAD
Livonia, Michigan 48152-1918
Phone: (248) 893-4010
Fax: (248) 476-6230

VEST POCKET LIBRARY

15218 FARMINGTON ROAD
Livonia, Michigan 48154-5417
Phone: (734) 466-2559

December 12, 2024

City Council Members
City of Livonia
33000 Five Mile Rd.
Livonia, MI 48514

Dear City Council Members,

On behalf of the Livonia Public Library, I am pleased to report on the monetary and in-kind donations for the fiscal year 2023-2024 that have been accepted by the Library Commission. As a cornerstone of our community, the library remains dedicated to enriching lives through access to knowledge, technology, and cultural engagement. These donations directly support our ability to maintain and expand the vital programs and services we offer to the residents of Livonia.

Included with this letter, you will find two attachments:

1. A letter from the President of the Friends of the Library.
2. A document detailing the donations.

With your approval, these contributions will enable the library to:

- Enhance programming for children, teens, and adults.
- Expand and diversify our physical collections.
- Support staff training and professional development opportunities.

As stewards of these generous contributions, the library ensures that all donations are used responsibly and transparently to benefit our community. We will continue to provide regular updates on how these resources are allocated and their impact.

Thank you for your consideration and continued support of the Livonia Public Library. Together, we can ensure our library remains a vibrant and welcoming resource for all.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kristen Edson", is written over a horizontal line.

Kristen Edson
Library Director

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

6.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

10. REQUEST FOR AUTHORIZATION TO ADVANCE FUNDS FROM THE NEWBURGH AND SILVER VILLAGE UNEXPENDED FUND BALANCE TO THE NEWBURGH VILLAGE TWO OPERATING FUND: Housing Commission, re: the Newburgh Village Expansion Project site preparation and clearance, in a combined amount of \$500,000, to be repaid through the issuance of bonds.

Jim Inglis, Director of Housing, presented the item to Council. Mr. Inglis indicated Livonia owns approximately 9.5 acres adjacent to the existing Newburgh Village facility. The land was required many, many years ago and it has always been the intent of the Housing Commission to expand affordable housing for seniors. This request is to help fund the kick-off of this development.

Mr. Inglis stated the Housing Commission plans to break ground on the second phase of the development at Newburgh Village. No name has yet been assigned; however, it will not be Newburgh Village Two. That name is just to place the funding for the interim. Mr. Inglis stated both have a very healthy unexpended fund balance and the Housing Commission is looking to advance \$500,000 to do some pre-development activities which include things such as site clearance, signage, fencing, and hiring an architect.

Mr. Inglis explained the three (3) senior communities in Livonia are self-funded and no monies are used from the General Fund. To get this project started and to retain an architect to help get the design process moving forward, the request is to advance funds from the unexpended fund balances of Newburgh Village and Silver Village. Mr. Inglis stated the next Agenda item will address how the Housing Division will go out to get bonds to repay the advancement of funds requested in this matter.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

10.

Housing
December 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Jim Inglis, Director of Housing

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO ADVANCE FUNDS FROM THE NEWBURGH AND SILVER VILLAGE UNEXPENDED FUND BALANCE TO THE NEWBURGH VILLAGE TWO OPERATING FUND: Housing Commission, re: the Newburgh Village Expansion Project site preparation and clearance, in a combined amount of \$500,000, to be repaid through the issuance of bonds.

BACKGROUND DETAILS

The City of Livonia Housing Commission is requesting an allocation of supplemental 2025 budget funding to assist in the development and expansion of the existing Newburgh Village housing community. The Housing Commission has rezoned the 9.5 acres and has completed a site and boundary survey of the property.

The next steps in the development process are to initiate site preparation/clearance, issue a Notice of Intent related to capital improvement bonds, issue and request for proposals for design and engineering services, apply for appropriate Wayne County permits, commence utility development specifications, site fencing, signage and other pre-construction activities. Therefore, the Housing Commission is requesting a contribution (advance) of \$500,000, to be split evenly between the Newburgh (536) and Silver Villages (538) unexpended fund balances, with the advance allocated to the newly formed Fund 537 for the Newburgh Village expansion project. This advance will be repaid through the issuance of bonds, with the repayment terms to be determined once bond proceeds are received.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

The Housing Commission is requesting a contribution (advance) of \$500,000, to be split evenly between the Newburgh (536) and Silver Villages (538) unexpended fund balances, with the advance allocated to the newly formed Fund 537 for the Newburgh Village expansion project to initiate site preparation and clearance.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

N/A

DETAILED WORK BEING PERFORMED

N/A

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

\$500,000 from 536 and 538 unexpended fund balance

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

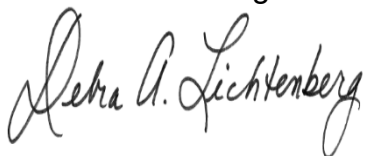
1. S010625 LTC Advance Funds NV2

APPROVED BY



Jim Inglis, Director of Housing

Date: December 18, 2024



Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024



Carter Fisher, City Attorney

Date: December 18, 2024



Maureen Miller Brosnan, Mayor

Date: December 20, 2024

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

7.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

11. REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$10,000,000 AND DECLARING INTENT TO REIMBURSE: Housing Commission, re: the acquisition, construction, furnishing and equipping the affordable housing community at Newburgh Village.

Jim Inglis, Director of Housing, explained the Housing Commission will need to obtain bond monies to repay the advancement of funds in the previous request. Mr. Inglis indicated he has been working with the guidance and assistance of both the Finance Director and Miller Canfield, our bond counsel. Mr. Inglis stated the request before them involves two resolutions, the first is to authorize the Housing Commission to move forward with the issuance of a resolution to support this project. The Housing Commission approved, and its resolution is included in Exhibit A, which is a notice to taxpayers of the intent to issue bonds for general obligations. The notice is required to notify residents for a 45-day period the intent to borrow up to, but not to exceed, \$10 million.

Mr. Inglis stated following the 45 day notice period, the Housing Commission can then proceed with obtaining the bonds necessary. Mr. Inglis stated this process will be handled by the City's bond counsel, Miller Canfield, and he has been working in partnership with the Finance Director to ensure the process is seamless.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

11.

Housing
December 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Jim Inglis, Director of Housing

AGENDA ITEM

REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$10,000,000 AND DECLARING INTENT TO REIMBURSE: Housing Commission, re: the acquisition, construction, furnishing and equipping the affordable housing community at Newburgh Village.

BACKGROUND DETAILS

The City of Livonia Housing Commission is advancing the expansion of the Newburgh Village housing community. The Housing Commission adopted Resolution #61-24 which requests that the City assist the Commission in the financing of the development through the issuance of general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001 as amended. The proposed expansion will provide approximately 100 additional affordable housing apartments for older adults. Attached is a "Resolution Authorizing Notice of Intent and Declaring Intent to Reimburse (2025 Capital Improvement Bond-Senior Housing) which will be published for citizen comment. In addition Exhibit A is the Notice to Taxpayers and Electors of the City of Livonia of Intent to Issue Bonds and Right of Referendum Relating Thereto". The maximum amount to be request is \$10,000,000 for a period of thirty years. The bond proceeds will be used for costs associated with acquisition, construction, furnishing and equipping the affordable housing community.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

The Livonia Housing Commission requests approval for the notice of intent to issue general obligations bonds for Newburgh Village 2 project.

ATTACHMENTS

1. S010625 LTC Nofl - NV2 bond
2. Newburgh Village Bonding

APPROVED BY

Date: December 18, 2024

Jim Inglis, Director of Housing



Date: December 19, 2024

Debra Peck Lichtenberg, CPA, Finance Director



Date: December 19, 2024

Carter Fisher, City Attorney



Date: December 20, 2024

Maureen Miller Brosnan, Mayor

**RESOLUTION AUTHORIZING NOTICE OF INTENT AND
DECLARING INTENT TO REIMBURSE
(2025 CAPITAL IMPROVEMENT BONDS – SENIOR HOUSING)**

CITY OF LIVONIA
County of Wayne
State of Michigan

Minutes of a regular meeting of the City Council of the City of Livonia, County of Wayne, State of Michigan, held on the 15th day of January, 2025, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Council of the City of Livonia, County of Wayne, State of Michigan (the "City") intends to issue general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), in one or more series, in an aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000) (the "Bonds") for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City, consisting generally of acquiring, constructing, furnishing and equipping approximately 100 housing units for senior citizens of low and moderate income, including necessary rights of way, site improvements and ancillary facilities therefor (collectively, the "Project"); and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Notice of Intent Authorized. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the *Detroit Legal News*, a newspaper of general circulation in the City.
2. Form of Notice of Intent. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.
3. Approval of Notice of Intent and Publication. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication

directed is the method best calculated to give notice to the City's electors and taxpayers residing in the boundaries of the City of the City's intent to issue the Bonds, the maximum amount of the Bonds, the purpose of the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. Reimbursement Declaration. The City may incur expenses for the Project prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the City, to be reimbursed from proceeds of the Bonds when available. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from the funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$10,000,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. Bond Counsel. Miller, Canfield, Paddock and Stone, P.L.C. is hereby approved as bond counsel for the Bonds.

6. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Lori L. Miller
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Livonia, County of Wayne, State of Michigan, at a regular meeting held on the 15th day of January, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Lori L. Miller
City Clerk

EXHIBIT A

NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF LIVONIA OF INTENT TO ISSUE BONDS AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Livonia, County of Wayne, State of Michigan (the "City"), intends to issue and sell its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in one or more series, in an aggregate principal amount of not to exceed Ten Million Dollars (\$10,000,000) for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City, consisting generally of acquiring, constructing, furnishing and equipping approximately 100 housing units for senior citizens of low and moderate income, including necessary rights of way, site improvements and ancillary facilities therefor (the "Project").

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS SHALL BE PAYABLE from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations. In addition, the City intends to use revenues generated from the rental of the housing units to pay all or a portion of the debt service on the bonds.

BOND DETAILS

SAID BONDS will be payable in not more than thirty (30) years from the date of issuance of each series of bonds and will bear interest at the rate or rates to be determined at a public or private sale but in no event to exceed the maximum rate permitted by law on the balance of the bonds from time to time remaining unpaid.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Lori L. Miller
City Clerk
City of Livonia

43005614.1/053428.00097

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

8.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

12. AWARD OF BID: Department of Parks and Recreation, re: the replacement of the Newburg Church roof at Greenmead Historical Park, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, presented the item to Council. Mr. Davis stated the roof materials will be in kind and the RFP for this matter was carefully constructed to ensure the materials would last. Mr. Davis stated the roof replacement is well needed and there are sufficient funds in the budget for the project.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

12.

Parks and Recreation December 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: the replacement of the Newburg Church roof at Greenmead Historical Park, from budgeted funds.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from Cedar Preservation Systems (CPS) for the replacement of the cedar shake roof on the Newburg Church in the amount of \$47,350.

Bids were solicited through MITN, with two companies submitting proposals:

Schoenherr Roofing: \$71,950

Weatherseal Home Improvements: \$83,750

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We request that the City Council authorize the Mayor and City Clerk to execute a contract for \$47,350 with Cedar Preservation Systems, 28243 Beck Rd. B-10, Wixom, MI 48383

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$47,350

DETAILED WORK BEING PERFORMED

Replacement of cedar shake roof at Newburg Church in Greenmead Historical Park.

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Budgeted funds are available in account no. 101-821-931-220.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact

person, full address)

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Cedar Preservation submitted a lower bid than the bids received on MITN.

ATTACHMENTS

1. S010625 LTC Newburg Church roof
2. 2025 Newburg Church roof

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: December 18, 2024



Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024



Carter Fisher, City Attorney

Date: December 18, 2024



Maureen Miller Brosnan, Mayor

Date: December 20, 2024



Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

10/16/2024

We are pleased to submit our proposal for a new Hand Split Cedar Shake roof on the Newburg Church at the above address. The following is a description of what we are proposing to do along with the costs.

Project management:

- Mike Dwyer – Production manager. Mike will be overseeing the daily operation of the project. He will be your main contact during the process of installing your new roof. 248-882-9490
- John Fitzgerald – Owner. John will be handling the scheduling of the project. He also does all the material purchasing, all invoicing and final letter of completion. 248-694-1522
- Paul Allen – Area manager. Paul will be overseeing the project along with John and Mike. He is another contact person for you during the installation process. 248-408-8289

References:

- Chris Charlton 344 Provencal Rd. Grosse Pointe Farms, MI 48236 cell – 586-291-2118
Text message only please
- Brian Boyse 3424 Franklin Rd. Bloomfield Hills, MI 48302 cell – 517-270-1676
Text message only please.
New Construction project. PRM Custom Builders. 3823 Miller Way S. Bloomfield Hills, MI 48301
Contact person: Evan Carpenter 248-990-5273. Text message only please.

I've already gotten approval for you to contact them to get their opinion of our company and the quality of service we offered to them. Text message only please.

Licenses, certifications and Insurance (see three attachments):

- Builders Licenses no: 2102197044 Expiration Date 05/31/2026
- Cedar Shake & Shingle certified. Expiration Date 12/31/2023
- Liability Insurance: Auto Owners Insurance Company. #18988. We have never filed a claim in 16 years of business.

Timeline:

- Estimated start date – Spring 2025
- Estimated time to complete the work described below is 1 to 2 weeks

Special Equipment:

- Equipter RB4000 Roofing Trailer. This equipment is a large buggy that has a box the size of a pickup truck bed that can lift up to the height of the roof making the tear off process much more efficient and cleaner. It rides on large balloon tires so there is little to no damage to lawn and landscape. Keep in mind though, this is a large project and workers will be working all around the perimeter of the house and there will be some minor damage to delicate landscaping like ground cover and so on. We also set up scaffolding to help protect landscape and the sides of your home. We use a power lift ladder to make it safer and more efficient loading materials on your roof.

NOTE: Reroofing your home is a big undertaking and a major construction project. We do our best to work around your landscape without damage. We cannot be held responsible for damage to landscape.

NOTE: Allowance has been made for all scrap metal to be cleared from site at our expense and as our property.

Page 1

BUILDERS LICENSE NO. 2102197044 INSURED



Greenmead Historical Park
20501 Newburgh Rd
Livonia, MI 48152

10/16/2024

CEDAR ROOF REPLACEMENT NEWBURG CHURCH

- A/ Tear off existing roofing materials and clear from site.
- B/ Replace all rotted lumber as required, see rates below.
- C/ Install 6ft of high performance Grace Ice & Water shield to all eave locations.
- D/ Install a full width of high performance Grace Ice & Water shield to all valleys.
- E/ Install high performance GAF breathable Deck Armor underlayment.
- F/ Install #30 weight split roll roofing felt underlayment, interlace method.
- G/ Install Kynar coated Aluminum drip Edge at all eave and rake locations.
- H/ Install new Kynar coated Aluminum W crimp valley sections.
- I/ Re-use counter flashings if possible. (if not reusable, replace with Kynar coated Aluminum)
- J/ Install new concealed ridge vent system as required for proper attic ventilation.
- K/ Install # 1 Grade Blue Label Western Red Cedar Hand Split Medium Shakes
- L/ Install # 1 Grade Blue label Western Red Cedar preformed hip and ridge caps.

NOTE: Cedar shakes will be approved by the Cedar Shake & Shingle Bureau.

NOTE: All cedar shakes and hip and ridge to be secured with Stainless Steel fasteners.

NOTE: Permit cost is included in this proposal.

NOTE: Plywood replacement would be at \$64.00 /sheet , 1 x 6 roof boards at \$7.50/ft
Fascia boards would be at \$9.00/ ft. Any structural work would be time & materials.

OPTION: To upgrade to Copper valleys and trim, add \$4,400.00 to cost below. _____ initial if wanted.

The cost to carry out all work as specified above is: \$47,350.00

Payment terms: 40% when cedar is purchased, 30% at midpoint and balance on completion.

WARRANTY: Project will carry a 10 year contractor guarantee for labor and materials.

Authorized by: Paul Allen Date: 10/16/2024

Accepted by: _____ Date: _____

Note: This proposal is valid for 10 days from date of issuance.

Page 2

BUILDERS LICENSE NO. 2102197044 INSURED

VENDOR NAME	Schoenherr Roofing	Weatherseal Home Improvements Co., Inc.	
CITY/STATE	102 W. St. Clair Street, Romeo, MI 48065	51662 Oro Dr., Shelby Twp., MI 48315	
BID SECURITY	Yes	Yes	
COMPLETE FOR SUM OF:	\$71,950	\$83,750	\$
WARRANTY	Parts limited lifetime Labor 5-yr	Parts CSSR Warranty Labor 5-yr	Parts _____ Labor _____

CITY REPRESENTATIVES: Doris DeMarco, Deputy City Clerk Gus Kandah, Purchasing Manager

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

9.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

13. AWARD OF BID: Department of Parks and Recreation, re: an accessible playground addition at the Jack E. Kirksey Recreation Center, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, presented the item to Council. Mr. Davis outlined the highlights of this new playground addition, including how it exceeds ADA recommendations. Mr. Davis stated the new playground will be a great asset at the Recreation Center, it will include benching and perimeter fencing to secure the area a little better. Mr. Davis stated the project was previously approved using Wayne County grant funds.

Cindy Fleming, Livonia resident, spoke about the ADA compliance with the elevation of the designed playground would entail. Mr. Davis responded that the playground will be ADA compliant in materials used for surfacing, but it will also contain a transfer station at the height of individual steps and locations. It will also have more turfing in this area to help make it very safe for all to enjoy.

Vice President Ptashnik added that the design of this playground is not only hitting the ADA minimums, but actually going beyond with our accessibility which is going to allow us for more innovation and flexibility when one considers this project, so she thanked Mr. Davis for that as well.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

13.

Parks and Recreation December 16, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: an accessible playground addition at the Jack E. Kirksey Recreation Center, from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation received bids for an accessible playground addition at the Jack E. Kirksey Recreation Center. The project will consist of adding a 4,500-square-foot playground and safety surfacing, utilizing the existing accessible paths from the parking lot. We anticipate the project to be completed by the end of May 2025.

The Department of Parks and Recreation prepared specifications, and an advertisement for bids was placed on the MITN website. Three companies submitted proposals. The proposals were received and opened in the presence of the Bid Committee on November 12, 2024. Below is the bid tabulation for the Council's review. The bids are suitable for 120 days from opening.

COMPANY	BID AMOUNT
Sinclair Recreation	\$400,000
We Build Fun	\$441,652.44
Park Vision	\$400,000

A Selection Committee representing Parks and Recreation and DPW reviewed the proposals. As all bidders were informed of the maximum amount and instructed to provide the best design for the proposed budget, the bid amount was not a determining factor. Proposals were evaluated to select the best design and value for the community. Funding for this project comes from a Wayne County Park grant and fund 208.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We request that the City Council authorize the Mayor and City Clerk to execute a contract in the amount of \$499,168.20 with Park Vision, 418 W. Hackley Ave, Muskegon, MI 49444.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

One Sky Twisters design

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$499,168.20

DETAILED WORK BEING PERFORMED

Provide and install play structure

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Sufficient funds have been budgeted in 208-755-987-000.

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Proposals were evaluated to select the best design and value for the community.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. S010625 LTC accessible playground at RecCenter
2. 2025 JKRC Playground
3. 2025 JKRC Playground executed wayne county iga 23.24

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: December 16, 2024



Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024



Carter Fisher, City Attorney

Date: December 18, 2024

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: December 20, 2024

Maureen Miller Brosnan, Mayor

A DIVISION OF AMERICAN ATHLETIX
PROUD SOLUTION PARTNER OF KOMPAN

PROJECT NAME: Jack Kirksey Recreation Center

ATTN: Ted Davis
ACCOUNT: City of Livonia

ADDRESS:
CITY, STATE, ZIP:

EMAIL: edavis@livonia.gov

PHONE: 734-466-2298

DESCRIPTION: Revised Playground Quote Jack Kirksey Recreation Center

SALES REP: Daniel Paul 216.235.2269

Quotation

Date: 11/26/2024

Quote #:

Expires: 30 days

Approx. Lead Time: 12-14 weeks

Ship To: TBD

Ship To Contact: TBD

Reference Image	Quantity	Item Number	Product Description	Mounting Type	Price Each	Net Price
	1	KRS8200573	Robinia Sky Tower	INGROUND	\$ 199,000.00	\$ 199,000.00
	1	M98401-CUSTOM Create Variant	Cocowave Pendulum Swing Variant -Custom color to be light blue frame	INGROUND	14,870.00	\$ 14,870.00
	1	ELE400024-3717LG	Spinner Bowl - Lime Green In-ground 90cm	INGROUND	1,390.00	\$ 1,390.00
	1	ELE400024-3717BL	Spinner Bowl - Blue In-ground 90cm	INGROUND	1,390.00	\$ 1,390.00
	1	PCM100331-CUSTOM Create Variant	PCM100331 VARIANT PLAY TOWER	INGROUND	18,960.00	\$ 18,960.00
	1	ELE400022-01DT	HOPPER GREENLINE INGROUND 40CM	INGROUND	4,980.00	\$ 4,980.00
	1	ELE400065-3717BL	Tipi carousel with brace, blue	INGROUND	6,990.00	\$ 6,990.00

Additional Products:

3	PP-CSB-DB	6' Champion Supreme Bench w/ back, inground mount, perforated steel surface, plastisol coated, 1 ea of green, yellow, blue. Freight included.	INGROUND	\$ 766.67	\$ 2,300.00
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Additional Services Included/Requested:

Service:	Description:	Details/Inclusions:	Price:
Professional Equipment Installation	>All equipment installed to manufacturer's specification to ensure proper warranty coverage.	All equipment listed above installed to specifications. Includes playground equipment & benches.	\$93,096.53
Sitework/Excavation/Grading	>Any excavation, sitework, grading requested to prepare site for proper equipment installation i.e. footers, depth of safety surfacing, embankment play, etc...	Removal of approximately 1,000 cu.yds. of material offsite to a -7" subgrade to account for aggregate base & turf safety surfacing.	\$32,000.00
Artificial Playground Turf Safety Surfacing Furnished & Installed	>Playground turf safety surfacing provided & installed to critical fall height compliance of equipment selected.		\$103,866.67
			Total additional services: \$228,963.20

EQUIPMENT TOTAL:	\$	249,880.00
TOTAL FREIGHT:	\$	27,612.00
Subtotal:	\$	277,492.00
Total Services:	\$	228,963.20
Discount Provided:	\$	(7,287.00)
NA	\$	-
Quote Total:	\$	499,168.20

SALES TAX:

PAYMENT TERMS: 50% Deposit of entire quote at time of order, Balance of equipment payment due at time of delivery, Balance of services due at time of completion.

ACCEPTANCE OF QUOTATION: This quotation is subject to policies & terms from our manufacturers. Return a signed copy of this quote along with the deposit and/or purchase order within 10 days otherwise order will void.

PRICING: Any quotes older than 30 days will need to be revised for potential equipment & freight costs changes, material/color updates, etc...

LEAD TIME: Is an estimated schedule from date order is placed after all final equipment selections have been made. Subject to change.

FREIGHT: Freight charges are estimated. Subject to final charges from freight carrier.

EXCLUSIONS: Unless otherwise noted above, this quote specifically excludes any & all grading, sitework, excavation, drainage & landscaping

Acceptance & offloading of equipment is the sole responsibility of the customer unless we have been contracted for equipment installation also.

Quote prepared by: Daniel Paul 216.235.2269

Customer Acknowledges that he/she has read, understands, accepts and agrees to be bound by the Terms and Conditions contained in this quote

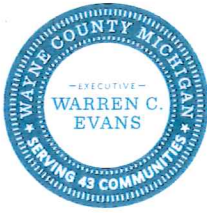
Accepted by: _____ Date: _____

Printed Name & Position: _____

Purchase Order #: _____

ID SCULPTURE





Public Services



September 17, 2024

Mr. Ted Davis, Superintendent of Parks and Recreation
City of Livonia
33000 Civic Center Drive
Livonia, MI. 48154

Dear Mr. Davis

Please find the attached approved Intergovernmental Agreement for Park Millage funding 2023-2024 for improvements of Jack E. Kirksey Recreation Center.

Per section 5.09, we look forward to the completion of your community project and for the County Executive participation in the ribbon cutting/dedication ceremonies which must be coordinated through the Wayne County Parks office.

Should you have any questions, please feel free to contact me at (734) 261-2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alicia C. Bradford".

Alicia C. Bradford, MSA, CPRP
Director

CERTIFICATION

STATE OF MICHIGAN

CHARTER COUNTY OF WAYNE

I, Pamela Fordham, Acting Clerk of the County Board of Commissioners for the Charter County of Wayne, State of Michigan, do hereby certify that the attached Resolution No. 2024-574, *authorizing an intergovernmental agreement between the Charter County of Wayne and the City of Livonia not to exceed \$100,430 for improvements to the Jack E. Kirksey Recreation Center*, was duly adopted by the Wayne County Board of Commissioners on the FIFTEENTH day of AUGUST, 2024 by the following:

YEA: Commissioners Anderson, Clark-Coleman, Clemente, Garza, Killeen, Kinloch, Knezek, Marecki, Baker McCormick, Scott, Vice-Chair Pro Tempore Baydoun, Chair Bell -- 12

NAY: None

NOT VOTING: None

ABSTAIN: None

EXCUSED: Commissioners Daub, Haidous, Vice-Chair Palamara -- 3

I further certify that the attached Resolution is a true, correct, and complete copy of the original of said Resolution on file and of record in the Journal of Proceedings of the Wayne County Commission, and is of full force and effect. I also certify that the above-referenced meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of the Public Acts of Michigan of 1976, as amended, and that the minutes of the meeting are kept and will be or have been made available as required by the Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Wayne this 27th day of AUGUST, 2024.



PAMELA FORDHAM
ACTING CLERK OF THE COMMISSION
CHARTER COUNTY OF WAYNE, MI

RESOLUTION

No. 2024-574

By Commissioner Marecki

RESOLVED, by the Wayne County Commission this 15th day of August, 2024 that approval be, and is hereby, granted authorizing an intergovernmental agreement between the Charter County of Wayne and the City of Livonia not to exceed \$100,430 for improvements to the Jack E. Kirksey Recreation Center, as recommended by the Chief Executive Officer; and be it further

RESOLVED, that the term of the agreement is from August 15, 2024 through September 30, 2026 and the cost of the agreement will be charged to Account No. 208 44935 817000 (Parks - Millage Capital Improv); and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby, duly authorized to execute the aforementioned agreement on behalf of the Charter County of Wayne.

[Intergovernmental Agreement on File]

(2024-60-037)

AGREEMENT

between

THE CHARTER COUNTY OF WAYNE

and

THE CITY OF LIVONIA

for

Improvements to

JACK E. KIRKSEY RECREATION CENTER

FY 2023-2024

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THIS AGREEMENT (“Agreement”) is between the County of Wayne, Michigan, a public body corporate and Home Rule Charter County, acting through its Department of Public Services, Parks Division (hereinafter the “County”) and the City of Livonia, a Michigan municipal corporation (hereinafter “City”).

1. PURPOSE

1.01 The County and City have an interest in entering into cooperative parks and recreation projects that are mutually beneficial to the citizens of Wayne County.

2. SCOPE OF THE PROJECT

2.01 The County will cooperatively fund the construction of improvements (the “Project”) at Jack E. Kirksey Recreation Center, located in the City (individually, “Site” or collectively, “Sites”), for the citizens of Wayne County, at the location(s) described in **Exhibit A** attached hereto and made a part hereof. The County will finance any improvements agreed upon by the Chief Executive Officer for the County or his/her designee and the Mayor of the City or his/her designee, in creation of the Project under the limitations indicated in Sections 3, 4 and 5.

3. TERM OF CONTRACT

3.01 The term of this Agreement shall commence upon approval by the Wayne County Commission and **shall terminate on September 30, 2026 at 11:59 p.m.**

3.02 If City fails to complete the Project by the termination date as stated in Section 3.01, the parties agree that the County shall be under no further obligation to provide any remaining funds committed hereunder.

4. COUNTY'S COVENANTS

4.01 The County will assist in funding construction of the Project described in **Exhibit B** attached hereto and made a part hereof. The FY 2023-2024 funding provided by the County for the recreational Project **shall not exceed One Hundred Thousand Four Hundred Thirty Dollars (\$100,430).**

5. CITY'S COVENANTS

5.01 Prior to construction of any portion of the Project, City shall provide the County with documents evidencing title to each Site, including, but not limited to, deeds, assignments, leases, land contracts, and mortgage instruments. The documents must specify all covenants, restrictions, easements, or other encumbrances on each Site.

5.02 City warrants that it is the legal owner with good, valid, and clear title to each Site and that each Site is accurately described in **Exhibit A**. City shall hold harmless and defend the County against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including but not limited to, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to an action by a third party to quiet title in any Site described in **Exhibit A**.

5.03 City shall keep accurate records and account of the Project costs that shall be accessible for inspection and audit by a representative of the County.

5.04 City shall submit to the County no more frequently than once every 30 days, a certified application for reimbursement of acceptable Project costs together with all contractor and

subcontractor certified invoices and any required supporting documentation for reimbursement, which shall be made upon receipt and approval of the application for reimbursement. The County is under no obligation to reimburse City for any unapproved costs or costs outside the scope of this Agreement.

5.05 City shall be responsible for financing the Project beyond the financial commitment the County has made as indicated in Section 4.01.

5.06 City shall operate and maintain improvements for public recreation, and that it shall allow each park to be open to the public on equal and reasonable terms and that no individual shall be denied ingress or egress thereto or the use thereof on the basis of sex, race, color, religion, national origin, residence, age or handicap.

5.07 City agrees that in consideration of the financial commitment that the County is providing for the Project, City shall operate each Site as a recreational facility for no less than ten (10) years after the Project is completed.

5.08 City will develop signage at its own expense, which recognizes the County as a donor at each Site. The signage shall comply with the specifications described in **Exhibit C** attached hereto and made a part hereof. The County shall have the right to approve the signage. Such approval will not be unreasonably withheld or delayed. City shall install the signage prior to the Project's completion.

5.09 City agrees to provide the County with an opportunity to participate in planning any press conference, ribbon cutting ceremony, opening ceremony, or other public/media announcement related to the Project ("media event"). City further agrees to provide the County with no less than thirty (30) days prior written notice of a proposed media event.

5.10 Breach of any of the provisions contained in this Article may be regarded as a material breach of this Agreement.

6. TERMINATION

6.01 This Agreement can be terminated by either party with or without cause upon thirty (30) days written notice, prior to commencing construction. If terminated prior to commencing construction of the Project, each party is solely responsible for its own costs, fees, and obligations incurred prior to the termination.

6.02 After the Project's construction is commenced, the County may terminate this Agreement with or without cause and shall be responsible for expenses previously approved by the County and incurred by City, not to exceed the amount stated in Section 4.01.

6.03 City may terminate this Agreement, with or without cause, after construction is commenced and shall return to the County any funding provided by the same under this Agreement.

6.04 This Agreement shall terminate if any Site is not operational and regularly open to the public.

7. DATA TO BE FURNISHED

7.01 City must maintain copies of all information, books, data, reports, records, etc., related to the Project. Such information and records shall be maintained for a period of three (3) years from the date City receives its final reimbursement payment under this Agreement.

7.02 Upon the request of the County or its authorized representative, including its Legislative Auditor General, City must furnish, without charge, copies of all information, books, records, data, reports, etc., of City, or any contractors, subcontractors, consultants or agents rendering or furnishing services under this Agreement, whether direct or indirect, that will permit adequate evaluation or audit of the services provided by City or any of its contractors, subcontractors, consultants or agents. City must include a similar covenant allowing for County audit in any agreement it has with a contractor, subcontractor, consultant or agent related to this Agreement. The County may delay reimbursement payments to City pending the results of any such audit without penalty or interest.

7.03 The County may schedule conferences at mutually convenient times with City administrative personnel to gather the information. If, as a result of any audit conducted by or for the County relating to City's performance under this Agreement, a discrepancy should arise as to the amount of compensation due City, City shall pay to the County on demand the amount of compensation in question. If City fails or refuses to make payment, in addition to other legal remedies available to the County, the County may retain said amount from any funds allocated to City but not yet disbursed under this Agreement or may offset such a deficiency against the compensation to be paid City in any concurrent, successive or future agreements between the parties.

7.04 City further acknowledges the right of the Wayne County Commission as a third-party beneficiary of this Agreement to sue for specific performance to enforce the audit rights provided herein for the Legislative Auditor General.

8. ADMINISTRATION

8.01 City must inform the County as soon as the following types of conditions become known:

- A. Probable delays or adverse conditions which do or may materially prevent meeting the objectives of this Agreement, including changes, transfer, or assignment of any real property interest related to any Site;
- B. Favorable developments or events that enable meeting time schedules or goals sooner than anticipated; or
- C. Any changes or modifications in appropriations and funding for the Project.

9. RELATIONSHIP OF PARTIES

9.01 The parties are independent entities. No liability or benefits, such as Workers' Compensation, pension rights, or insurance rights, arising out of, or related to a contract for hire or employer/employee relationship, accrues to either party or either party's agents, contractors, subcontractors, or employees as a result of this Agreement. No relationship, other than that of independent contractor will be implied between the parties, or either party's agents, employees, contractors, or subcontractors.

10. INSURANCE

10.1 City will require that all contractors undertaking work on the Project abide the terms, and provide insurance coverage in said amounts, as set forth in **Exhibit D**.

10.2 All insurance and bonds shall name the Charter County of Wayne and the City as insured or beneficiary.

11. HOLD HARMLESS

11.01 City agrees to remain responsible for its own negligence, or tortious acts, errors, or omissions, and the acts, errors, or omissions of any of its employees, contractors, subcontractors, consultants, or agents. It is agreed that the County is merely acting as a funding source for the Project and that any negligence, or tortious acts, errors, or omissions on the part of the County shall only arise out of providing these funds or processing reimbursement requests made by City as submitted pursuant to Section 5.04.

11.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the County or City or any of their agencies, or employees, as provided by statute or modified by court decisions.

12. LIABILITY

12.01 The County does not assume and is not responsible for, payment of any debt service, lien, or encumbrance, including, but not limited to, mortgage, promissory note, land contract, or other obligation, incurred prior to the signing or during the term of this Agreement.

12.02 This Agreement is not intended to create beneficial rights in any third party other than the Wayne County Commission. This Agreement is entered into for the sole benefit of the parties to this Agreement.

13. ENVIRONMENTAL MATTERS

13.01 City warrants to the County that City will not use Hazardous Materials (as defined in Section 13.06) at any Site in violation of any governmental regulation pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials.

13.02 City warrants that it is not in violation of governmental regulations pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials at any Site, and, to the best of City's knowledge, there have been no actions commenced or threatened by any party for noncompliance which affects a Site.

13.03 City will keep each Site free of Hazardous Materials except to the extent that the Hazardous Materials are stored or used in compliance with applicable local, state and federal

regulations. City must not cause or permit any Site to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with governmental regulations. City shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of City, any tenant, subtenant or occupant, the release, spill, leak or emission of Hazardous Materials at any Site or onto any other contiguous property.

13.04 Prior to commencing the Project, City must conduct and complete or cause to be conducted and completed an investigation, including a comprehensive environmental audit, studies, sampling, and testing, as the County deems necessary. A copy of any environmental audit, study, sampling or testing shall be provided to the County within ten (10) working days of City's receipt of such audit, study, sampling or testing. If the audit reveals the existence of any Hazardous Material at any Site, City shall immediately disclose the findings to the County. If the County decides to proceed with the Project, City shall do or cause to be done all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials on, under, from or affecting the Site as required by all applicable governmental regulations, to the satisfaction of the County, and according to all federal, state and local governmental authorities. Any audit conducted by the County is solely for the benefit, protection, and interest of the County. City or any third party cannot rely upon the audit conducted by the County for any purpose.

13.05 It is agreed that the County is merely acting as a funding source for the Project and that the County shall only be responsible for providing these funds and processing reimbursement requests made by City as submitted pursuant to Section 5.04. Therefore, the County shall not be responsible for any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including attorney and consultant fees, investigation and laboratory fees, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to:

- A. The presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from or affecting the Site or the soil, water, vegetation, buildings, personal property, persons or animals;
- B. Any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to Hazardous Materials at a Site;
- C. Any lawsuit brought or threatened, settlement reached or government order relating to the Hazardous Materials with respect to a Site;
- D. Any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of any mortgage, which are based on or related to the Hazardous Materials used at a Site;
- E. This section applies to the presence, disposal, release, leakage, or threatened release of any Hazardous Materials prior to the effective date of this Agreement.

13.06 Hazardous Material means any material or substance:

- A. Which is or becomes defined as a hazardous substance, pollutant, or contaminant pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) and any amendments thereto and regulations pursuant thereto;

- B. Containing gasoline, oil, diesel, fuel, or other petroleum products;
- C. Which is or becomes defined as hazardous waste pursuant to the Resource Conservation and Recovery Act (42 U.S.C. 6901 et. seq.) and any amendments thereto and regulations pursuant thereto;
- D. Containing polychlorinated biphenyl;
- E. Containing asbestos;
- F. Which is radioactive;
- G. The presence of which requires investigation or remediation under any governmental regulation; or
- H. Which is or becomes defined as a hazardous waste, hazardous substance, pollutant, contaminant, or biologically hazardous material under any governmental regulation.

14. COMPLIANCE WITH LAWS

14.01 Each party must comply with and must require its employees to comply with all applicable laws and regulations.

14.02 City must construct and develop the Project or cause the Project to be constructed and developed according to applicable local, state and federal laws.

15. AMENDMENTS

15.01 No amendment to this Agreement is effective unless it references this Agreement, is written and signed by duly authorized representatives of both parties and approved by resolutions adopted by the Livonia City Council and the Wayne County Commission.

16. NONDISCRIMINATION PRACTICES

16.01 City shall require that all contractors, subcontractors, consultants and agents retained to perform work related to this Agreement comply with:

- A. Titles VI and VII of the Civil Rights Act (42 U.S.C. §§ 2000d et. seq.) and the United States Department of Justice Regulations (28 C.F.R. Part 42) issued pursuant to these Titles.
- B. The Age Discrimination Act of 1985 (42 U.S.C. §6101-07).
- C. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794).
- D. The Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et. seq.) and its associated regulations.
- E. The Elliot-Larson Civil Rights Act (P.A. 1976 No. 453)
- F. The Persons With Disabilities Civil Rights Act (P.A. 1976 No. 220).
- G. The anti-discrimination provisions as required by Section 120-192 of the Wayne County Code of Ordinances.

16.02 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not:

- A. Refuse to recruit, hire, employ, promote or to bar or discharge from employment an individual, or discriminate against an individual in compensation, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.
- B. Limit, segregate, or classify an employee or applicant for employment in a way which deprives or tends to deprive any individual of employment opportunities or otherwise adversely affects the employment status of an employee because of race, color, creed, national origin, age, marital status, handicap, sex, familial status, height or weight.
- C. Print or publish or cause to be printed or published a notice, application, or advertisement relating to employment indicating a preference, limitation, specification, or discrimination based upon race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.
- D. Except as permitted by rules and regulations promulgated pursuant to Section 120-192 of the Wayne County Code of Ordinances, or applicable state or federal law, make or use a written or oral inquiry or form of application that elicits or attempts to solicit information concerning the race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight, of prospective employees. City also shall not make or keep a record of that information or disclose such information.
- E. Make or use a written or oral inquiry or form of application that expresses a preference, limitation or specification based on religion, race, color, creed, national origin, age, height, weight, marital status, handicap, or sex.

16.03 City agrees that it will notify all of its contractors, subcontractors, consultants, or agents of their obligations relative to non-discrimination under this Agreement when soliciting the contractor, subcontractor, consultant, or agent. City will include the provisions of this Article in any contract, as well as provide the County with a copy of any agreement with a contractor, subcontractor, consultant, or agent completing work related to this Agreement.

16.04 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Agreement, with respect to hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight. This Section does not apply if it is determined by the County Division of Human Relations that the requirements are bona fide occupational qualifications reasonably necessary to perform the duties required for employment. The burden of proof that the occupational qualifications are bona fide is upon City.

16.05 Breach of any of the covenants in this Article may be regarded as a material breach of this Agreement.

16.06 City acknowledges the right of the County Director of Human Relations to sue to enforce the provisions in this Article.

16.07 If City or any of its contractors, subcontractors, consultants, or agents does not comply with the non-discrimination provisions of this Agreement, the County may impose sanctions, as it determines to be appropriate, including but not limited to the cancellation, termination or suspension of this Agreement, in whole or in part.

16.08 In the event that City is or becomes subject to federal or state law which conflicts with the requirements of Section 120-192 of the Wayne County Code of Ordinances, the provisions of federal or state law shall apply and this Agreement shall be interpreted and enforced accordingly. In accordance with the Elliot-Larson Civil Rights Act, P.A. 1976 No. 453, as amended, MCL 37.2101 *et seq.*, City covenants not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment because of race, color, religion, national origin, age, sex, weight, height, or marital status, and to require a similar covenant on the part of any contractor, subcontractor, consultant, or agent employed in the performance of this Agreement.

17. ETHICS IN CONTRACTING

17.01 City and all of its contractors must comply with Article 12 of Chapter 120 of the Wayne County Code of Ordinances governing "Ethics in Public Contracting" or any similarly existing City ordinances.

18. NOTICES

18.01 All notices, consents, approvals, requests and other communications ("Notices") required or permitted under this Agreement must be given in writing and mailed by first-class mail and addressed as follows:

If to City:
Department of Parks and Recreation
City of Livonia
15100 Hubbard
Livonia, Michigan 48154

If to the County:
Director of Parks
Wayne County Parks
33175 Ann Arbor Trail
Westland, Michigan 48185
and
Director
Wayne County Department of Public Services
400 Monroe, Suite 300
Detroit, Michigan 48226

18.02 All notices are deemed given on the day of mailing. Either party to this Agreement may change its address for the receipt of notices at any time by giving notice to the other as provided. Any notice given by a party must be signed by an authorized representative of such party.

18.03 Termination notices, change of address notices, and other notices of a legal nature, are an exception and must be sent by registered or certified mail, postage prepaid, return receipt requested.

19. WAIVER OF ANY BREACH

19.01 No failure by a party to insist upon the strict performance of any term of this Agreement or to exercise any term after a breach constitutes a waiver of any breach of term. No

waiver of any breach affects or alters this Agreement, but every term of this Agreement remains effective with respect to any other then existing or subsequent breach.

20. SEVERABILITY OF PROVISIONS

20.01 If any provision of this Agreement or the application to any person or circumstance is, to any extent, judicially determined to be invalid or unenforceable, the remainder of this Agreement, or the application of the provision to persons or circumstances other than those as to which it is invalid or unenforceable, is not affected and is enforceable.

21. MERGER CLAUSE

21.01 This Agreement, including the Exhibits contains the entire agreement between the parties and all prior negotiations and agreements are merged in this document. Neither party has made any representations except those expressly set forth in this Agreement. No rights or remedies are, or will be acquired by either party by implication or otherwise unless set forth herein.

21.02 This Agreement may be executed in counterparts, each of which will be deemed an original but all of which together will constitute one agreement.

22. JURISDICTION AND LAW

22.01 This Agreement, and all actions arising from it, must be governed by, subject to, and construed according to the laws of the State of Michigan. Each party consents to the personal jurisdiction of any competent court in Wayne County, Michigan, for any action arising out of this Agreement. Each party will not commence any action against the other because of any matter arising out of this Agreement, in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction is in the United States District Court for the Eastern District of Michigan, Southern Division, the Court of Claims, the Michigan Supreme Court or the Michigan Court of Appeals.

23. MISCELLANEOUS

23.01 It is mutually understood and agreed that neither of the parties hereto shall be held responsible for damages occasioned by delay or failure to perform where due to fire, strike, flood, acts of God, unavailability of labor, material, legal acts of public authorities, or delays caused by public carriers or third person (including contractors or subcontractors) which cannot reasonably be foreseen or provided against.

23.02 The parties agree that upon termination of this Agreement, the following sections shall survive termination and shall remain in full force and effect: 5.02; 11; 12; 13; 14 and 22.

23.03 The term "County" includes the Charter County of Wayne and all other associated, affiliated, or subsidiary departments or divisions now existing or to be created, their agents, and employees.

23.04 This Agreement must not be construed as a waiver of any governmental immunity by the County or City, or any of their agencies, or employees, has as provided by statute or modified by court decisions.

23.05 The headings of the articles in this Agreement are for convenience only and must not be used to construe or interpret the scope or intent of this Agreement or in any way affect this Agreement.

24. AUTHORIZATION AND CAPABILITY

24.01 This Agreement has been approved, as evidenced by the attached Resolutions adopted by the Livonia City Council and the County Commission. Copies of such resolutions shall be attached to this Agreement.

24.02 Each party warrants that the person signing this Agreement is authorized to sign on behalf of its principal and is empowered to bind its principal to this Agreement.

25. SIGNATURE

25.01 The County and City, by their authorized officers and representatives have executed this Agreement as of the dates written below.

[SIGNATURES ON THE FOLLOWING PAGES]

DocuSign Envelope ID: 29DA2D12-6486-4AA4-8957-79BFCD45B0F0

City of Livonia

Jack E. Kirksey Recreation Center

County Commission approved
and execution authorized by Resolution

No. 2024-574
Date: 8/15/24

DocuSigned by:

CHARTER COUNTY OF WAYNE

By: Brian Manning for

Warren C. Evans

Its: County Executive

Date: 8/20/2024 | 10:27:11 AM EDT

City of Livonia

Jack E. Kirksey Recreation Center

Livonia City Council approved
and execution authorized by Resolution

No. 169-24 Date: May 20, 2024

CITY OF LIVONIA

By: *Maureen Miller Brosnan*

Maureen Miller Brosnan

Its: Mayor

Date: _____

DocuSigned by:

Debra Lichtenberg

Debra Lichtenberg, Finance Director

DocuSigned by:

Lori L. Miller

Lori L. Miller, City Clerk

DocuSigned by:

Michael Fisher

Michael Fisher, Assistant City Attorney

Exhibit A - Legal Descriptions

Docusign Envelope ID: 933D4C7B-A233-4D6A-B1E0-1D0006D0A0B9

RECEIVED
OFFICE OF THE CITY CLERK
01 AUG -1 PM 3:57

DEPARTMENTAL CORRESPONDENCE

August 1, 2001

TO: Joan McCotter, City Clerk

FROM: Michael E. Fisher, Assistant City Attorney *M. Fisher*

SUBJECT: Quit Claim Deed to the Municipal Building Authority
Recreation Facility
Part of Tax Id 46-085-02-0001-000 - Section 22
Council Resolution 685-00

Please find attached for your files the original recorded Quit Claim Deed for the above-referenced parcel.

W01006044 JAN 17 2001

Liber-33081 Page-813
201037542 1/17/2001
Bernard J. Youngblood, Wayne Co. Register of Deeds

FIRST CENTENNIAL TITLE, INC.

Muse

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF LIVONIA, a Michigan municipal corporation, whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, Quit Claims to the MUNICIPAL BUILDING AUTHORITY OF LIVONIA, a Michigan public body corporate, established pursuant to Act 31 of the Public Acts of Michigan, 1948, whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, the following described premises situated in the City of Livonia, County of Wayne and State of Michigan, to wit:

Lots 27 to 52, inclusive, except the North 35 feet thereof, also Lots 53 to 182, inclusive, also all adjacent vacated streets and alleys, of "Livonia Park Subdivision" of N.W. 1/4 of N.E. 1/4 of Section 22, T. 1 S., R. 9 E., Livonia Twp., (now City of Livonia), Wayne County, Michigan. As recorded in Liber 51, Page 92, W.C.R. More particularly described as beginning at the intersection of the East line of Hubbard Ave., (86 feet wide) with the South line of Five Mile Road (as widened) Distant South 00 degrees 01 minutes 50 seconds East 88.00 feet and South 89 degrees 45 minutes 00 seconds East 43.00 feet from the North 1/4 corner of Section 22, T. 1 S., R. 9 E., and proceeding thence South 89 degrees 45 minutes 00 seconds East 621.55 feet, along the South line of Five Mile Road (as widened); thence South 00 degrees 09 minutes 29 seconds East 1199.18 feet; thence North 89 degrees 19 minutes 58 seconds West (recorded as North 89 degrees 20 minutes 00 seconds West) 625.53 feet along the North line of Jamison Avenue (60 feet wide); thence North 00 degrees 01 minutes 50 seconds East (recorded as North) 1194.60 feet along the East line of Hubbard Ave., (86 feet wide) to the point of beginning. Containing 17.13 acres. Subject to easements of record. (Recreation facility)

for the full consideration of One and 00/100 Dollar (\$1.00).

Dated this 26th day of September, 2000.

Signed in the Presence of:

Signed:

CITY OF LIVONIA, a Michigan municipal corporation

Gail M. Karczynski
Gail M. Karczynski

By: Jack E. Kirksey
Jack E. Kirksey, Mayor

Janice M. Van Raemdonck
Janice M. Van Raemdonck

By: Joan McCotter
Joan McCotter, Secretary

In the STATE OF MICHIGAN)

COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 26th day of September 2000, by Jack E. Kirksey and Joan McCotter, Mayor and City Clerk, respectively, of the City of Livonia, a Michigan municipal corporation.

JENNIFER E. DOYLE
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Mar 23, 2004

Jennifer E. Doyle
Notary Public, Wayne County, Michigan

My commission expires:

Instrument drafted by and return to Michael E. Fisher, 33000 Civic Center Drive, Livonia, Michigan 48154.

Recording Fee

Tax Parcel No. 46-085-02-0001-000

Exempt under MCL §207.505(a) and 207.526(a)

deed/executed/2000 Rec center to bid auth

APPROVED AS TO FORM

DEPARTMENT OF LAW

By: Michael E. Fisher
DATE: 9/20/2000

NO REV

QED 1Pg S

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
SEPTEMBER 13, 2000**

CR 685-00 RESOLVED, that having considered a communication from the Department of Law, dated August 23, 2000, approved for submission by the Mayor, which submits a Quit Claim Deed conveying certain City-owned property in connection with the issuance of the \$3,000,000 Municipal Building Authority of Livonia 2000 Building Authority Bonds, such City-owned property being more fully described as follows:

Lots 27 to 52, inclusive, except the North 35 feet thereof, also Lots 53 to 182, inclusive, also all adjacent vacated streets and alleys, of "Livonia Park Subdivision" of N.W. 1/4 of N.E. 1/4 of Section 22, T. 1 S., R. 9 E., Livonia Twp., (now City of Livonia), Wayne County, Michigan. As recorded in Liber 51, Page 92, W.C.R. More particularly described as beginning at the intersection of the East line of Hubbard Ave., (86 feet wide) with the South line of Five Mile Road (as widened) Distant South 00 degrees 01 minutes 50 seconds East 88.00 feet and South 89 degrees 45 minutes 00 seconds East 43.00 feet from the North 1/4 corner of Section 22, T. 1 S., R. 9 E., and proceeding thence South 89 degrees 45 minutes 00 seconds East 621.55 feet, along the South line of Five Mile Road (as widened); thence South 00 degrees 09 minutes 29 seconds East 1199.18 feet; thence North 89 degrees 19 minutes 58 seconds West (recorded as North 89 degrees 20 minutes 00 seconds West) 625.53 feet along the North line of Jamison Avenue (60 feet wide); thence North 00 degrees 01 minutes 50 seconds East (recorded as North) 1194.60 feet along the East line of Hubbard Ave., (86 feet wide) to the point of beginning. Containing 17.13 acres. Subject to easements of record. Tax Parcel No. 46-085-02-0001-000 (**Recreation facility**)

the Council does hereby authorize the Mayor and City Clerk for and on behalf of the City of Livonia to execute such Quit Claim Deed to the Municipal Building Authority of Livonia, as well as any other documents as may be necessary or incidental to fulfill the purpose of this resolution; and the Department of Law is hereby requested to prepare and place in proper form such legal documents as may be necessary to consummate this transaction; and the City Clerk is hereby requested to have the same recorded in the office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

Exhibit B - Project Descriptions

DocuSign Envelope ID: 535D4C7D-A233-4D0A-B1E0-1D00000D0A0D3

DEPARTMENT OF PARKS & RECREATION

PARKS AND RECREATION COMMISSION

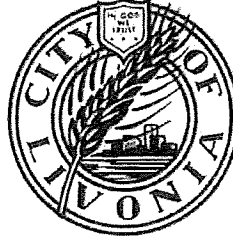
MARK JOHNSON
CHAIRPERSON

PAUL CONDON
KATHERINE JOLLY
CATHY KEVRA
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
(734) 466-2410 RECREATION DIVISION
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT



February 12, 2024

Ms. Alicia Bradford
Director, Wayne County Parks Division
33175 Ann Arbor Trail
Westland, Michigan 48185

Re: Millage Funding Request for 2023-24 Fiscal Year

Dear Ms. Bradford,

The City of Livonia proposes a new playground on the Jack E. Kirksey Recreation Center grounds for District 9. The City of Livonia wants to add an outdoor playground to the Jack E. Kirksey Recreation Center site.

The site currently boasts over 800,000 visits per year and the addition of outdoor amenities is at the top of our survey of proposed additions. The proposed addition will hit one of our most popular destinations and provide a no-cost attraction to the site.

This project will ensure that the arena continues to serve the community for the next fifty years.

The goal of these projects is to create safe, dramatic, and fitting atmospheres while also increasing the practical use, accessibility, and safety of the facilities.

If approved, work will be completed by Fall 2025.

The total budget plan is approximately \$300,000, with \$100,430 budgeted for 2023/24 Wayne County funds and the remainder coming from Livonia parks and recreation millage funds.

Thank you again for considering this project for Wayne County Parks Millage funding. Please let me know if you need any further information regarding this request.

Sincerely,

Edward Davis
Superintendent

Attachments

City of Livonia
Wayne County Parks Grant Application (District 9)
2024 Livonia Parks Improvement

Detailed description of the project:

The City of Livonia requests funding to add outdoor amenities at the Jack E. Kirksey Recreation Center.

These improvements would include the following:
Addition of playground on site.

Estimate of total cost:

The total cost is estimated to be \$300,000.00

Detail the County resources requested:

The City of Livonia is requesting the County reimburse for the project cost not exceeding \$100,430.00.

The project must be included in the requestor's capital improvement plan:

The proposed project is incorporated in the capital improvement plan.

Evidence that the requestor's portion of the financing is secured and available:

Upfront funding for the entire project will be provided by the City of Livonia from the Community Recreation Fund as approved by the Council.

Describe the impact the project will have on the Wayne County Parks System:

The City of Livonia proposes a Jack E. Kirksey Recreation Center project for District 9. The City of Livonia wants to add an outdoor playscape to the site. The site boasts over 800,000 visits annually and hosts summer camps and special events. The proposed addition will add another well-used and requested amenity to the overall site.

Analysis of the benefits to Wayne County residents:

Wayne County residents will have access to another safe, accessible environment to promote their health and wellness and gather with family and friends.

Describe the community that the project will impact:

Livonia may be characterized as a carefully and successfully planned community of residential, industrial, commercial, and civic development. The City has never had a central business district because of its former status as a township. However, despite unprecedented urban growth, we have successfully maintained its friendly hometown atmosphere.

Livonia Township was organized in 1835 with the same boundaries as today. Livonia was incorporated as a City on May 23, 1950.

The City, part of the Detroit urbanized area, forms a perfect 36 square mile area in the northwestern portion of Wayne County. Its boundaries are Inkster Road on the east, Eight Mile Road on the north, Eckles Road and Haggerty Road on the west, and Joy Road on the south.

Livonia enjoys unmatched accessibility. The City's strategic location offers easy east-west access via the Jeffries Expressway (I-96) and north-south transportation on the I-275 expressway. Major highways and interstates fan out in every direction, providing convenient drive times.

Concerning recreation planning, the City has long been recognized as progressive in its approach to acquiring, preserving, and promoting recreational areas and programs for both its existing and future residents. Over 1,389 acres of recreational open space exist within the City – well over the 10 acres per 1000 residents as recommended by parks and recreation experts.

Recreational opportunities in Livonia include one archery range; the Community Recreation Center; three 18-hole public golf courses; seven in-line skating courses; 10 sand volleyball courts; 28 tennis courts; 12 pickleball courts; six walking paths; two ice arenas with three sheets of ice (leased to a private operator); three outdoor swimming pools; 43 baseball diamonds; and 25 soccer fields. The parks also offer 17 picnic pavilions, play structures at 23 neighborhood parks for all ages, three fitness clusters, six miles of nature trails, and 11 designated nature preserve areas.

Legal Descriptions: See attached title search

EXHIBIT C: SIGNAGE SPECIFICATIONS



WAYNE COUNTY MEMORANDUM PARKS DIVISION

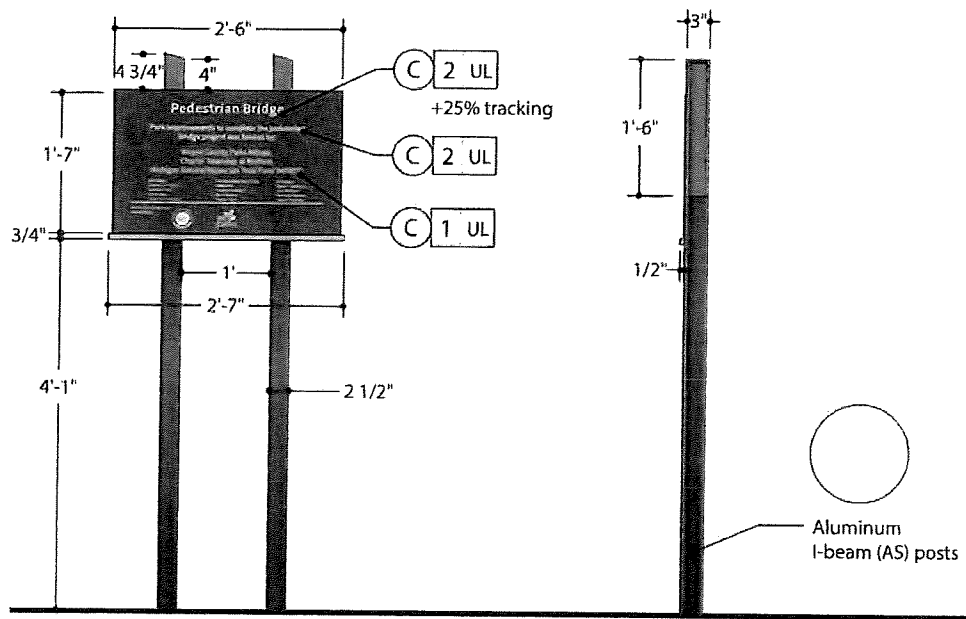
SIGN SPECIFICATIONS

Attached, please find sketch and samples of the sign layout that we are suggesting for all IGA Grant projects. The Specs are as follows:

All parks millage signs must include language that states, made possible through the Wayne County Parks millage in cooperation with *(place your municipality name here)*

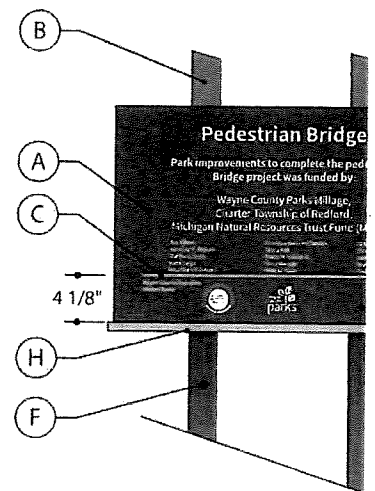
- Sign size 48' x 30' ¾' marine grade plywood or other composite material
- Sign is to be one sided, two sides is optional
- To be cut with "carriage" style top i.e. arched (optional)
- Color options are determined by the municipality
- Font should be traditional styles in Helveticas, Arial, Times New Roman
- Include County Logo (Blue-43 communities) County Executive and County Commissioners
- We suggest using 3M Reflective Adhesive water proof vinyl. Painting is optional
- Vertical post shall be 4x6 weather proof timbers routed on **4'** side to accommodate the sign, staining of posts optional
- Bury post a minimum of 42' into ground and backfill with dirt and compost, concrete footing is optional
- Bottom of sign shall be 2ft. minimum above grade
- Sign will be secured to post with flat head Galvanized wood screws (approx.# 10) 2 per post (min.)
- Proof to be provided of final design prior to fabrication and installation

We are flexible on fabrication and colors as long as it resembles the example attached. Any request to deviate from the signage should be directed to the Parks Director.



FRONT ELEVATION - C5
SCALE: 1/2" = 1'

SIDE ELEVATION - C5
SCALE: 1/2" = 1'



FACE DETAIL - C5
SCALE: 3/4" = 1'

Exhibit D: INSURANCE COVERAGES

City, at its expense, or any contractors, subcontractors, consultants or agents retained by City (each a "Contractor"), at their own expense, shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services by the Contractor, its agents, representatives or employees. Contractor shall maintain at least the following minimum coverage:

Commercial General Liability (CGL)

Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this Contract or the general aggregate limit shall be twice the required occurrence limit.

Umbrella or Excess Liability

Policy in an amount not less than \$1,000,000. Umbrella or excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the Contractor's general liability and to its automobile liability insurance and shall be written on an occurrence basis. The County, officials, employees and others as may be specified in any "Special Conditions" shall be named as an additional insured under this policy.

Automobile Liability

Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than \$1,000,000 per accident for bodily injury and property damage.

Workers' Compensation

Insurance as required by the State of Michigan, with Statutory limits, and employer's liability insurance with limits of no less than \$1,000,000 per accident for bodily injury or disease.

Professional Liability (if Design/Build)

Insurance appropriate to the Contractor's profession, with limits no less than \$3,000,000 per occurrence or claim, \$3,000,000 aggregate.

Builder's Risk (Course of Construction)

Insurance utilizing "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards)

Insurance with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

If the Contractor maintains higher limits than the minimum insurance coverage required as stated above in this Exhibit, the Contractor shall maintain the coverage for the higher insurance

limits for the duration of this Agreement.

Additional Insured Status

The County, its officers, officials, employees, volunteers, and others as may be specified in any "Special Conditions" shall be additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy shall state that coverage shall not be canceled, except with notice to the County.

Waiver of Subrogation

Contractor grants to the County a waiver of any right to subrogation which any insurer of the Contractor may acquire against the County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

All insurance must be effected under valid and enforceable policies, issued by recognized, responsible insurers qualified to conduct business in Michigan which are well-rated by national rating organizations. All companies providing the coverage required shall be licensed or approved by the Insurance Bureau of the State of Michigan and shall have a policyholder's service rating no lower than A:VII as listed in A.M. Best's Key Rating guide, current edition or interim report.

Claims-made Policies

If any of the required policies provide coverage on a claims-made basis:

1. The retroactive date must be shown and must be before the date of this Agreement or the date the Contractor starts to perform the services.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of this Agreement.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to this Agreement's effective date, the

Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work.

Verification of Coverage

Contractor shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Exhibit. The County shall receive and approve all certificates and endorsements before the Contractor begins providing services. Failure to obtain the required documents prior to commencement of services shall not waive the Contractor's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this Exhibit, at any time.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance satisfying all the stated requirements, and Contractor shall ensure that the County is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

The County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

➤ The Contractor must submit certificates evidencing the insurance to the County Risk Management Division at the time the Contractor executes an agreement with the City, and at least fifteen (15) days prior to the expiration dates of expiring policies.

Surety Bonds

The Contractor shall provide the following surety bonds: 1) bid bond; 2) performance bond; 3) payment bond; 4) maintenance bond. The payment bond and the performance bond shall be in a sum equal to the contract price. If the performance bond provides for a one year warranty a separate maintenance bond is not necessary. If the warranty period specified in the contract is for longer than one year a maintenance bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of Michigan and secured through an authorized agent with an office in Michigan.

OFFICE OF THE CITY CLERK
CITY OF LIVONIA

The undersigned, Lori L. Miller, City Clerk of the City of Livonia, does hereby certify that at a Regular Meeting of the Council of the City of Livonia held May 20, 2024 in the Auditorium of City Hall, 33000 Civic Center Drive, Livonia, at which time and place the following members of the Council were present: Scott Morgan, Laura Toy, Jim Jolly, Martha Ptashnik, Carrie Budzinski, Rob Donovic, and Brandon McCullough. Absent: None

The following resolution was made and adopted:

#169-24 RESOLVED, that having considered a communication from the Superintendent of Parks and Recreation, dated April 1, 2024, which bears the signatures of the Director of Finance and the City Attorney and is approved for submission by the Mayor, to which is attached an Intergovernmental Agreement between the County of Wayne and the City of Livonia in connection with utilizing grant funds in the amount of \$100,430.00 to be used to add a playground adjacent to the existing splash pad at the Jack E. Kirksey Recreation Center, with the City's participation estimated to be \$199,570.00. Projects will be completed with City funds and then reimbursed by the County. The total cost of the projects is projected to be \$300,000, with additional monies contributed from Account 208 Unexpended Fund Balance from the Parks and Recreation fund; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute the Intergovernmental Agreement in the manner and form herein submitted, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution; FURTHER, the Council does hereby authorize the grant funds to be deposited in Account No: 208-000-581-100 when received.

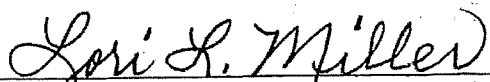
A roll call vote was taken on the foregoing resolutions with the following result:

AYES: Morgan, Toy, Jolly, Ptashnik, Budzinski, Donovic, and McCullough.

NAYS: None

The President declared the resolution adopted.

IN WITNESS WHEREOF, the undersigned has hereunto affixed her signature on this 20th day of May 2024.


Lori L. Miller, City Clerk City of Livonia, Wayne County, Michigan

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

10.

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

14. AWARD OF BID: Department of Parks and Recreation, re: Rotary Park Tennis Court Resurfacing, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, presented the item to Council. Mr. Davis indicated the usual lifespan of a tennis court is 5-7 years and it has been far more years for the courts at Rotary Park. Mr. Davis stated the improvements will be greatly appreciated by those who use the courts and there are sufficient funds in the budget for the project.

Councilmember Budzinski inquired if Mr. Davis could provide an update on the pavilion at Rotary Park. Mr. Davis indicated it has been a long back and forth process with the insurance carrier, which was finally settled in late November. The City has awarded architectural services to Hubbell, Roth & Clark for the design. A kick-off meeting was held on November 20th, with a walk through of the site involved. Both sides had some homework to complete. Mr. Davis indicated he was hopeful the design might be completed sometime before the end of March. Mr. Davis stated they would then go out to bid and perhaps be back before Council for approval in approximately May. Mr. Davis concluded he hoped to have a Fall reopening of Pavilion 1 and 2 at Rotary Park.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

14.

Parks and Recreation December 18, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: Rotary Park Tennis Court Resurfacing, from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation has taken bids for tennis court resurfacing at Rotary Park. The courts were reconstructed in 2019, and to ensure a quality playing surface, crack filling and resurfacing should occur every 5-6 years. This will prolong the courts' lifetime.

Specifications were prepared by Parks and Recreation and Finance Department staff, and bid specifications were placed on MITN. Three (3) bids were received and opened in the presence of the Bid Committee at 2 p.m. on December 17, 2024. The bid opening sheet is attached for the Council's review.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

We request that the City Council authorize the Mayor and City Clerk to execute a contract for \$69,900.00 with Laser Sport Surfacing, 9965 Lapham Way, Plymouth, MI 48170. The bid from Laser Sport Surfacing is attached.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

N/A

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

\$69,900

DETAILED WORK BEING PERFORMED

Tennis court resurfacing

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

Budgeted funds are available in account no. 101-759-971-000

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

Lowest bid received

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): N/A

ATTACHMENTS

1. S010625 LTC Rotary Tennis Courts
2. 2025 Rotary Tennis Courts

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: December 18, 2024



Debra Peck Lichtenberg, CPA, Finance Director

Date: December 18, 2024



Carter Fisher, City Attorney

Date: December 18, 2024



Maureen Miller Brosnan, Mayor

Date: December 20, 2024

BID OPENING
ROTARY PARK TENNIS COURT REPAIRS
12/17/2024

VENDOR NAME	Goddard Sport Surfaces	Laser Sport Surfacing
CITY/STATE	490 S. Opdyke Rd., Pontiac, MI 48431	9965 Lapham Way, Plymouth, MI 48170
LABOR COST	\$46,400	\$36,900
MATERIAL COST	\$38,500	\$33,000
TOTAL COST (REPAIR 6 TENNIS COURTS)	\$84,900	\$69,900

VENDOR NAME	PCC Sports	
CITY/STATE	600 SW Jefferson St., Lee's Summit, MS 64063	
LABOR COST	\$39,130	
MATERIAL COST	\$40,430	
TOTAL COST (REPAIR 6 TENNIS COURTS)	\$117,279	

CITY REPRESENTATIVES: **DORIS DEMARCO, DEPUTY CITY CLERK**
GUS KANDAH, PURCHASING MANAGER

PROPOSAL FORM
TENNIS COURT REPAIRS

LOCATED AT

ROTARY PARK
32300 Six Mile Rd.
Livonia, MI 48152

The undersigned, (name) MICHAEL LASER (company name) LASER SPORT SURFACING attests that he/she has visited the site and is familiar with all existing conditions of work hereinafter specified. He/She further agrees that he/she will enter a contract with the owner to furnish and pay for all labor, materials, supervision, insurance, and incidentals required to complete the work as specified. All work shall meet the current building code requirements, recognized by the City of Livonia, and shall conform to all codes and regulations of the local authorities. In addition, all work shall conform to specifications and other requirements provided in this "Proposal Form."

This proposal shall be irrevocable for a period of ninety (120) days from the date provided below. Furthermore, this proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.

Labor Cost	\$ <u>36,900.⁰⁰</u>
Material Cost	\$ <u>33,000.⁰⁰</u>
Total Cost (Repair (6) Tennis Courts)	\$ <u>69,900.⁰⁰</u>

2. This proposal shall be irrevocable for a period of ninety (120) days. This proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.

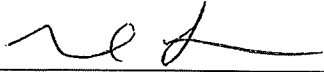
3. In submitting this bid, it is understood that the right is reserved by the Owner and City of Livonia to reject all bids. If written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned within 60 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form.

4. We agree to have work completed prior to May 31, 2025.

5. Attached hereto is an affidavit in proof that the undersigned has not entered any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which his/her proposal is submitted.

7. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

8. Contractor shall provide proof of insurance and license(s) to Owner.
9. Upon request by the Contractor, partial payment, not to exceed fifty percent (50%) of total project cost shall be made when fifty percent (50%) of the work is completed. The balance of project costs shall not be disbursed until the project is fully completed. And approved by the owner and the City of Livonia Inspection Department.



SIGNATURE/TITLE

Dated: 12/04/2024

LASER SPORT SURFACING

Company Name

313-779-8415

Phone Number

86-2000997

Employer Identification Number

YES

NO



Minority Business Enterprise

NON-COLLUSIVE
AFFIDAVIT

(Prime Bidder)

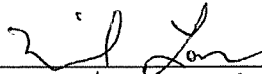
State of Michigan
County of Wayne ss.

MICHAEL LASER, being duly sworn, deposes and says:

That (s)he is PRESIDENT
(a partner or officer of the firm of, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Local Housing Commission, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

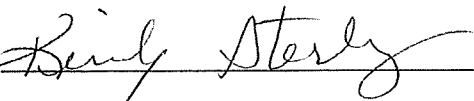
Signature
Name


michael LASER

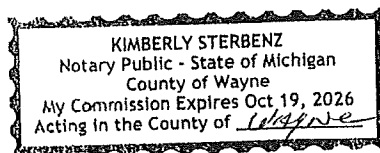
Signature of:

Bidder, if the bidder is an individual:
Partner, if the bidder is a partnership:
Officer, if the bidder is a corporation.

Subscribed and sworn to before me
this 6th day of December 2024.

Notary Public 

My Commission expires 10-19, 2026.



REFERENCES (Minimum of 3)

Reference #1

Organization Name CITY OF DEARBORN
Contact Name JOHN GOLICK
Telephone No. 313-671-1868
Address 16901 MICHIGAN AVE
Dates of Service SUMMER 2024
Services Provided RESURFACE MULTIPLE SPORT COURTS

Reference #2

Organization Name HIGHLAND TOWNSHIP
Contact Name RICK HAMEL
Telephone No. 248-787-4571
Address 205 N JOHN ST
Dates of Service SUMMER 2023
Services Provided SURFACE NEW SPORT COURTS,
RESURFACE EXISTING SPORT COURTS

Reference #3

Organization Name HIGHLAND LAKES
Contact Name JOE POMA
Telephone No. 248-349-4006
Address 20301 SILVER SPRING DR NORTHVILLE
Dates of Service SUMMER 2023 + 2024
Services Provided CRACKFILL AND RESURFACE SPORT COURTS

Laser Striping and Sport Surfacing

9965 Lapham Way
Plymouth, MI 48170

LASER SPORT SURFACING

Estimate

Date	Estimate #
12/6/2024	1859

info@laserstriping.com	313-779-8415	laserstriping.com
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Name / Address	Ship To
City of Livonia City Hall 33000 Civic Center Dr Livonia, MI 48154	Rotary Park 32300 Six Mile Rd Livonia, MI 48152

P.O. No.	Terms	Due Date	Rep	Project
Gus Kandah	Due on receipt	12/6/2024	ML	

Description	Qty	Rate	Total
Sport Surfacing: Crack fill and apply acrylic color coating system to existing 6 tennis courts on asphalt surface and stripe		69,900.00	69,900.00
Surface Prep: surface must be powerwash cleaned entirely of dust, dirt, debris, vegetation, mold, mildew and all loose materials.		0.00	0.00
Crack Filler: Riteway or alternate crackfill system for approx 1,930 LF Fill all cracks with 2-part polyurethane crackfill; Crack Magic; QualiCaulk; Acrylic Patch Binder Mix containing binder, cement and sand; or other suitable crack filler materials.		0.00	0.00
Low Spots: Level depressions or "bird baths" (1/8" or deeper) with Acrylic Patch Binder Mix containing binder, cement, and sand		0.00	0.00
Filler Coat(s): Apply one coat of textured Acrylic Resurfacer to the entire surface.		0.00	0.00
Textured Color Coats: Apply two coats of Acrylic ColorCoat to entire surface (Colors Customer Choice).		0.00	0.00
Game Lines: All lines are to be applied by painting between masking tape with a paintbrush or roller according to U.S.T.A. and A.S.B.A. specifications. Prime masked lines with Stripe Rite. Apply 1 coat of Textured White Line Paint with a brush or roller.		0.00	0.00

There will be no warranty on crackfill unless the Riteway System is installed. 2-year manufacturers warranty on the Riteway System. No warranty on cracks. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted and completed in a substantial workman like manner. With payments to be made upon completion of work. For the sum of the total amount. By signing, you agree to all terms of this Contract.

Total	\$69,900.00
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Signature _____

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, December 9, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on December 9, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Scott Morgan
Laura M. Toy

MEMBERS ABSENT: None

OTHERS PRESENT: Carter Fisher, City Attorney
Mark Taormina, Planning and Economic Development Director
Sara Kasproicz, Recording Secretary

The Public Hearing was called to order at 8:48 p.m. with Council President Brandon McCullough presiding. This item is requesting to consider adoption of a resolution approving a Brownfield Plan and tax increment financing for the 7 and Victor Project from Robertson Brothers Homes, for a planned general development consisting of 100 residential townhomes on the north side of Seven Mile Road, between Victor Parkway and Newburgh Road in the southeast $\frac{1}{4}$ of Section 6.

This item will be moved to the Regular Meeting of **January 15, 2025**.

The Public Hearing is now open. There were approximately 17 persons in the audience.

McCullough Mr. Taormina?

Taormina Thank you, Mr. President. This property has a long legal history. I won't go through all of the details, but it really commenced in 1997 when the city approved the consent judgment with Oakwood Health Systems. Oakwood had sued the city as part of the rezoning, the denied rezoning petition that resulted in the approval of an agreement or a consent judgment that allowed Oakwood to build a medical facility on this property. What you're looking at up here is how the site was divided according to that consent judgment. There were three main parcels, parcel A, parcel B, parcel C. We're going to be focusing primarily on parcel A. This is the site that the Council reviewed a year ago this month, when it approved a fourth amendment to the consent judgment that allows the owner of the property to develop this site with 100-unit townhouse project that looks like this, and we'll get into the plan more closely. Tonight's consideration is not about the plan, that still has to go through a formal review process with the Planning Commission. This is really to discuss the Brownfield so your

packet includes a Brownfield Plan. This plan describes the project, the Brownfield conditions that are on the site, and all the other required plan elements that are required by the statute. This site is eligible for a Brownfield, mainly because it's considered a facility, as that term is defined in the Michigan's Natural Resources and Environmental Protection Act. Soil testing, groundwater testing at two locations revealed the presence of arsenic and selenium. These are heavy metals, and this provides the basis for eligibility under the Brownfield statute. The plan, as I indicated, includes, really only parcel A. This was the site plan presented as part of that fourth amendment to the consent judgment showing 15 buildings. These buildings contain between four and eight units each. The unit sizes range from 1300 to 1600 square feet. The plan, as you can see, also shows some green space. There is a storm water detention basin that is provided along Seven Mile Road in the site southeast corner. This site also contains significant poor fill materials, which the applicant will discuss further, but this is a naturally occurring peat. The contaminated soils are part of this area, the petitioner is requesting Tax Increment Financing over an approximate 10-year period in order to reimburse for the cost of dealing with these constrained soils and contamination. The plan includes three main tables that you can refer to, but the first table breaks down all of the costs into three different categories. There are the EGLE eligible activities, the local-only activities, and then other costs. But the first category totals about \$75,200 and these are all pre-approved eligible activities. These are mostly soft costs related to environmental studies, due care, investigation as well as preparation of the Brownfield plan.

The local-only category is broken down into two major parts. One is environmental response activities. This would include removing, transporting and disposing and backfilling of all the contaminated materials. Then non-environmental activities. This is also referred to as the MSF eligible activities. MSF stands for Michigan Strategic Fund, but this includes all the various site preparation costs, mainly due to the poor soil conditions, and these constitute really the highest costs for this project. It includes installing deep footings, geo piers, upgrading the road details, exporting all of the unusable peat and fill material, importing clean fill material, and then some mass grading and land balancing activities. So, the subtotal of the environmental and non-environmental activity cost is about \$1.655 million. If you add the Egle eligible cost, a contingency of five of 15% another \$6,000 for planning implementation. This brings the total cost that the developers requesting to be reimbursed over this 10-year period to \$1.985 million.

The last category, other costs, really deals with the costs for administrating the Brownfield Plan and deposits into the local Site Remediation Revolving Fund, as well as the state Brownfield Revolving Fund, and this brings the total capture up to roughly \$3.5 million but remember, it's really that \$1.9 million that the developer is getting reimbursed the other dollars. A portion of it's going to the state for its

Revolving Fund. The other part is going to our local Site Remediation Revolving Fund, which we can use. We, being the Brownfield Authority, can use at its discretion on Brownfield related projects that they choose in the future. So, we all know how Tax Increment Financing operates, but just to go over very quickly, we set the base value according to the current preconstruction taxable value. In this case, that value as it stands now, is \$536,000 roughly. Then the site is developed and the taxable value increases. In this case, it's estimated to increase to approximately seven and a half million dollars. All of that incremental value, all that is captured as part of the TIF and is used to go into these various funds. Number one, reimburse the developer. Then secondly, to go into to pay the administrative costs, pay the State Brownfield Fund, and then eventually the MSRF. There's a number of assumptions that are that are built into this, like 1% annual growth. There are also other issues, the Zoo Authority and the Art Institute and school debt are not captured. So, we're looking primarily at local tax capture, with some of these other taxing authorities being exempt by state law. So, there's another table, table two, that gives you the yearly estimates of the property's taxable value and how much is captured at each year. And then table three, which itemizes the annual Brownfield Plan reimbursements, and this really goes into detail, instead of how much money is distributed for each year of the plan. When you get to the end of that plan after 10 years, and the projection is that they would be paid in full for all of their eligible costs, Then it's the ensuing five years going out to 2036, or 2042, that all the money captured at that point goes into the revolving fund, our the city's revolving fund, and we've done that on not all of the active Brownfield projects, but I think four of the five active projects have that same process built in. So, the other part of this is the development and reimbursement agreement. This is the agreement that we rely on moving forward in terms of what the developers' obligations are, what the city's obligations are in terms of reimbursement. They have to submit to us all of the costs. It also memorializes the agreement in terms of how much of the capture goes for administrative costs and some of these other things. And it also deals with adjustments, whether or not there's tax appeals and all these other things. So, we have that has been reviewed by the Law Department. It also spells out the number of years. So, the Brownfield Authority reviewed this meeting a few weeks back and is recommending approval with the stipulation that the term of the reimbursement to the developer and after 10 years and whether or not they get reimbursed for the \$1.9 million that will really be determined based on the overall value of the project when it is completed and some of these other factors. But they wanted a hard cutoff date on the reimbursement, and then the additional five years of capture beyond that, and they also set that limit at \$1.985 million. I hope that describes it, I'd be happy to answer any questions you may have at this time.

McCullough Councilmember Donovic.

Donovic Thanks, Mr. President, I appreciate it. Thanks, Mr. Taormina, when you talk about that number, 1.985, that's not-to-exceed, up-to, there is

technically speaking could be less because the costs were different. So, it could actually be 1.8 or cost contingency of 15% might not be there.

Taormina Yeah, and I brought that up. That is correct. It's all based on the actual costs that are provided to the city before any reimbursement even occurs. You're going to hear from the petitioner this evening that those costs could very well be lower as a result of some changes that they've recently enacted or in the process of enacting. So, I'll let them speak for that issue. But it could very well be that those costs are lower.

Donovic Okay, but for all intents and purposes today, throughout this process, this agenda item, we're looking at that 1.985 number, but 10 years from now, we might look back and it is less.

Taormina That's correct, and a good case in point is the Ashley capital Project at Amrhein and Eckles Road, where I can't quote the actual numbers, but I think it came in roughly 20% less than what their original projections were, based on some savings that they were able to build into the project with the filling material and some other similar engineering.

Donovic Yeah. No, it is exciting. This is the first residential one I've had the opportunity to look over. Usually, it's always been industrial, large commercial warehouses, whatnot, with lack of available housing nowadays, it's kind of exciting to look at the site. Can you go back to the slide where had the different parcels A, B and C? Mr. Taormina, thank you. So, right now we're looking at parcel A, but it's also my understanding, I know the petition will get to it parcel B, which abuts the residential, they're not touching, that they're gonna they're gonna own it, but they're not going to build on, they're just going to be building on parcel A, correct?

Taormina That's correct. Parcel B was required under the consent judgment to remain as open spaces, subject to an open space preservation agreement. There's also 100-foot buffer that runs along that north side of that property. It is allowed to be used for storm water management under the consent judgment. And I think the petitioners, well, I'll let them describe how that acquisition of parcel fee might not only benefit the surrounding area, but also their project.

Donovic Okay, thank you. And then you touched on my last question, Mr. Taormina, is about the right now that's evaluated at roughly \$500,000 and maybe this is better question for the petitioner later on. Do you know what that site pays in taxes? I guess right now, if it's valued right there?

Taormina I do not have that number.

Donovic You did mention that we suspect that would be worth 7.5 devaluation after it's completed. I was reading in the packet and talked about that we talked earlier.

- Taormina That's taxable value, that's not true cash value.
- Donovic So right now, the taxable value is roughly 500,000 if this project would go through, that taxable would be at least 7.5 and it presumably goes up and up?
- Taormina Correct.
- Donovic Okay, great. Thank you. Mr. Taormina, thanks. Mr. President, appreciate it.
- McCullough Thank you, Councilwoman Budzinski.
- Budzinski How many current Brownfield Projects does the city have going right now, or any sun-setting soon? I'm sorry, what other projects, how many other projects?
- Taormina There are five active projects right now, and I'm sorry I didn't hear the second.
- Budzinski Are any of them sunsetting soon?
- Taormina Yes, we have two that will be sunsetting in terms of the reimbursement. One will sunset completely, where there's not capture going to the revolving fund. The other one, the reimbursement period will end to the developer, but then we will get capture five more years of incremental taxes to go into the Development Fund, and that's the Livonia Marketplace Project. The other one I'm referring to is the commercial project at Middlebelt and Schoolcraft Road, Livonia Commons is what it's referred to.
- Budzinski And just for clarity's sake, this doesn't cost residents anything directly, correct? I mean, it's more taxable value and how the taxes are handled, and not a direct cost to the city's budget.
- Taormina It's not a direct cost to the city budget. It's money that would, otherwise, without the Brownfield, would go into to each of the taxing authorities. We estimate what that impact is on what the local taxes that would be generated. So, that's roughly about 24 ½% of taxes collected. So, if the total capture is roughly \$3.5M, the city contribution to that would be about \$870,000 and to the developer, about \$488,000 that would otherwise go to the city General Fund would go to the developer for reimbursement of this project. So about \$488,000. Those are just very rough numbers.
- McCullough Thank you. Anything else from Council? Before I go to the petitioner for a quick overview, and then I'll go to the audience if the audience has communication. Petitioner, would you like to just speak on some of these fun things that Mr. Taormina was....

Neubecker Darien Neubecker, President Robertson Holmes, 6905 Telegraph Road. I got Tom Wagner with ASDI, with me, he is supposed to be retiring but he loves Robertson so much. You know, just as an overview, I'm not going to spend a lot of time, Mark did a phenomenal job laying it on the table in terms of the site and why we're here today, I will mention we've been working on the site for about a year and a half now. We were in front of you about a year ago as it relates to a product type of concept of three-story townhouses as apartment homes, a something that's interested and welcoming to your community. And I think we got a pretty strong answer to what is welcome. We knew that we were going to deal with geotechnical challenges as well as environmental so once we got a sense that the product itself was, we spent probably a better part of the last year trying to understand the site itself. We've been out to the site three or four times, doing soil borings, doing physical test bits. We've dug 20 holes. I met neighbors on site while we were doing test pits, wanting to know what we were doing with the site and plan. And I think, you know, maybe the proposal before us was a much more intensive use. I think maybe four-story apartments and 200 some units. So, I think when they found out that it was three story townhouses, which are still in, I guess I would call it an appropriately dense project. But when they found out the three stories and that we weren't going to be building on the North side at that time. So that's just an overview of why you're here today. We were asking for your consideration for a Brownfield Plan to deal with some of the extraordinary costs that Tom is going to make you aware in the detail Mark also kind of summarized it. Generally speaking, the geotechnical situation on this site is very challenging. It's one of the reasons why a hard corner at Seven Mile and Victor is still not developed. just to kind of cut right to the chase. When 275 was built, whoever owned the site at that time, allowed people to dump 8, 10 feet of fill across the entire northern section of the site. So, things are very difficult to place townhouses so that they said, don't do this. So anyways, that's the environmental situation on the site. One thing that has changed since we were in front of you a year ago, we were fortunate enough to be able to gain site control over the entire northern parcel that Mark was referring to. So, the parcel map that Mark showed wasn't necessarily, doesn't follow the actual legal description of the property lines. We actually own all of parcel A, part of the eastern edge, I think of parcel C, and we are the acquired control over parcel B and the western edge of parcel C. That's the development. So, we are proposing, and there will be no development north of that drain. Basically, that kind of divides another site. The reason that we saw site control access is, I think it gives it the whole site now is our control, so there's going to be certainty to what's going to happen on the northeast side for the neighbors, for me as a city, I think the neighbors to the north, when they find out that that will be maintained, there's open space and perpetuity will be part of the subdivision plan for the apartments and with a master deed that cannot be modified in the future. The other reason that we obtained it is, you know, part of the, one of the biggest expensive components of the Brownfield Plan is actually the peat and some of the fill on the site. It cannot be used on the site, so it's got to be taken off site. I can't take that

peat or some of the fill that's unsuitable to another involvement site, and say here, you know, use this, use this peat, because it's unbillable. So, it ends up having to be taken, oftentimes, to a landfill. Taking soil to a landfill is incredibly expensive. So, one of our proposals, when we come back to money with the recycling soon, we're successful at this step, would it be proposed to create some sort of burdens and some undulations on that northern parcel with some of the peat in the clean fill. That'll save the developer money up front. It also saves the city and Livonia taxpayers money, because it reduced the estimated cost of the Brownfield, as I think was mentioned earlier. So, I think having a northern piece of it is important from a site plan. It gives certainty to the neighbors to the north. It also, I think, has the ability to hopefully, significantly diminish the extraordinary cost of the Brownfield. Mark, next slide. That's just an illustration of the piece that we picked up that will stay as open space, next slide. So, here is just one of the things we heard. Because we worked with Planning, we worked with staff, we worked with Council. There was a concern over the elevation. So those are all real live elevations that Robertson's built in various townhouses in East Michigan. So, I think I have a sense of what you're looking for. We are going to take the first step and say, This is what I think I'm hearing. And then listen to both Planning and Council, and we can make course corrections. We've actually had subcommittees for architecture. So, we we've done in a number of forms and fashions, in terms of delivering an elevation that's appropriate to the community. We'll do it here as well. Next slide Mark. So, this is just an example. I think you probably saw this a year ago. It's a 1300 square foot one car, private two-bedroom townhome, and a 16-hour square foot two car, private three bedroom. Next slide. I'm not going to go into the specifics of the project summary, because this is more site plan stuff. One thing I'll note that is, when we picked up the northern parcel, shame on us, but we didn't update the acreage in the open space. But the bottom line is, the site today as it stands as a little over 10 acres, we're going to develop on about the actual your open space is by your definition of Livonia. There's 67% open space because the entire northern parcels open. This four miles open, and there's three or four pocket parks that will build into the community that'll be active, recreational spots for the residents of the community themselves. Next slide, so I'm going to turn it over to Tom. He's going to give you the lowdown on the Brownfield, the challenges of the site. I'll be available for questions.

Wackerman Good evening. Tom Wackerman, ASTI Environmental, 10448 Citation in Brighton, you've already gotten a great overview of the Brownfield plan, so I'm not going to burden you with that. I just want to point out a couple of things. A lot of work has been done on this site. It started being investigated in 2013. When we got involved, we noticed in the Phase One that much of the site had been scraped and looked like it had been dug. So, we went out and did additional investigation. Investigations before that were for removal of 1000 gallons underground storage tank that had contaminated the soil. That was all done, that was closed when we came to the site, it appeared to us that something had gone on this property, as

mentioned earlier. It was a disposal area for fill material from 275, is what we think. We don't know, but that's what we think, given what we've seen on the site, given the date of the aerials, given what was going on in the area, it all seems to point to the same thing, which I'll show you about in a second. But this map here shows the density of testing that's been done on the property. Some of it has been test fit, some of it has been boring, some of it's been chemical, some of it has been physical. But the whole point was to see what was really going on out there. And the issue, of course, is whether you can build on it. Is it stable? That's the big challenge out here. It's not environmental. This is not a Dow Chemical problem or a McCullough Steel problem. It has its environmental challenges, but the real issue is buildability. So, a lot of this was designed to see what was going on with the soils. And of the third, I think, was 31 test pits. Only five had anything in it that was significant wood. Mostly people had put trees and brush in there. But because of that, we went out and did a subsequent investigation. And if you go to the next slide, please, I think it's the next one. This is a this is the old topography of the site. And if you follow the film material, it absolutely follows the old topography. So, it's clear that somebody came and dumped film material and leveled off the property. We went to three locations, the three locations that had the most material and then determined through environmental impasse in two of those locations, the two to the east. The easternmost we did find arsenic and selenium exceeding what's called the direct contact criteria, which meant it was unacceptable for residential so then in the next slide, please, we went out and took a look at the delineation of those impacts. And I think it would have we had to pretty well delineated. We have overestimated the amount of soil that has to come out. There may be some options now. Egle has changed its approach to contaminated film material, which I think is a good move. It makes it easier to show that contaminated film material, even though it may technically look like a problem, is not a problem. So, I think there's a number of things we're going to do with the total cost will come down to your question earlier. Next slide please. Or that might be the last one. Oh. And so the issue here is a morphology challenge, a challenge of film material, and you do this better than I do. So go for it.

Neubecker I thought you're going to take that one. So, one of the things I was asked in our process of trying to explain what we're dealing with out here was a basically a schematic to illustrate to you the challenge of the site and what we're proposing to solve and how that relates to Brownfield cost. So, what you see in front of you is basically, these are three story townhouses. They have garages on their rear, and they double load in the developer sense, which means you got a row of townhouses that everybody drives on to get into the unit, and then another row on the other side. So, you'll see right there, you'll see two sets of townhouses, and you'll see a road in the middle. So that road is the alleys that everybody drives through to get to their homes. And then the bottom line is, if you look at the site, on another half of the site, there's eight to 10 feet of fill, and then there's two to four feet of peat underlying that fill. So, if we were to build on it today, and we didn't do anything on the site, ultimately what would happen over a period

of time is the buildings themselves would ultimately shift and settle because they're sitting on soil material that's not going to support the weight of those buildings. So the way that you handle buildings in this type of the soil condition is you do what's called geo piers, which is basically you pound an aggregate stone into the ground, through a, basically through a hollow pier that you drive into the ground, and then you bang that aggregate down until it goes through the fill and it hits native soil, and then it hits a certain compaction point where it'll support the buildings, and you do those 10 feet on 10 so all the way around the building. So basically, if you were to rip away that fill and that peat on that site, you would see buildings sitting on stilts, essentially, and that's what's really supporting those buildings. They go through the unsuitable soils. So, the challenge on actually solving the situation from a building standpoint, it's relatively simple. It's a defined, tested approach national and we've used on multiple sites before we've had some air conditions like this. So, I've used it. It does work. I'm not worried about it. I know what it costs. The challenge you have is, what do you do with the road that's in between those two buildings? Because sometimes, if the soils are somewhat consistent, you could actually just put extra stone geo grid down, which spreads the weight, and the roads will support. What you don't want to do is have the roads drop. The roads drop your garage face then you suddenly don't have a gap to get into your garage, which obviously doesn't work. So here, because of the fact when we got out there and did test fits, which is why we did a lot of this work, the peat is so wet, there's no way we're going to do anything other than that road section and rip that entire time foot section up. So basically, our Brownfield Plan is on a basis of we are going to take that entire time foot, stretch a road up and north, remove all the soils, and then build the soils back up, which is kind of what you see there in that diagram, showing you where the peat is with a different color, and then the fill that go on top of it. So, the vast majority of the costs are the better part of the half million dollars to have geo peers, so that the buildings themselves will stay where they're supposed to stay, and then about another half to \$600,000 to actually remove a, what's about a 35-40-foot section. of sub grade for the roads, and then put those and then build it back up with the real time, and then continue to see the soft costs of all the investigation we've done today. So I'll hand it back Tom.

So, the entire point of the Brownfield plan is what Brownfield Plans were made to do, which is level the playing field, take extraordinary costs on the site and make it so it's the same cost as going on a Greenfield. There are two challenges here. One is getting the site ready for development so you can actually build on it, and one is getting rid of the environmental issues, so you don't have any issues associated with using it for residential and that's what we're asking. So, I'll stick around for any questions you may have.

McCullough Thank you. Council. I appreciate the thorough background. Councilmember Morgan.

- Morgan Yeah, I've reviewed the packet. Everything seems to be in order. I think that this is a great plan. I think you're doing the right thing. A lot of builders probably would try to cut costs and not do what they're supposed to do, and then this project would be sinking in the ground over time. So, I'd like to offer an approving on the Regular if there's no objection.
- McCullough So, we have approving Council. Do we have anything else? All right, no, so we've approving. I'll note that this item will be on Regular on Wednesday, January 15. Councilwoman Budzinski.
- Budzinski Do we have public comment?
- McCullough I just wanted to make sure the motions were there, are you guys good with your speeches? Yes, January 15, 7pm and we'll be rockin' and rollin' in 2025. Now I'm going to open it up to the audience for audience communication. Please note, even though there's a motion, more motions can be made at the Regular meeting as well.
- McNabb Hi. My name is Ralph McNabb, 36372 Fairway Drive. I kind of wish that this gentleman here would have gotten together with Sheetz, because Sheetz has \$1.5 million to tear on a bunch of dirt over at seven or at eight mile and Newburgh. You could just take that \$1.5 million and do a coordinated build on this thing. Put Sheetz in there, put some and if you look at the proposal with your land use. This is already zoned C-2 this is already the Corridor Commercial. And if you look at the Corridor Commercial in the Master Plan, it says Livonia's Corridor Commercial areas have historically been planned for vehicle access, typically providing front yard parking, restaurants, grocers, pharmacies, gas stations, personal services, vehicle sales and big box sales. And it has mixed development center as well. It's perfect for this spot. Get Sheetz and this gentleman together, let Sheetz pay the 1.5 million. Forget the tax increment financing. Get together. They got the money. Let them help you. That'd be a beautiful area. It's right by 275 this is what we're looking for. Somebody pull this together. Why do we need to pay him to do it? And Sheetz has got the money.
- McCullough This is the beautiful thing about private business.
- McNabb I understand, it's just that, you know, if you look at it, the traffic, they got their own traffic light there, you get in, you get out. Nobody's worrying about foot traffic. Nobody lives back in there. But it's, it's, it's sold. If you pull up the three areas, it's already C-2 so I don't know. Thank you very much.
- McCullough Thank you, Sir. Anything more from the audience? Seeing none.
- Donovic Mr. President, I have to point out that we did approve this amendment to the consent agenda agreement. We actually couldn't put a gas station

there, because we had to amend the original consent judgment to allow for residential so don't think we can actually put a gas station there.

McCullough With that, a motion to adjourn. Thank you.

As there were no further questions or comments, the Public Hearing was declared closed at 9:21 p.m.

**PUBLIC HEARING
DIRECTION**

Monday, December 9, 2024

Petition 2024-08-01-04 requesting to rezone the property at 37355 Eight Mile Road

DIRECTION:

1) APPROVING 2) DENYING 3) COW REGULAR

TO CONSIDER ADOPTION OF A RESOLUTION APPROVING A BROWNFIELD PLAN AND TAX INCREMENT FINANCING FOR THE 7 AND VICTOR PROJECT

DIRECTION:

1) APPROVING REGULAR

**THESE ITEMS ARE TO BE PLACED ON THE
AGENDA FOR THE REGULAR MEETING OF JANUARY 15, 2025**



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
November 18, 2024

MEETING DATE

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

TO CONSIDER ADOPTION OF A RESOLUTION APPROVING A BROWNFIELD PLAN AND TAX INCREMENT FINANCING FOR THE 7 AND VICTOR PROJECT: Robertson Brothers Homes, re: for a planned general development consisting of 100 residential townhomes on the north side of Seven Mile Road, between Victor Parkway and Newburgh Road in the southeast ¼ of Section 6.

BACKGROUND DETAILS

November 18, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Livonia Brownfield Redevelopment Authority – 7 Mile & Victor Parkway

Dear Council Members:

At the 29th Meeting held by the Livonia Brownfield Redevelopment Authority on November 12, 2024, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#15-2024 RESOLVED, That the Act 381 Brownfield Plan for the “7 and Victor Project” dated August 1, 2024, together with the proposed Development and Reimbursement Agreement between the City of Livonia Brownfield Redevelopment Authority (LBRA) and Robertson Brothers Company, seeking the use of Tax Increment Revenues for the development of the property at 37640 W. Seven Mile Road, as presented to the LBRA at its meeting of November 12, 2024, are hereby approved, subject to a maximum duration of 10 years of tax capture commencing in the year 2027 for reimbursement to the developer for eligible activities costs not to exceed \$1,985,199, and further subject to final approval by the Livonia City Council.

ATTACHMENTS

1. 2024-11-12_Robertson_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: November 18, 2024



Maureen Miller Brosnan, Mayor

Date: November 21, 2024

ITEM #9: CONSIDERATION OF A REQUEST BY ROBERTSON BROTHERS HOMES FOR APPROVAL OF A BROWNFIELD PLAN AND TAX INCREMENT FINANCING FOR THE “7 AND VICTOR PROJECT,” CONSISTING OF 100 RESIDENTIAL TOWNHOMES ON THE NORTH SIDE OF SEVEN MILE ROAD BETWEEN VICTOR PARKWAY AND NEWBURGH ROAD IN THE SOUTHEAST ¼ OF SECTION 6.

Introduction and History

This brownfield tax increment financing request involves developing a vacant parcel at the northeast corner of Seven Mile Road and Victor Parkway. The proposed project consists of 100 townhomes on 6.38 acres. Multifamily housing on the site is allowed under a consent judgment approved by the City Council on December 13, 2023.

The subject property has a long legal history, commencing in 1997 with the approval of a consent judgment between the City of Livonia and Oakwood Health Systems. The consent judgment divides the original 14-acre site into three (3) distinct parts. **Parcel A** is the site under consideration. It lies south of a drainage course that flows diagonally in a southeasterly direction across the middle of the original site. **Parcel B**, measuring about two (2) acres, is located north of the drainage creek at the west end of the original site. The consent judgment requires that Parcel B remain an open space and is the subject of an Open Space Preservation Agreement. **Parcel C** is mainly on the north side of the creek at the east end of the property. Originally, Parcel C was intended to be developed as multifamily housing; however, in 2006, the City Council amended the consent judgment (2nd Amendment to the Consent Judgment), allowing Talon-Livonia TLE, LLC to develop a child daycare facility. The consent judgment also provides a landscape buffer along the northern 100 feet of Parcel B and the westerly 280 feet of Parcel C.

All three (3) parcels were zoned R-U-F, Rural Urban Farm, and jointly owned in 1997 when the original consent judgment was approved. Oakwood Health Systems sued the city after being denied a request to rezone the property to PO, Professional Office, to develop a medical office and ambulatory care facility. The consent judgment allowed Oakwood to build a three-story, 50,000-square-foot medical office with parking for 320 cars on Parcel A. It also set forth the future use and development of Parcels B and C.

Oakwood never built the medical facility and sold Parcel A to S&N Development Company. In 2003, S&N amended the consent judgment (1st Amendment to the Consent Judgment) and received approval to construct a three-story, 100,000-square-foot general office building. S&N never developed the property and, in 2014, sold it to Etkin Equities (d/b/a Victor East, LLC). Etkin amended the consent judgment for a third time (3rd Amendment to the Consent Judgment) and obtained site plan approval to construct a one-story, 54,000-square-foot office research building. After years of unsuccessfully marketing the property for office use, Etkin partnered with DTN to propose developing Parcel A and portions of Parcels B and C for medium-high-density residential. In 2019, the City Council denied Etkin and DTN's request to rezone the property to R-8, High Rise Multiple Family Residential. More recently, in partnership with Etkin, Robertson Brothers Homes proposed lowering the density and building townhomes using only Parcel A. The 2023 amendment to the consent judgment (4th Amendment to the Consent Judgment) allows Parcel A to be developed as multifamily townhomes consistent with a conceptual site plan made part of the agreement.

LBRA MEETING – Tuesday, November 12, 2024
ITEM #8 7 and Victor Project – Robertson Brothers Homes

Brownfield Plan

The submitted Brownfield Plan describes the project, the brownfield conditions present on the site, and all other required plan elements under the Brownfield Redevelopment Financing Act. According to the Plan, the site is an eligible property as defined by Act 381, Section 2 because (a) the property was previously used for residential purposes and (b) the property is considered a “facility,” as that term is defined in Part 201 of Michigan’s Natural Resources and Environmental Protection Act (PA 451 of 1994).

Historical records show that the site was previously farmed and contained up to three (3) houses. In the mid-1970s, evidence of surface disturbance across a large portion of the site was believed to be from spoils deposition related to constructing the I-275 expressway. The construction spoils were probably used to fill the site’s low-lying areas, including areas of naturally occurring peat.

By the late 1990s, all the structures on the property had been removed, including a 1,000-gallon underground storage tank (UST), which was the subject of two (2) release incidents that were subsequently granted regulatory closure. The closure activities included soil remediation, followed by collecting samples that were analyzed for benzene, toluene, ethylbenzene, xylene (BTEX), and total lead. As part of a 2013 Phase II Environmental Site Assessment (ESA), additional soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons. The results showed that none of the targeted parameters were detected at concentrations exceeding laboratory detection limits.

In 2024, as part of the due diligence for the townhome project, ASTI conducted subsurface testing to determine the location and extent of fill and underlying peat. Testing of the soil and groundwater samples at two (2) locations revealed the presence of arsenic and selenium at levels exceeding the Michigan Department of Environment, Great Lakes, and Energy’s (EGLE) generic residential clean-up criteria for direct contact with fill soils. **The presence of these contaminants provides the basis for eligibility under the Brownfield statute.** Both metals were detected at various depths from soil borings taken in the north-central and northeast parts of the site.

The Brownfield Plan includes a single tax parcel (024-99-0016-007) located at 37640 W. Seven Mile Road (Parcel A in the Consent Judgment). The project involves building 100 rental townhouse-style residential units, associated parking, and landscaping. The concept site plan shows fifteen (15) buildings, each containing between four (4) and eight (8) apartment units. The townhome units will range in size from 1,300 to 1,600 square feet. A single access drive from Victor Parkway would serve the development. The plan also shows two (2) green space courtyards. Stormwater detention will be provided adjacent to Seven Mile Road in the site’s southeast corner. The plan encompasses areas of the site where the fill, naturally occurring peat, and the contaminated soils are located. Tax increment financing over an estimated ten-year period is proposed to reimburse the developer for addressing the construction constraints resulting from these items.

LBRA MEETING – Tuesday, November 12, 2024
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Table 1 of the Brownfield Plan provides the estimated costs of all eligible activities. It shows three (3) main categories of costs: 1) EGLE Eligible Activities, 2) Local Only Activities, and 3) Other Costs. The first category totals **\$75,200** and consists primarily of soft costs related to brownfield-related pre-approved eligible activities, including the Phase I and Phase II Environmental Studies, the Baseline Environmental Assessment, the Due Care Investigation, and the preparation of the Brownfield Plan. The Local Only is categorized as Environmental Response Activities and Non-Environmental Activities. The environmental response activities include removing, transporting, disposing, and backfilling the contaminated fill materials and soil characterization and verification sampling. The Non-Environmental Activities (also referred to as MSF Eligible Activities) are the various site preparation and construction costs, mainly due to the poor soil conditions, and represent the highest costs. They include installing the deep footings and geo-pier foundations, upgrading the road detail, exporting the unusable peat and fill material, importing clean fill, and mass grading/land balancing activities. The subtotal of the Environmental and Non-Environmental Eligible Activities Costs is \$1,655,651. Most of this, approximately \$1,460,300, are construction costs, with the two (2) largest being the geo-piers (\$450,000) and exporting the peat and unusable fill material (\$412,000). Adding the EGLE Eligible Activities Costs, a contingency of 15%, and \$6,000 for Brownfield/Work Plan implementation, the total of the Eligible Activities, which is the amount that would be reimbursed to the developer, is **\$1,985,199**. The final category, Other Costs, includes the Brownfield Authority's administrative costs and contributions to the Local Site Remediation Revolving Fund (LSRRF) State Brownfield Revolving Fund. The total estimated capture would be **\$3,536,976**.

Tax Increment Revenue (TIR) captured on the value of the real property above the established base value will be used to reimburse the Developer for the proposed \$1,985,199 in eligible costs. The Base Taxable Value is established according to the current pre-construction taxable value of the properties and totals **\$536,413**. As the site is developed and the taxable value of the property increases, the taxes paid on the incremental value above the base value are captured by the LBRA and mainly used to pay the project costs. By statute, a portion of the TIR collected (equal to 50% of the State Education Tax) goes to the State of Michigan Brownfield Revolving Fund. Additionally, the City typically negotiates a percentage allocation for administrative costs and deposits to the Local Site Remediation Revolving Fund (LSRRF).

Table 2 provides yearly estimates of the property's taxable value and the captured tax amounts for each taxing authority. The project would be completed by 2027, the first year of capture, with an estimated taxable value of approximately \$7.5 million. Another assumption built into the revenue projections is a 1% annual growth in the project's taxable value. Non-capturable millages include the Zoo Authority, Art Institute, and School Debt.

Table 3 itemizes the annual Brownfield Plan Reimbursements and estimates the total state and local incremental revenues collected yearly and how much goes to the Developer, the LBRA for administrative fees, the State Brownfield Redevelopment Fund, and the LSRRF. Tax incremental revenue allocation estimates are shown for the proposed duration of the Plan, which would be ten (10) years for full reimbursement of the eligible expenses to the developer and five (5) years of capture after that going to the LSRRF. The administrative fee would equal 10% of the annual local tax capture and total

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approximately \$350,000 after 15 years. The average yearly disbursement to the Developer would be about \$191,000. The year 2027 is shown as the first year of tax capture. 2036 would be the final year of distributions to the Developer, with an estimated reimbursement of \$1,909,999. Tax capture from the school district is limited to the plan's first year to cover the \$75,200 preapproved eligible activities costs.

Development and Reimbursement Agreement

The Development and Reimbursement Agreement outlines the obligations between the LBRA and the Developer, including the approximate reimbursement amounts, the duration and timing of the payments, and the distribution of funds to the LSRRF. It contains the following key terms and conditions:

- 1) Submission of Costs: The Developer must provide the City with detailed information on all brownfield eligible costs, including copies of invoices and proof of payment of the contractor and various subcontractors, engineers, and others who perform services for which the Developer seeks reimbursement.
- 2) Payments: The LBRA shall reimburse the Developer for eligible costs and brownfield plan costs up to a maximum of \$1,985,199. The payments include 90% of the TIR to the Developer and 10% for administrative fees and deposits to the LSRRF. For the five (5) years following the reimbursement of all eligible costs to the Developer, 100% of the TIR will be deposited to the LSRRF, but not beyond the Winter 2041 taxes. **(Note: Even though the Plan projects 2036 as the end date when the Developer would be fully reimbursed for all Eligible Costs and Brownfield Plan Costs, the proposed Agreement would allow up to five (5) more years of cost recovery to reach the maximum amount of \$1,985,199. As part of any approving resolution, the LBRA should consider the year the maximum reimbursement amount is reached, or 2036, whichever occurs first.**
- 3) Adjustments: The drafted Agreement does not limit the Developer's or any subsequent owners' or tenants' right to appeal tax assessments; however, if, due to an appeal of any tax assessment, the LBRA is required to reimburse any tax increment revenues to any tax levying unit of government, the LBRA may deduct the amount, including interest and penalties, from the amounts due and owing the Developer.
- 4) Term: The reimbursement obligation would commence with the Summer 2027 tax bill and terminate upon payment of all outstanding reimbursement requests, but no later than Winter 2041 (15 years total).

Draft Approving Resolution

RESOLVED that the Brownfield Plan for the "7 and Victor Project" dated August 1, 2024, and the submitted Development and Reimbursement Agreement between the City of Livonia Brownfield Redevelopment Authority and Robertson Brothers Company to use Local Tax Increment Revenues for development of the property at 37640 Seven Mile Road, as presented to the LBRA at its meeting of November 12, 2024, are hereby approved, subject to _____, and further subject to final approval by the Livonia City Council.

LBRA MEETING – Tuesday, November 12, 2024
ITEM #8 7 and Victor Project – Robertson Brothers Homes

KEY FACTS OF THE PROPOSED BROWNFIELD PLAN AND REIMBURSEMENT AGREEMENT

- Location: NE Corner of Seven Mile Road and Victor Parkway
- Developer/Owner: Etkin Equities and Robertson Brothers
- Property size: 6.38 acres.
- Proposed use: 100 Multifamily Residential Townhomes
- Estimated private investment: \$29,500,000
- Total Estimated Eligible Activities Costs for Developer: \$1,985,199
 - Environmental (EGLE) Activity Costs: \$75,200
 - Local Only Activity Costs: \$1,909,999
- Current Taxable Value/Initial Base Value: \$536,413
- Projected First Year Taxable Value after improvements: \$7,505,364
- 1st year increment: \$6,968,951
- City and other taxing authorities pay no interest
- Plan assumes a 1% annual increase in Taxable Value
- Capture applies only to Real Property. Personal Property not included.
- Tax Capture would commence Summer 2027 and end Winter 2041 (15 years total)
- Projected payback period for Developer's Eligible Costs: 10 years (2027-2036)
- Plan includes five (5) years of additional capture for LSRRF: (2037-2041)
- 10% of annual TIR would be used to pay Administrative Costs and go to LSRRF
- Total estimated admin fee and deposits to LSRRF: \$1,507,854

STATE TAX INCREMENTAL REVENUE

<i>State Tax Reimbursement to Developer</i>	<i>\$30,705</i>
State Brownfield Revolving Fund (3 mils of SET)	<u><i>\$43,923</i></u>
Total State TIR Collected	<i>\$74,628</i>

LOCAL TAX INCREMENTAL REVENUE

<i>Local Tax Reimbursement to Developer</i>	<i>\$1,954,494</i>
10% Administrative Fee/LSRRF	<i>\$349,305</i>
LSRRF (Last 5 Years of Plan)	<u><i>\$1,158,549</i></u>
Total Local TIR Collected	<i>\$3,462,348</i>

Total projected State and Local Capture	<i>\$3,536,976</i>
◦ City contribution (~24.6%)	<i>\$870,096</i>

<i>Total Estimated Reimbursement to the Developer</i>	<i>\$1,985,199</i>
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**CITY OF LIVONIA
7 AND VICTOR PROJECT
AUGUST 1, 2024**

Project Summary

Project Name:	7 and Victor Project
Project Location:	37640 W 7 Mile Road, Livonia, Michigan, consisting of one parcel (024-99-0016-007) of 6.38 acres (Figures 1 and 2):
Project Applicant:	Robertson Brothers Homes (the “Developer”)
Project Description:	This project is for new construction of approximately 100 rental townhouse style residential units in approximately fifteen new buildings (Figure 3). The townhouses will range from 1,300 to 1,600 square feet each and will target missing middle housing needs. The Project will also include 3.11 acres of open space (approximately 49% of the property area).
Estimated Total Investment:	\$29.5 million
Environmental Issues:	Between 1972 and 1976, there was a surface disturbance across most of the site that coincided with construction of the I-275 Freeway to the west. The purpose of the disturbance is unknown, but it may have been lowland filling with spoils from nearby freeway construction. A total of 33 test pits have been completed across the site, of which 5 identified fill material, consisting mostly of wood debris. The following was identified. • Impacts above residential direct contact criteria for arsenic and selenium were identified at two locations on the Property associated with fill soils. These impacts will require either removal or engineered controls to provide cover during site use. In addition to the environmental challenges, the biggest challenge is the soil conditions that include fill and natural peat requiring specialized footings or soil replacement to permit any type of construction.

Incentives Requested
Brownfield TIF:

The Developer is requesting capture of incremental local-only taxes, with the exception of pre-approved activities, for full reimbursement of eligible costs under Act 381 in the amount of \$1,985,199 as summarized below. A list of eligible costs is provided in Table 1. Reimbursement will require 10 years.

Local and School Tax Capture	\$	75,200
Local-Only Tax Capture	\$	1,909,999
Total Brownfield Plan Capture	\$	1,985,199

Table 1
Eligible Activity Cost Estimates

EGLE Eligible Activities Costs		Completion Season/Year
Environmental Eligible Activities	Cost	
<i>Pre-Approved Activities</i>		
Phase I/II/BEA/Environmental Due Diligence	\$ 42,500	Completed
Additional Due Care Investigation/Due Care Plan	\$ 17,200	Summer 2024
Brownfield Plan Preparation	\$ 15,500	Completed
<i>Subtotal Pre-Approved Activities</i>	<i>\$ 75,200</i>	
Contingency (15%) not including Pre-Approved Activities	\$ -	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ -	
Environmental Eligible Activities Total	\$ 75,200	

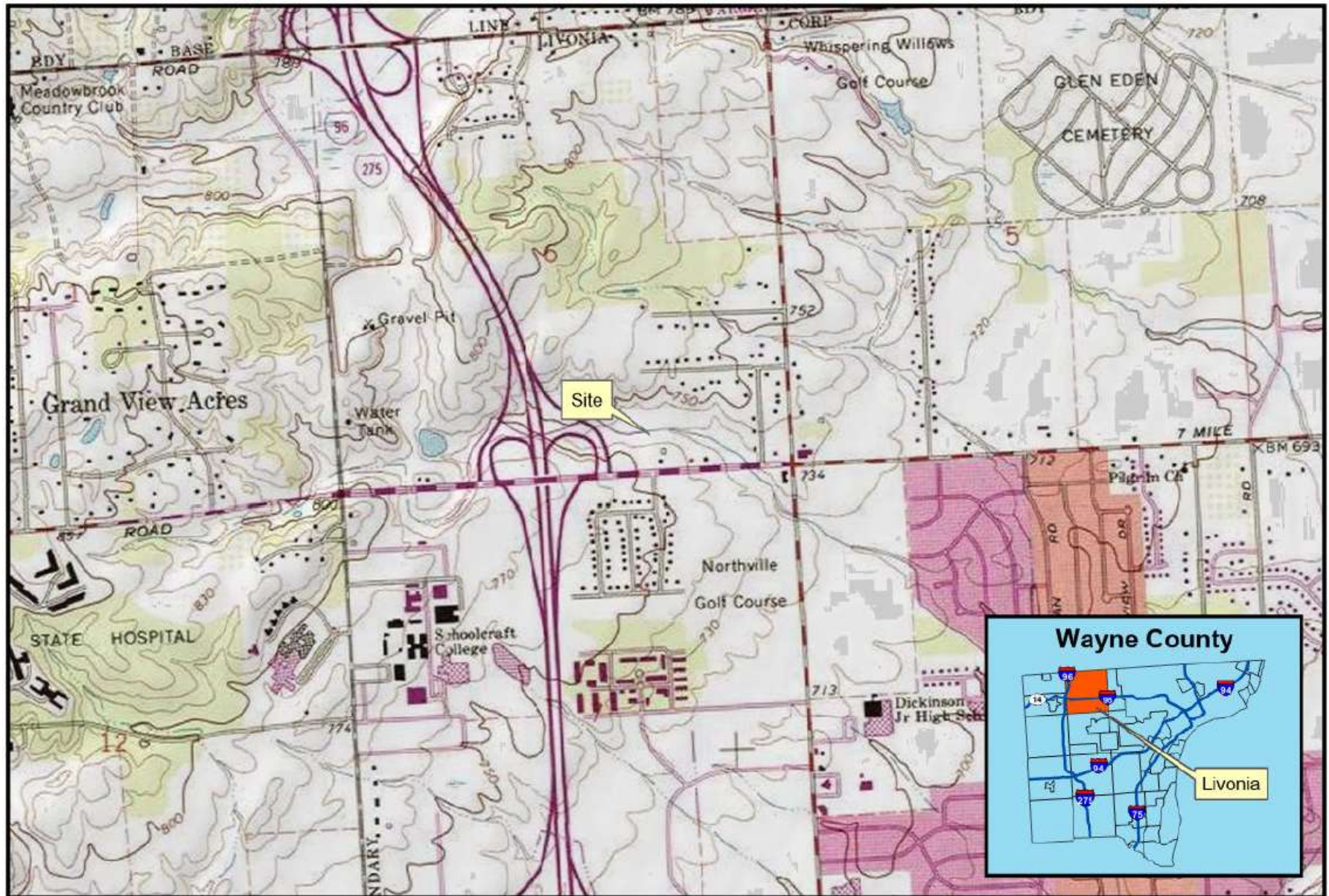
MSF Eligible Activities Costs		Completion Season/Year
Non-Environmental Eligible Activities	Cost	
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ -</i>	
Contingency (15%)	\$ -	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ -	
Non-Environmental Eligible Activities Total	\$ -	

Local Only Activities Costs		Completion Season/Year
	Cost	
<i>Environmental Eligible Activities</i>	<i>\$ -</i>	
Response Activities - Soil Characterization and Verification Sampling	\$ 114,500	Summer/Fall 2025
<i>Non-Environmental Eligible Activities</i>	<i>\$ -</i>	
Site Preparation - Specialized Foundations (Geopiers)	\$ 450,000	Fall 2025
Site Preparation - Specialized Foundations (Deep Footings)	\$ 75,000	Fall 2025
Site Preparation - Upgraded Road Detail	\$ 145,800	Fall 2025
Site Preparation - Export of Peat/Fill	\$ 412,500	Fall 2025
Site Preparation - Import of Clean Fill and Placement	\$ 112,500	Fall 2025
Site Preparation - General Mass Grading/Site Balancing	\$ 264,500	Fall 2025
Site Preparation - Geotech/Soils Analysis/Reports	\$ 12,500	Fall 2025
Site Preparation - General Conditions/Construction Management	\$ 68,351	Fall 2025
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ 1,541,151</i>	
<i>Subtotal Environmental and Non-Environmental Eligible Activities</i>	<i>\$ 1,655,651</i>	
Contingency (15%)	\$ 248,348	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation (Included Above)	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ 6,000	
Local Only Eligible Activities Total	\$ 1,909,999	

Total Eligible Activities Costs for Developer	\$ 1,985,199
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Other Costs	
DBRA Administrative Costs	\$ 349,305
Local Brownfield Revolving Fund	\$ 1,158,549
State Brownfield Fund	\$ 43,923
Subtotal Other Costs	\$ 1,551,777

Total Estimated Capture	\$ 3,536,976
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37640 W 7 Mile Road

Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

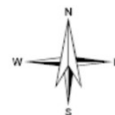


Figure I: Site Location Map



37640 W 7 Mile Road



Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

Figure 2: Property and Project Boundaries



Site Data:

Gross Site Area: 6.38 Ac.
Proposed Units: 100 Units
1 Car Townhomes: 65 Units
2 Car Townhomes: 35 Units
Proposed Density: 15.67 Du. / Ac.

Building Setbacks:
Front Yard: 19' min.
Side Yard: 15' min.
Building Separation: 15' min.

Parking:
Garage Parking: 135 spaces
Apron Parking: 65 spaces
Guest Parking: 30 spaces
Parking Distribution: 2.30 spaces / Du.

Road Width: 24'
Road Length: 1,841 LF
Road Length per Unit: 18.41 LF / Du.

Site Plan Rendering

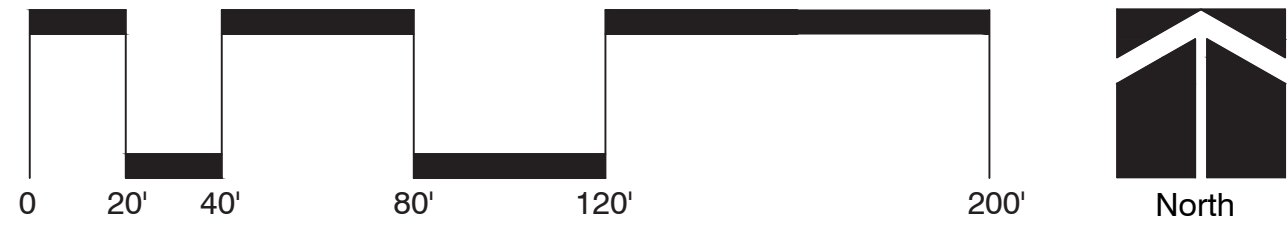
7 Mile & Victor Parkway
Livonia, Michigan
Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968



PROJECT NO: 133040

PROJECT NAME: VICTOR PARKWAY

LOCATION: LIVONIA, MI

DRAWN BY: KAC

DATE: 4-24-2023

FILL/PEAT DEPTHS

-  5 feet or less
-  Greater than 5 feet and less than or equal to 10 feet
-  Greater than 10 feet
-  None encountered

Note: The intent of Plate No. 1 is to provide a pictorial that delineates the approximate limits of the fill relevant to the surrounding subsurface conditions. The transition between the existing fill and native soils will be more gradual than what is shown

Soil borings B-1 through B-8 performed by Strata Drilling on December 10, 2013

Soil borings TB-1 through TB-6 performed by CTI & Associates, Inc. on May 30 and 31, 2002

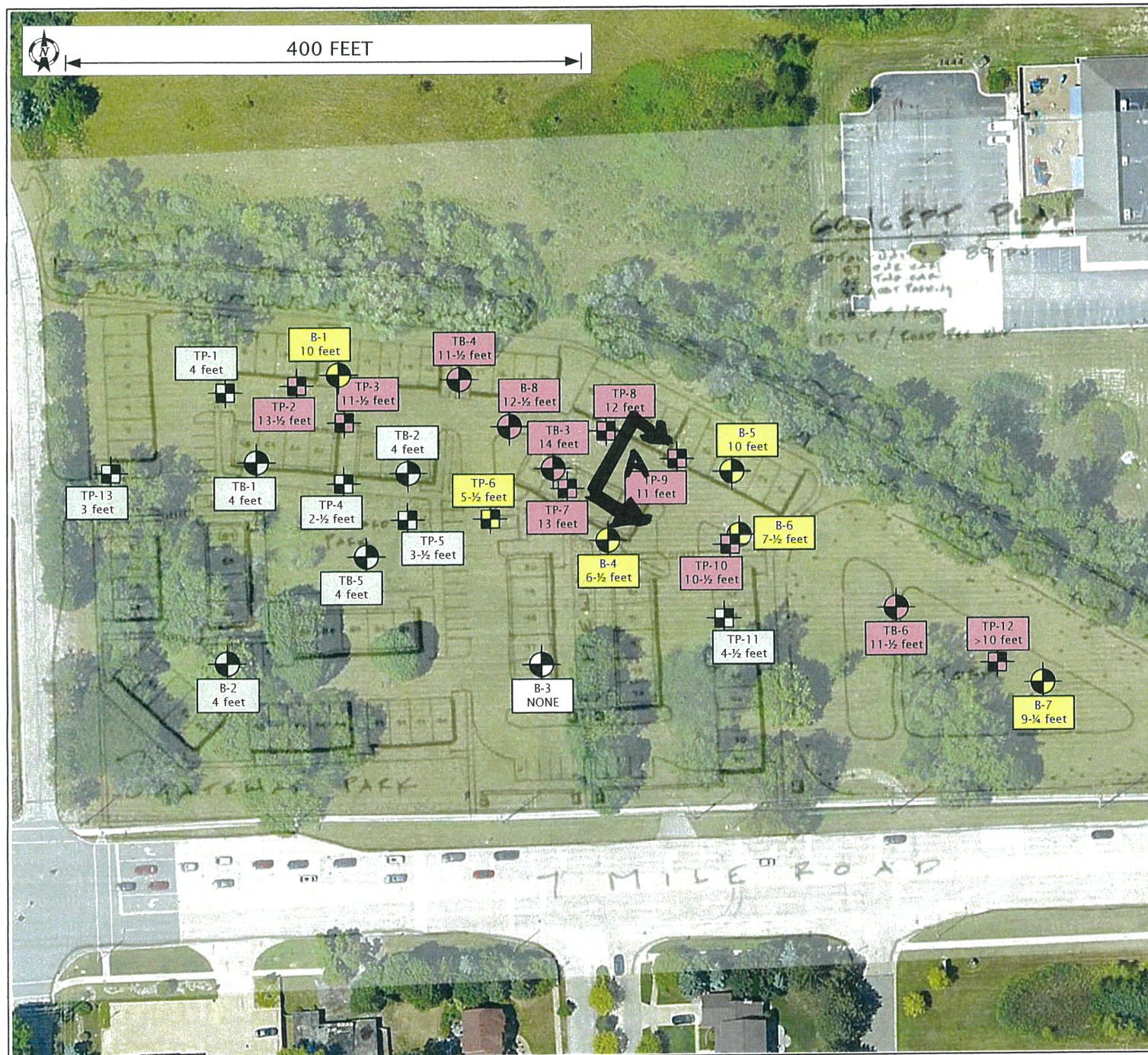
Test Pits TP-1 through TP-13 performed by Carnwath Excavating Co. on September 16, 2020

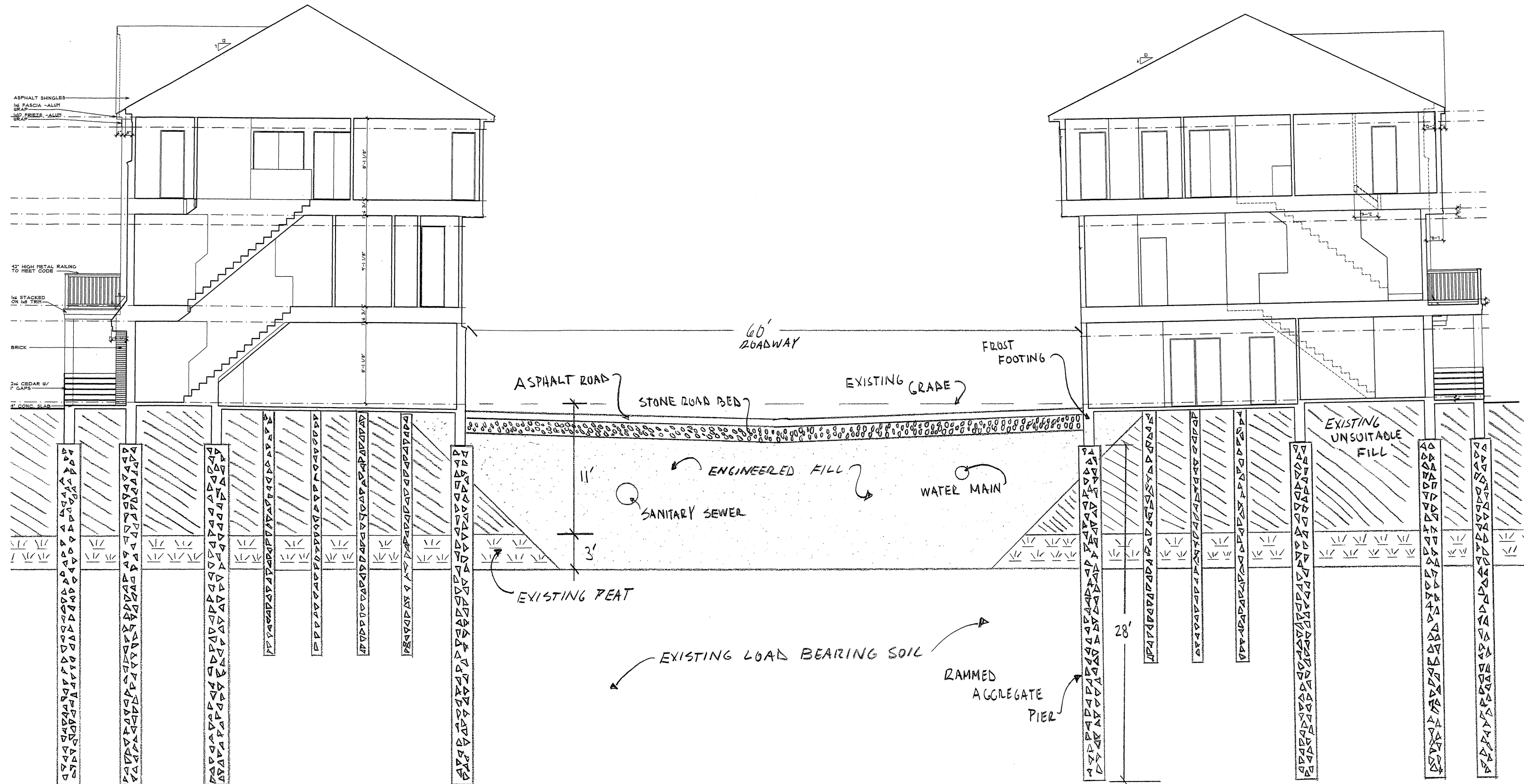
SHEET TITLE

EXISTING FILL/PEAT MAP

SHEET NO.

PLATE NO. 1





7 MILE & VICTOR PARKWAY
SECTION A



ACT 381 BROWNFIELD PLAN
For the
7 and Victor Project
37640 W 7 Mile Road, Livonia, Michigan 48146

City of Livonia
Brownfield Redevelopment Authority

August 1, 2024

Prepared by:
Robertson Brothers Homes
6905 Telegraph Road, Suite 200
Bloomfield Hills, MI 48301-3159

ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, Michigan 48116
Contact: Tom Wackerman
810.599.5463/twacker@asti-env.com
ASTI File 3-11688

Approved by the Brownfield Redevelopment Authority on _____
Approved by the governing body of the local jurisdiction on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Livonia (“the City”), the City established the City of Livonia Brownfield Redevelopment Authority (the “Authority”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of, and private investment in, certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in the revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within, and benefited by, the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of a developer after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan describes the project to be completed and contains all the information required by Section 13(2) of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

1.1 Description of Eligible Property (Section 13 (2)(h))

1.1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The redevelopment project consists of the construction of approximately 100 rental townhouse style residential units in approximately fifteen new buildings, and associated parking and landscaping (the “Project”). The townhouses will range from 1,300 to 1,600 square feet each and will target missing middle housing needs. The Project will also include 3.11 acres of open space (approximately 49% of the property area). The addition of 100 apartment homes will bring new residents to the City, further supporting nearby businesses, local schools and catalyzing continued retail development among the City’s retail nodes.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project

description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by the Authority in its sole discretion, to the project description are subject to the approval of the Authority and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

The estimated private investment is anticipated at \$29,500,000. The total number of fulltime equivalent jobs to be added as a result of this project is estimated to be 3. Available positions will include management and maintenance staff. The total number of temporary construction jobs to be added as a result of this project is estimated to be approximately 450.

Construction is anticipated to begin in Spring 2025 with Project completion in Fall 2026.

Robertson Brothers Homes is the project developer (“Developer”).

1.1.2 Eligible Property Information

The property comprising the eligible property consists of a single undeveloped parcel for a total of approximately 6.38 acres. The property is located on the north side of 7 Mile Road between Victor Parkway and Bethany Street (see Figure 1 titled “Site Location Map”). The property and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the “Subject Property”, and the boundaries of the Subject Property are shown in the Figure 2 titled “Property and Project Boundaries”.

Parcel information is outlined below.

Address Parcel	37640 W 7 Mile Road
Parcel ID	024-99-0016-007
Acreage	6.38 (per tax records)
Owner	Victor East LLC 37640 Seven Mile Livonia, MI 48152
Legal Description	PART OF SE 1/4 SEC 6 T1S R9E DESC AS BEG S 89D 38M 20S W 630.00 FT AND N 00D 07M 51S W 60.00 FT AND S 89D 38M 20S W 60.00 FT FROM SE COR SEC 6PROC TH S 89D 38M 20S W 557.29 FT TH N 00D 07M 51S W 20.00 FT TH S 89D 38M 20S W 230.00 FT TH N 83D 38M 39S W 70.45 FT TH N 00D 06M 30S W410.00 FT TH S 83D 16M 00S E 402.72 FT TH S 69D 46M 41S E 42.66 FT TH S 59D 32M 18S E 484.76 FT TH S 00D 07M 51S E 125.12 FT TO POB 6.376 AC SUBJECTTO EASEMENTS AND RESTRICTIONS OF RECORD

1.1.3 Historical Use and Previous Ownership

The Subject Property was developed with a dwelling, outbuildings, and farmland as early as 1937. Agricultural use included a relatively small stand of fruit trees around the dwelling on the west portion. By 1967, the outbuildings were removed, and two additional dwellings were constructed. Between 1972 and 1976, there was a surface disturbance across most of the site that coincided with construction of the I-275 Freeway to the west. The purpose of the disturbance is unknown, but it may have been lowland filling with spoils from nearby freeway construction. The three dwellings were demolished between 1997 and 1999, and the site has been vacant land since that time.

1.1.4 Current Use of the Subject Property

The Subject Property is currently vacant and undeveloped.

1.1.5 Site Conditions and Known Environmental Contamination

In addition to the environmental challenges described below, the biggest challenge is the soil conditions that include fill and natural peat requiring specialized footings or soil replacement to permit any type of construction.

Phase I Environmental Site Assessment

The most recent Phase I Environmental Site Assessment (ESA) of the Subject Property is dated March 8, 2024. The following recognized environmental conditions (RECs) were identified based on historical uses of the Subject Property.

- Between 1972 and 1976, there was a surface disturbance across most of the Subject Property and it coincided with construction of the I-275 Freeway to the west. The purpose of the disturbance is unknown, but it may have been lowland filling with spoils from nearby freeway construction. Areas of the I-275 Freeway that are nearest to the Subject Property appear to have been farmland. However, the I-275 Freeway is long and the exact location from where the suspected fill soil was gathered is not known.
- The previously completed Phase II ESA was not completed in areas where freeway fill soil is expected to have been placed, so it does not provide sufficient insight into the quality of the suspected fill soil.

Soil and Groundwater Sampling

2013 Investigation

In 2013 a Phase II Environmental Site Assessment (ESA) was conducted to address areas of concern identified in a previous Phase I ESA. The areas of concern included:

- The historical presence of a 1,000-gallon underground storage tank (UST) at the Subject Property, which was removed in 1993. A release incident (#C1278-93) was reported, and it was granted regulatory closure in December of 1993.

- The possibility of fuel oil as a heating source stored in USTs based on the date of construction of the previously existing structures.

The Subject Property was formerly a single-family residence with a 1,000-gallon UST that stored gasoline. The UST was installed in the early 1940's and removed from the ground in 1993. At the time of removal, the UST was out of use, filled with water, and had not been used for at least 25 years. During UST removal in 1993, two releases were reported (Leak Nos. 22363 and C-1278-93). All releases were granted regulatory closure in the same year.

Release closure activities included the removal of 1,100 gallons of water/gasoline and 200 cubic yards of contaminated soil. Upon completion of contaminated soil remediation, UST closure samples were collected from the excavation to confirm that the site had been properly remediated. A total of 8 soil samples were collected and analyzed for the presence of benzene, toluene, ethylbenzene or xylene (BTEX) and total lead. The site had no discernible groundwater; therefore, no groundwater samples were collected.

According to laboratory results, no evidence of residual BTEX was encountered in soil samples. There was evidence of lead in all samples; however, the levels were below the statewide default background level value of 21,000 parts per billion (ppb).

To evaluate the concern of a former 1,000-gallon UST, five soil borings (GP-1 through GP-5) were advanced. Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons-gasoline range organics (TPH-GRO). Soil sample depth ranged from 4.5 to 5 feet below ground surface (bgs). Groundwater was encountered between 6 and 9 feet bgs. According to laboratory results, none of the target parameters were identified at concentrations exceeding laboratory detection limits.

In addition, a geophysical survey was conducted to evaluate USTs concerns on the former residential dwellings. No evidence of USTs was noted.

2024 Investigation

To assess the Phase I REC, ASTI Environmental observed the installation of a portion of the 33 test pits completed across the entire Subject Property. The objectives of these test pits were to identify the areas of possible fill and to determine the location of naturally occurring peat in order to evaluate options for building foundations and infrastructure and paving subgrade support. Subsurface conditions had been previously investigated by others.

During installation of the test pits, fill material, consisting mostly of wood debris was identified in only 5 of the 33 locations. All other locations identified clay from the surface to the native underlying peat or native soils. Based on the existence of the fill material, three borings (SB-1 to SB-3) were advanced into the underlying peat, and samples were collected at the soil/fill interface. In two locations (SB-2 and SB-3) arsenic and selenium were identified above the EGLE (Michigan Department of Environment,

Great Lakes, and Energy) generic residential clean-up criteria for direct contact in fill soils. Additional step out borings were conducted to delineate the identified impacts, which also identified arsenic and selenium above criteria. Based on these results, the Subject Property is a facility as defined by Part 201 of Act 451.

2.0 Information Required by Section 13(2) of the Statute

2.1 Basis for Eligibility (Section 13 (2)(h) and Section 2 (p))

The Subject Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Subject Property was previously utilized for a residential purpose, and (b) the Subject Property is a facility, as that term is defined in Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 PA 451), based on investigations in 2024.

2.2 Summary of Eligible Activities and Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Subject Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, due care activities, management of unstable fill; foundation work for address special soil conditions; management of contaminated soils; additional response activities, site preparation, and preparation and implementation of a Brownfield Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the Subject Property are shown in Table 1 titled “Eligible Activity Cost Estimates”. The eligible activities described in the table are not exhaustive. Subject to the approval of the Authority in writing, additional eligible activities may be carried out at the Subject Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated below.

The costs listed in the Plan are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Subject Property. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the Plan, and provided that the total cost of eligible activities subject to payment or reimbursement shall not exceed the estimated costs set forth in the Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Subject Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Subject Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues from the Subject Property shall be governed by the terms of a Reimbursement Agreement and Act 381.

EGLE Eligible Activities

The following eligible activities will be completed for this Project and are the subject of this Plan. A summary of eligible activities included in this Plan, and the associated estimated costs for reimbursement under the Plan, are provided in Table 1.

Pre-Approved Activities

The following activities will be reimbursed from local and school tax capture. Some of these activities were completed prior to this Plan as permitted by Act 381 Plan and those activities do not include contingency.

Baseline Environmental Assessment Activities

This includes the completion of environmental due diligence activities that include preparation of Phase I and II Environmental Site Assessments (ESAs); investigations to document and support the due care activities and design; preparation and implementation of a Due Care Plan; and data interpretation and reporting as required to support the Project.

Develop/Prepare Brownfield Plan

This includes the reasonable costs of preparing the Brownfield Plan. This activity also includes professional costs related to oversight and project management of these activities as needed.

Due Care and Response Activities

The following activities will be reimbursed from local tax capture only.

Additional Response Activities

These activities are to be taken to mitigate source materials, including: removal, transportation, disposal and backfilling of contaminated fill materials that exceed GRCC for direct contact in surface soils; and characterization and verification sampling. These activities also include professional costs related to engineering, design, and oversight and project management of these activities as needed.

Other Activities

The following activities will be reimbursed from local tax capture only.

Implement Brownfield Plan

This includes costs for implementation of the Brownfield Plan, including, but not limited to, the preparation of reports and reimbursement requests. This activity also includes professional costs related to oversight and project management of these activities as needed.

MSF Eligible Activities

The following eligible activities will be completed for this Project and are the subject of this Plan. A summary of eligible activities included in this Plan, and the associated

estimated costs for reimbursement under the Plan, are provided in Table 1.

The following activities will be reimbursed from local tax capture only. Some of these activities were completed prior to this Plan as permitted by Act 381 Plan and those activities do not include contingency.

Site Preparation

Site Preparation includes: excavation and replacement of unstable soils in selected areas; the incremental cost to design and install special foundations under selected buildings and road areas; land balancing; placement of backfill; geotechnical investigations as necessary to prepare the Subject Property for redevelopment; transportation and disposal of dewatering fluids; and temporary erosion and site control, and dust control as necessary. This activity also includes professional costs related to engineering, design, and oversight and project management of these activities as needed.

Develop/Prepare Brownfield Plan

This includes the reasonable costs of preparing the Brownfield Plan. This activity also includes professional costs related to oversight and project management of these activities as needed.

Implement Brownfield Plan

This includes costs for implementation of the Brownfield Plan, including, but not limited to, the preparation of reports and reimbursement requests. This activity also includes professional costs related to oversight and project management of these activities as needed.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of Eligible Activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value will be the taxable value of the eligible property at the time the Brownfield Plan is approved, estimated at \$536,413. The estimated projected future taxable value is \$7,500,000, which is the estimated taxable value of the Subject Property at the time of the next assessment roll after project completion. The captured taxable value will be the difference between the initial taxable value and the actual taxable value for each year for which this Plan is in effect.

A table of the total estimated tax increment revenues to be captured for this Project is attached to this Plan as Table 2. Tax capture for reimbursement of Eligible Activities as described in this Plan assumes full reimbursement from local only taxes, except for local and school tax capture for pre-approved activities, as illustrated in Table 3. Conservative assumptions were included in the captured taxable value and tax rates. These assumptions are used for illustrative purposes only, and are not intended to limit reimbursement of the actual annual tax capture amount. The following assumptions were used to develop the attached tables.

1. The Plan assumes reimbursement for all eligible costs in the amount of \$1,985,199, including contingency.

2. Capture for administrative expense for the Authority is 10% per year.
3. Local tax capture only for reimbursement of the total cost of eligible activities not considered pre-approved, is included in calculating capture.
4. Annual appreciation in taxable value of 1%.

Tax increments are projected to be captured and applied: (i) to reimbursement of Eligible Activity costs; (ii) for payment of the Authority administrative expenses (at 10% of capture for reimbursement); (ii) to make deposits into the State of Michigan Brownfield Redevelopment Fund (BRF); and (iii) to make deposits into the Local Brownfield Redevelopment Fund (LBRF) as follows:

Eligible Activity Reimbursement	\$	1,985,199
Administrative Fees	\$	349,305
State Brownfield Redevelopment Fund	\$	43,923
Local Brownfield Revolving Fund	\$	1,158,549
Total Brownfield Plan Capture	\$	3,536,976

2.4 Method of Financing and Description of Advances Made by the Municipality

The Eligible Activities are to be financed solely by the Developer. No advances have been made by the Authority or City for the costs of eligible activities under this Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

The Authority will not incur any note or bonded indebtedness to finance the purposes of this Plan.

2.6 Duration of Brownfield Plan (Section (13)(2)(f))

This Plan will remain in effect for the duration necessary to complete the reimbursement of eligible expenses for the project. In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years.

The beginning date of capture of tax increment revenues for each eligible property is anticipated to occur in 2027 as illustrated in Table 3. However, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

The Subject Property will become a part of this Plan on the date this Plan is approved by the governing body.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13(2)(g))

The following is the impact of this Plan on the taxing jurisdictions.

7 and Victor Project
37640 W 7 Mile Road, Livonia
Amended Brownfield Plan

Tax Capture for This Plan (15 Year Plan)							
<u>School Capture</u>	<u>Millage Rate</u>	<u>Total</u>		<u>Brownfield</u>			
		<u>Capture</u>	<u>Reimburse</u>	<u>Authority</u>	<u>State BRF</u>	<u>LBRF</u>	
School Operating Tax	18.0000	\$ 52,637	\$ 26,319	\$ -		\$ 26,319	
State Education Tax (SET)	6.0000	\$ 52,696	\$ 4,386	\$ -	\$ 43,923	\$ 4,386	
School Total	24.0000	\$ 105,333	\$ 30,705	\$ -	\$ 43,923	\$ 30,705	

<u>Local Capture</u>	<u>Millage Rate</u>						
CITY	13.1774	\$ 1,485,974	\$ 846,337	\$ 151,257		\$ 488,380	
CNTY ISD OPER	0.0956	\$ 10,781	\$ 6,140	\$ 1,097		\$ 3,543	
CNTY ISD SPEC ED	3.3443	\$ 377,126	\$ 214,792	\$ 38,388		\$ 123,946	
HURON CLINTON MA	0.2070	\$ 23,343	\$ 13,295	\$ 2,376		\$ 7,672	
SCH SINKING FUND	1.5766	\$ 177,788	\$ 101,259	\$ 18,097		\$ 58,432	
SCHOOLCRAFT CC	2.2700	\$ 255,981	\$ 145,794	\$ 26,056		\$ 84,131	
WAYNE CNTY OPER	5.6099	\$ 632,611	\$ 360,304	\$ 64,393		\$ 207,914	
WAYNE COUNTY	0.9829	\$ 110,839	\$ 63,128	\$ 11,282		\$ 36,428	
WAYNE CTY PARKS	0.2442	\$ 27,538	\$ 15,684	\$ 2,803		\$ 9,051	
WAYNE CTY SAFETY	0.9358	\$ 105,527	\$ 60,103	\$ 10,742		\$ 34,683	
WCRESA ENHANCE	1.9876	\$ 224,135	\$ 127,656	\$ 22,815		\$ 73,664	
Captured Total	30.4313	\$ 3,431,642	\$ 1,954,494	\$ 349,305	\$ -	\$ 1,127,844	
Total Above	58.8291	\$ 3,536,976	\$ 1,985,199	\$ 349,305	\$ 43,923	\$ 1,158,549	

In addition, the following taxes are projected to be generated but shall not be captured during the life of the Plan.

<u>Millages Not Captured</u>	<u>Millage Rate</u>	<u>Increment Not Captured (15 Year Plan)</u>
ZOO AUTHORITY	0.0992	\$ 11,985
ART INSTITUTE	0.1986	\$ 23,993
SCHOOL DEBT	4.1000	\$ 495,334
Total Above	4.3978	\$ 531,312

2.8 Estimates of Residents and Displacement of Individuals/Families (Section 13(2)(i-l))

There are currently no residential dwellings or residences that occupy the Subject Property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons under this Plan.

2.9 Plan of Financing (Section 13(2)(d)) and Maximum Amount of Indebtedness (Section 13(2)(e))

The Eligible Activities are to be financed solely by the Developer. The Authority will reimburse the Developer for the cost of approved Eligible Activities, but only from actual tax increment revenues generated from the Subject Property.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan.

Unless otherwise agreed upon by the Developer, the Authority, and the State of Michigan, the Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

2.10 Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The Authority has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$1,158,549. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

2.11 Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years or the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

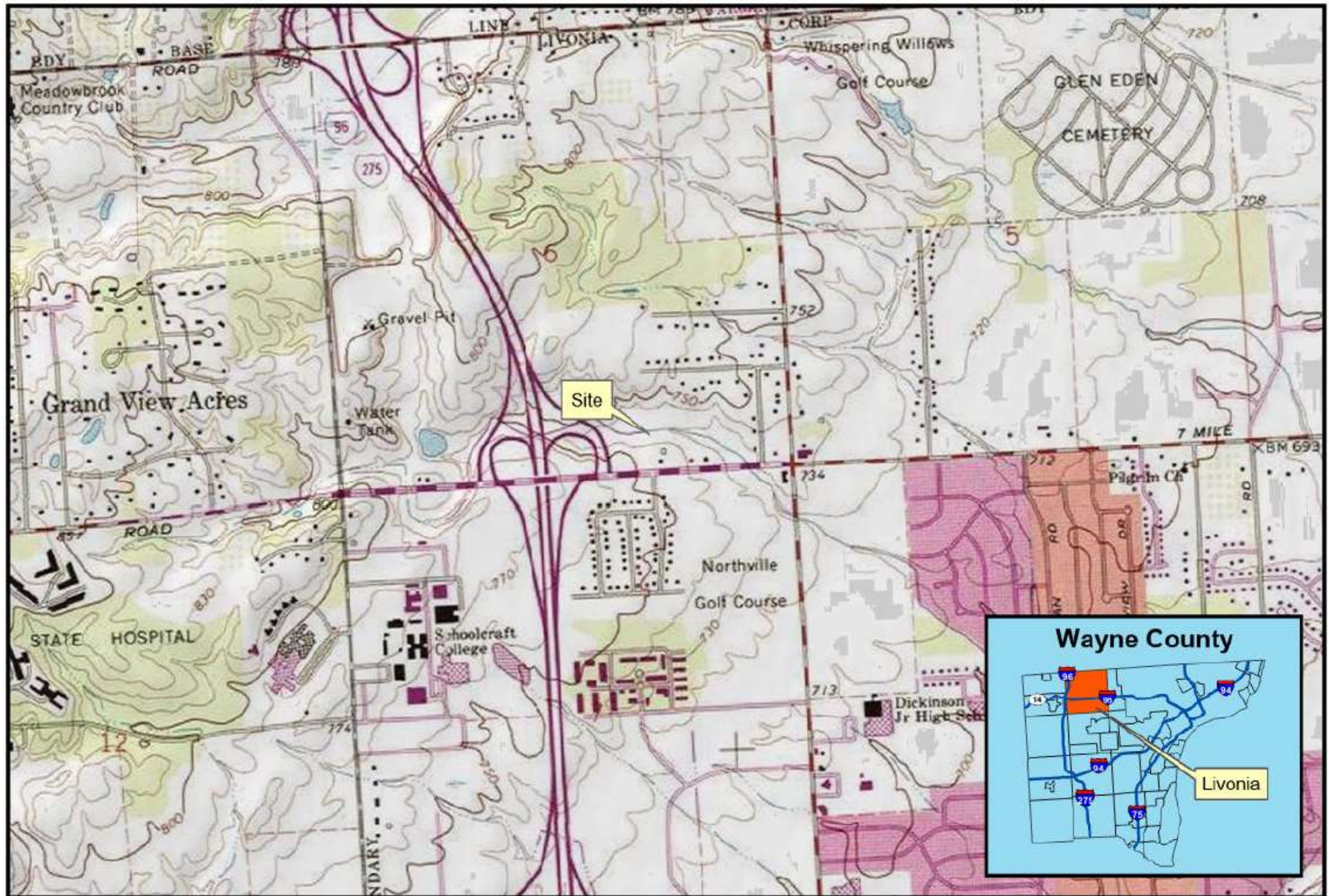
2.12 Other Material that the Authority or Governing Body Considers Pertinent

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Subject Property and shall use the Subject Property in accordance with this Plan.

III. EXHIBITS

FIGURES

Site Maps



37640 W 7 Mile Road

Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

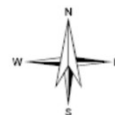
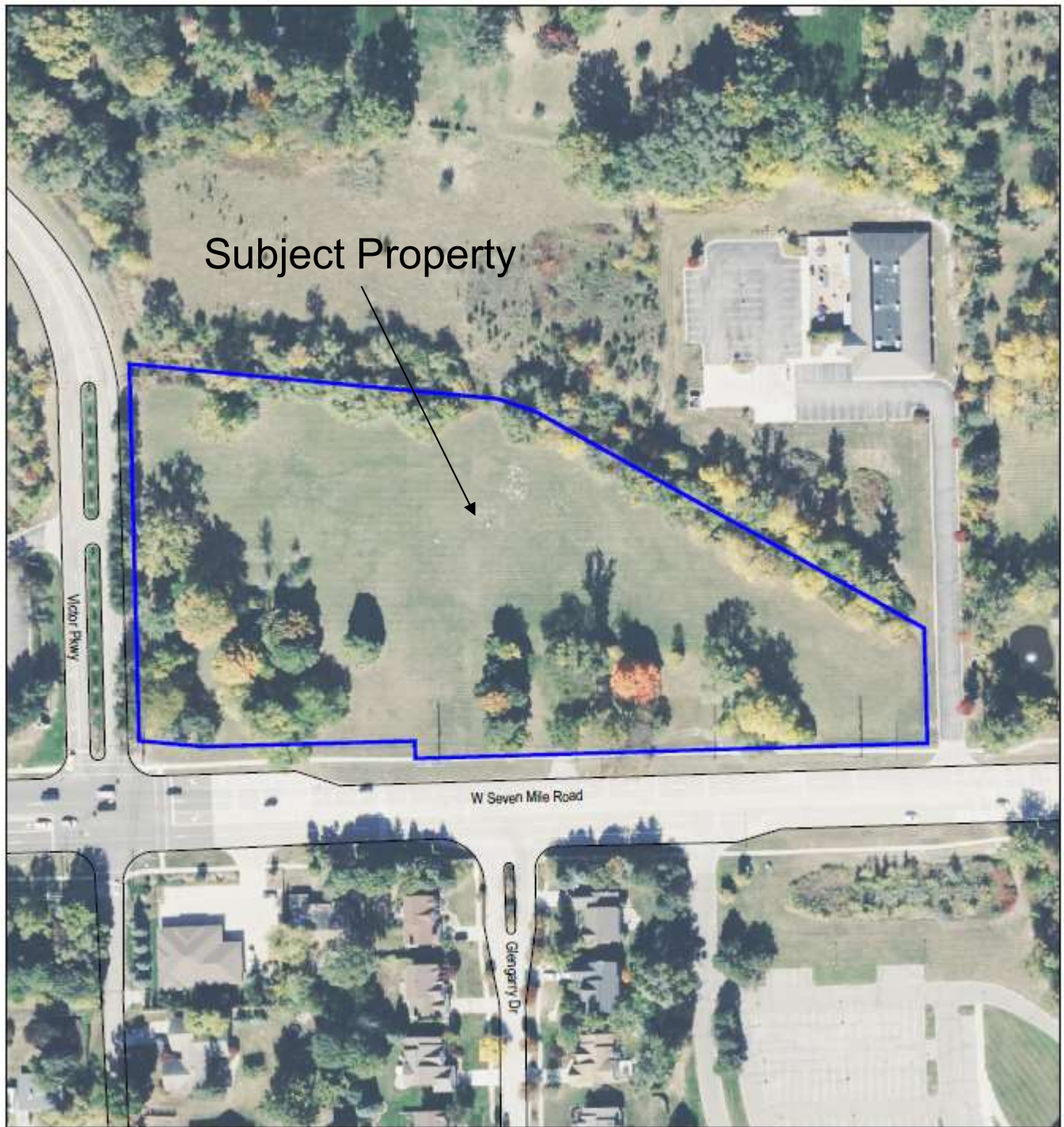


Figure I: Site Location Map



37640 W 7 Mile Road



Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

Figure 2: Property and Project Boundaries



37640 W 7 Mile Road

Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

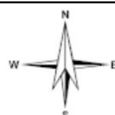


Figure 3: Site Features Map



37640 W 7 Mile Road

Livonia, MI



Created for: Robertson Brothers Homes
Created by: TJW (13104) July 1, 2024

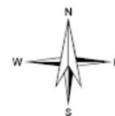


Figure 4: Site Plan

TABLES

TIF Capture and Reimbursement

Table 1
Eligible Activity Cost Estimates

EGLE Eligible Activities Costs		Completion Season/Year
Environmental Eligible Activities	Cost	
<i>Pre-Approved Activities</i>		
Phase I/II/BEA/Environmental Due Diligence	\$ 42,500	Completed
Additional Due Care Investigation/Due Care Plan	\$ 17,200	Summer 2024
Brownfield Plan Preparation	\$ 15,500	Completed
<i>Subtotal Pre-Approved Activities</i>	<i>\$ 75,200</i>	
Contingency (15%) not including Pre-Approved Activities	\$ -	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ -	
Environmental Eligible Activities Total	\$ 75,200	

MSF Eligible Activities Costs		Completion Season/Year
Non-Environmental Eligible Activities	Cost	
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ -</i>	
Contingency (15%)	\$ -	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ -	
Non-Environmental Eligible Activities Total	\$ -	

Local Only Activities Costs		Completion Season/Year
	Cost	
<i>Environmental Eligible Activities</i>	<i>\$ -</i>	
Response Activities - Soil Characterization and Verification Sampling	\$ 114,500	Summer/Fall 2025
<i>Non-Environmental Eligible Activities</i>	<i>\$ -</i>	
Site Preparation - Specialized Foundations (Geopiers)	\$ 450,000	Fall 2025
Site Preparation - Specialized Foundations (Deep Footings)	\$ 75,000	Fall 2025
Site Preparation - Upgraded Road Detail	\$ 145,800	Fall 2025
Site Preparation - Export of Peat/Fill	\$ 412,500	Fall 2025
Site Preparation - Import of Clean Fill and Placement	\$ 112,500	Fall 2025
Site Preparation - General Mass Grading/Site Balancing	\$ 264,500	Fall 2025
Site Preparation - Geotech/Soils Analysis/Reports	\$ 12,500	Fall 2025
Site Preparation - General Conditions/Construction Management	\$ 68,351	Fall 2025
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ 1,541,151</i>	
<i>Subtotal Environmental and Non-Environmental Eligible Activities</i>	<i>\$ 1,655,651</i>	
Contingency (15%)	\$ 248,348	
Interest (5%)	\$ -	
Brownfield Plan and/or Work Plan Preparation (Included Above)	\$ -	
Brownfield Plan and/or Work Plan Implementation	\$ 6,000	
Local Only Eligible Activities Total	\$ 1,909,999	

Total Eligible Activities Costs for Developer	\$ 1,985,199
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Other Costs	
DBRA Administrative Costs	\$ 349,305
Local Brownfield Revolving Fund	\$ 1,158,549
State Brownfield Fund	\$ 43,923
Subtotal Other Costs	\$ 1,551,777

Total Estimated Capture	\$ 3,536,976
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FINANCIAL ANALYSIS

Table 2 - Total Brownfield Tax Capture

7 & Victor
August 1, 2024

		1.00% Estimated Taxable Value (TV) Increase Rate															
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	Base Taxable Value	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413
	Estimated New TV	\$ 7,505,364	\$ 7,580,418	\$ 7,656,222	\$ 7,732,784	\$ 7,810,112	\$ 7,888,213	\$ 7,967,095	\$ 8,046,766	\$ 8,127,234	\$ 8,208,506	\$ 8,290,591	\$ 8,373,497	\$ 8,457,232	\$ 8,541,804	\$ 8,627,223	\$ 8,713,495
Incremental Difference (New TV - Base TV)		\$ 6,968,951	\$ 7,044,005	\$ 7,119,809	\$ 7,196,371	\$ 7,273,699	\$ 7,351,800	\$ 7,430,682	\$ 7,510,353	\$ 7,590,821	\$ 7,672,093	\$ 7,754,178	\$ 7,837,084	\$ 7,920,819	\$ 8,005,391	\$ 8,090,810	\$ 8,177,082

School Capture	Millage Rate																
School Operating Tax	18.0000	\$ 125,441	\$ 126,792	\$ 128,157	\$ 129,535	\$ 130,927	\$ 132,332	\$ 133,752	\$ 135,186	\$ 136,635	\$ 138,098	\$ 139,575	\$ 141,068	\$ 142,575	\$ 144,097	\$ 145,635	\$ 147,187
State Education Tax (SET)	6.0000	\$ 41,814	\$ 42,264	\$ 42,719	\$ 43,178	\$ 43,642	\$ 44,111	\$ 44,584	\$ 45,062	\$ 45,545	\$ 46,033	\$ 46,525	\$ 47,023	\$ 47,525	\$ 48,032	\$ 48,545	\$ 49,062
School Total	24.0000																

Local Capture	Millage Rate																
CITY	13.1774	\$ 91,833	\$ 92,822	\$ 93,821	\$ 94,829	\$ 95,848	\$ 96,878	\$ 97,917	\$ 98,967	\$ 100,027	\$ 101,098	\$ 102,180	\$ 103,272	\$ 104,376	\$ 105,490	\$ 106,616	\$ 107,753
CNTY ISD OPER	0.0956	\$ 666	\$ 673	\$ 681	\$ 688	\$ 695	\$ 703	\$ 710	\$ 718	\$ 726	\$ 733	\$ 741	\$ 749	\$ 757	\$ 765	\$ 773	\$ 782
CNTY ISD SPEC ED	3.3443	\$ 23,306	\$ 23,557	\$ 23,811	\$ 24,067	\$ 24,325	\$ 24,587	\$ 24,850	\$ 25,117	\$ 25,386	\$ 25,658	\$ 25,932	\$ 26,210	\$ 26,490	\$ 26,772	\$ 27,058	\$ 27,347
HURON CLINTON MA	0.2070	\$ 1,443	\$ 1,458	\$ 1,474	\$ 1,490	\$ 1,506	\$ 1,522	\$ 1,538	\$ 1,555	\$ 1,571	\$ 1,588	\$ 1,605	\$ 1,622	\$ 1,640	\$ 1,657	\$ 1,675	\$ 1,693
SCH SINKING FUND	1.5766	\$ 10,987	\$ 11,106	\$ 11,225	\$ 11,346	\$ 11,468	\$ 11,591	\$ 11,715	\$ 11,841	\$ 11,968	\$ 12,096	\$ 12,225	\$ 12,356	\$ 12,488	\$ 12,621	\$ 12,756	\$ 12,892
SCHOOLCRAFT CC	2.2700	\$ 15,820	\$ 15,990	\$ 16,162	\$ 16,336	\$ 16,511	\$ 16,689	\$ 16,868	\$ 17,049	\$ 17,231	\$ 17,416	\$ 17,602	\$ 17,790	\$ 17,980	\$ 18,172	\$ 18,366	\$ 18,562
WAYNE CNTY OPER	5.6099	\$ 39,095	\$ 39,516	\$ 39,941	\$ 40,371	\$ 40,805	\$ 41,243	\$ 41,685	\$ 42,132	\$ 42,584	\$ 43,040	\$ 43,500	\$ 43,965	\$ 44,435	\$ 44,909	\$ 45,389	\$ 45,873
WAYNE COUNTY	0.9829	\$ 6,850	\$ 6,924	\$ 6,998	\$ 7,073	\$ 7,149	\$ 7,226	\$ 7,304	\$ 7,382	\$ 7,461	\$ 7,541	\$ 7,622	\$ 7,703	\$ 7,785	\$ 7,868	\$ 7,952	\$ 8,037
WAYNE CTY PARKS	0.2442	\$ 1,702	\$ 1,720	\$ 1,739	\$ 1,757	\$ 1,776	\$ 1,795	\$ 1,815	\$ 1,834	\$ 1,854	\$ 1,874	\$ 1,894	\$ 1,914	\$ 1,934	\$ 1,955	\$ 1,976	\$ 1,997
WAYNE CTY SAFETY	0.9358	\$ 6,522	\$ 6,592	\$ 6,663	\$ 6,734	\$ 6,807	\$ 6,880	\$ 6,954	\$ 7,028	\$ 7,103	\$ 7,180	\$ 7,256	\$ 7,334	\$ 7,412	\$ 7,491	\$ 7,571	\$ 7,652
WCRESA ENHANCE	1.9876	\$ 13,851	\$ 14,001	\$ 14,151	\$ 14,304	\$ 14,457	\$ 14,612	\$ 14,769	\$ 14,928	\$ 15,088	\$ 15,249	\$ 15,412	\$ 15,577	\$ 15,743	\$ 15,912	\$ 16,081	\$ 16,253
Local Total	30.4313																

Non-Capturable Millages	Millage Rate																
ZOO AUTHORITY	0.0992	\$ 691	\$ 699	\$ 706	\$ 714	\$ 722	\$ 729	\$ 737	\$ 745	\$ 753	\$ 761	\$ 769	\$ 777	\$ 786	\$ 794	\$ 803	\$ 811
ART INSTITUTE	0.1986	\$ 1,384	\$ 1,399	\$ 1,414	\$ 1,429	\$ 1,445	\$ 1,460	\$ 1,476	\$ 1,492	\$ 1,508	\$ 1,524	\$ 1,540	\$ 1,556	\$ 1,573	\$ 1,590	\$ 1,607	\$ 1,624
SCHOOL DEBT	4.1000	\$ 28,573	\$ 28,880	\$ 29,191	\$ 29,505	\$ 29,822	\$ 30,142	\$ 30,466	\$ 30,792	\$ 31,122	\$ 31,456	\$ 31,792	\$ 32,132	\$ 32,475	\$ 32,822	\$ 33,172	\$ 33,526
Total Non-Capturable Taxes	4.3978																

Total Tax Increment Revenue (TIR) Available for Capture	\$ 379,329	\$ 383,414	\$ 387,540	\$ 391,708	\$ 395,917	\$ 400,168	\$ 404,462	\$ 408,798	\$ 413,178	\$ 417,602	\$ 422,070	\$ 426,583	\$ 431,140	\$ 435,744	\$ 440,393	\$ 445,089
Total Tax Increment Revenue (TIR) Not Available	\$ 30,648	\$ 30,978	\$ 31,311	\$ 31,648	\$ 31,988	\$ 32,332	\$ 32,679	\$ 33,029	\$ 33,383	\$ 33,740	\$ 34,101	\$ 34,466	\$ 34,834	\$ 35,206	\$ 35,582	\$ 35,961

Footnotes: Amounts provided are estimates based on the assumptions used as of the date of this table. Actual tax payments and reimbursement amounts will vary based on assessed value, tax rates and other factors. This table is provided for illustration purposes only.

FINANCIAL ANALYSIS

Table 2 - Total Brownfield Tax Capture

7 & Victor
August 1, 2024

	Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
	Base Taxable Value	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	\$ 536,413	
	Estimated New TV	\$ 8,800,630	\$ 8,888,636	\$ 8,977,522	\$ 9,067,298	\$ 9,157,971	\$ 9,249,550	\$ 9,342,046	\$ 9,435,466	\$ 9,529,821	\$ 9,625,119	\$ 9,721,370	\$ 9,818,584	\$ 9,916,770	\$ 10,015,938	
	Incremental Difference (New TV - Base TV)	\$ 8,264,217	\$ 8,352,223	\$ 8,441,109	\$ 8,530,885	\$ 8,621,558	\$ 8,713,137	\$ 8,805,633	\$ 8,899,053	\$ 8,993,408	\$ 9,088,706	\$ 9,184,957	\$ 9,282,171	\$ 9,380,357	\$ 9,479,525	
School Capture	Millage Rate															
School Operating Tax	18.0000	\$ 148,756	\$ 150,340	\$ 151,940	\$ 153,556	\$ 155,188	\$ 156,836	\$ 158,501	\$ 160,183	\$ 161,881	\$ 163,597	\$ 165,329	\$ 167,079	\$ 168,846	\$ 170,631	\$ 4,409,656
State Education Tax (SET)	6.0000	\$ 49,585	\$ 50,113	\$ 50,647	\$ 51,185	\$ 51,729	\$ 52,279	\$ 52,834	\$ 53,394	\$ 53,960	\$ 54,532	\$ 55,110	\$ 55,693	\$ 56,282	\$ 56,877	\$ 1,469,885
School Total	24.0000															\$ 5,879,541
Local Capture	Millage Rate															
CITY	13.1774	\$ 108,901	\$ 110,061	\$ 111,232	\$ 112,415	\$ 113,610	\$ 114,816	\$ 116,035	\$ 117,266	\$ 118,510	\$ 119,766	\$ 121,034	\$ 122,315	\$ 123,609	\$ 124,915	\$ 3,228,211
CNTY ISD OPER	0.0956	\$ 790	\$ 798	\$ 807	\$ 816	\$ 824	\$ 833	\$ 842	\$ 851	\$ 860	\$ 869	\$ 878	\$ 887	\$ 897	\$ 906	\$ 23,420
CNTY ISD SPEC ED	3.3443	\$ 27,638	\$ 27,932	\$ 28,230	\$ 28,530	\$ 28,833	\$ 29,139	\$ 29,449	\$ 29,761	\$ 30,077	\$ 30,395	\$ 30,717	\$ 31,042	\$ 31,371	\$ 31,702	\$ 819,290
HURON CLINTON MA	0.2070	\$ 1,711	\$ 1,729	\$ 1,747	\$ 1,766	\$ 1,785	\$ 1,804	\$ 1,823	\$ 1,842	\$ 1,862	\$ 1,881	\$ 1,901	\$ 1,921	\$ 1,942	\$ 1,962	\$ 50,711
SCH SINKING FUND	1.5766	\$ 13,029	\$ 13,168	\$ 13,308	\$ 13,450	\$ 13,593	\$ 13,737	\$ 13,883	\$ 14,030	\$ 14,179	\$ 14,329	\$ 14,481	\$ 14,634	\$ 14,789	\$ 14,945	\$ 386,237
SCHOOLCRAFT CC	2.2700	\$ 18,760	\$ 18,960	\$ 19,161	\$ 19,365	\$ 19,571	\$ 19,779	\$ 19,989	\$ 20,201	\$ 20,415	\$ 20,631	\$ 20,850	\$ 21,071	\$ 21,293	\$ 21,519	\$ 556,107
WAYNE CNTY OPER	5.6099	\$ 46,361	\$ 46,855	\$ 47,354	\$ 47,857	\$ 48,366	\$ 48,880	\$ 49,399	\$ 49,923	\$ 50,452	\$ 50,987	\$ 51,527	\$ 52,072	\$ 52,623	\$ 53,179	\$ 1,374,318
WAYNE COUNTY	0.9829	\$ 8,123	\$ 8,209	\$ 8,297	\$ 8,385	\$ 8,474	\$ 8,564	\$ 8,655	\$ 8,747	\$ 8,840	\$ 8,933	\$ 9,028	\$ 9,123	\$ 9,220	\$ 9,317	\$ 240,792
WAYNE CTY PARKS	0.2442	\$ 2,018	\$ 2,040	\$ 2,061	\$ 2,083	\$ 2,105	\$ 2,128	\$ 2,150	\$ 2,173	\$ 2,196	\$ 2,219	\$ 2,243	\$ 2,267	\$ 2,291	\$ 2,315	\$ 59,824
WAYNE CTY SAFETY	0.9358	\$ 7,734	\$ 7,816	\$ 7,899	\$ 7,983	\$ 8,068	\$ 8,154	\$ 8,240	\$ 8,328	\$ 8,416	\$ 8,505	\$ 8,595	\$ 8,686	\$ 8,778	\$ 8,871	\$ 229,253
WCRESA ENHANCE	1.9876	\$ 16,426	\$ 16,601	\$ 16,778	\$ 16,956	\$ 17,136	\$ 17,318	\$ 17,502	\$ 17,688	\$ 17,875	\$ 18,065	\$ 18,256	\$ 18,449	\$ 18,644	\$ 18,842	\$ 486,924
Local Total	30.4313															\$ 7,455,087
Non-Capturable Millages	Millage Rate															
ZOO AUTHORITY	0.0992	\$ 820	\$ 829	\$ 837	\$ 846	\$ 855	\$ 864	\$ 874	\$ 883	\$ 892	\$ 902	\$ 911	\$ 921	\$ 931	\$ 940	\$ 24,302
ART INSTITUTE	0.1986	\$ 1,641	\$ 1,659	\$ 1,676	\$ 1,694	\$ 1,712	\$ 1,730	\$ 1,749	\$ 1,767	\$ 1,786	\$ 1,805	\$ 1,824	\$ 1,843	\$ 1,863	\$ 1,883	\$ 48,653
SCHOOL DEBT	4.1000	\$ 33,883	\$ 34,244	\$ 34,609	\$ 34,977	\$ 35,348	\$ 35,724	\$ 36,103	\$ 36,486	\$ 36,873	\$ 37,264	\$ 37,658	\$ 38,057	\$ 38,459	\$ 38,866	\$ 1,004,422
Total Non-Capturable Taxes	4.3978															\$ 1,077,377
Total Tax Increment Revenue (TIR) Available for Capture		\$ 449,832	\$ 454,622	\$ 459,461	\$ 464,347	\$ 469,283	\$ 474,267	\$ 479,302	\$ 484,387	\$ 489,523	\$ 494,710	\$ 499,949	\$ 505,241	\$ 510,585	\$ 515,983	\$ 13,334,628
Total Tax Increment Revenue (TIR) Not Available		\$ 36,344	\$ 36,731	\$ 37,122	\$ 37,517	\$ 37,916	\$ 38,319	\$ 38,725	\$ 39,136	\$ 39,551	\$ 39,970	\$ 40,394	\$ 40,821	\$ 41,253	\$ 41,689	\$ 1,077,377

FINANCIAL ANALYSIS
Table 3 - Brownfield Plan Reimbursement

7 & Victor
August 1, 2024

	Developer Maximum Reimburse- ment		Proportionality	Actual School & Local Taxes Capture	Actual Local-Only Taxes	Total Actual Capture																				
	State	41%	\$	30,705		\$	30,705																			
	Local	59%	\$	44,495	\$	1,909,999	\$	1,954,494																		
	TOTAL																									
	EGLE	100%	\$	75,200	\$	1,909,999	\$	1,985,199																		
	MSF	0%	\$	-	\$	-	\$	-																		
																			Estimated Total Years of Plan: 15				Estimated Developer Reimbursement \$ 1,985,199			
																							Administrative Fees \$ 349,305			
																							State Brownfield Redevelopment Fund \$ 43,923			
																							Local Brownfield Revolving Fund \$ 1,158,549			
																							Total Capture \$ 3,536,976			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17									
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043									
Total State Incremental Revenue	\$ 167,255	\$ 169,056	\$ 170,875	\$ 172,713	\$ 174,569	\$ 176,443	\$ 178,336	\$ 180,248	\$ 182,180	\$ 184,130	\$ 186,100	\$ 188,090	\$ 190,100	\$ 192,129	\$ 194,179	\$ 196,250	\$ 198,341									
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 20,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
State TIR Available for Reimbursement	\$ 146,348	\$ 169,056	\$ 170,875	\$ 172,713	\$ 174,569	\$ 176,443	\$ 178,336	\$ 180,248	\$ 182,180	\$ 161,114	\$ 186,100	\$ 188,090	\$ 190,100	\$ 192,129	\$ 194,179	\$ 196,250	\$ 198,341									
Total Local Incremental Revenue	\$ 212,074	\$ 214,358	\$ 216,665	\$ 218,995	\$ 221,348	\$ 223,725	\$ 226,125	\$ 228,550	\$ 230,999	\$ 233,472	\$ 235,970	\$ 238,493	\$ 241,041	\$ 243,614	\$ 246,214	\$ 248,839	\$ 251,491									
BRA Administrative Fee 10.0%	\$ 24,278	\$ 21,436	\$ 21,667	\$ 21,899	\$ 22,135	\$ 22,372	\$ 22,613	\$ 22,855	\$ 23,100	\$ 26,418	\$ 23,597	\$ 23,849	\$ 24,104	\$ 24,361	\$ 24,621	\$ -	\$ -									
Local TIR Available for Reimbursement	\$ 187,796	\$ 192,922	\$ 194,999	\$ 197,095	\$ 199,213	\$ 201,352	\$ 203,513	\$ 205,695	\$ 207,899	\$ 207,054	\$ 212,373	\$ 214,643	\$ 216,937	\$ 219,253	\$ 221,592	\$ 248,839	\$ 251,491									
Total State & Local TIR Available	\$ 334,144	\$ 361,979	\$ 365,874	\$ 369,808	\$ 373,782	\$ 377,796	\$ 381,849	\$ 385,943	\$ 390,078	\$ 368,168	\$ 398,473	\$ 402,733	\$ 407,036	\$ 411,382	\$ 415,772	\$ 445,089	\$ 449,832									
DEVELOPER	Beginning Balance																									
DEVELOPER Reimbursement Balance	\$ 1,985,199	\$ 1,766,697	\$ 1,573,775	\$ 1,378,776	\$ 1,181,681	\$ 982,468	\$ 781,115	\$ 577,602	\$ 371,908	\$ 164,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
MSF Non-Environmental Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Total MSF Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
EGLE Environmental Costs	\$ 75,200	\$ 75,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
State Tax Reimbursement		\$ 30,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Tax Reimbursement		\$ 44,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Total EGLE Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Only Costs	\$ 1,909,999	\$ 143,301	\$ 192,922	\$ 194,999	\$ 197,095	\$ 199,213	\$ 201,352	\$ 203,513	\$ 205,695	\$ 207,899	\$ 164,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Tax Reimbursement		\$ 143,301	\$ 192,922	\$ 194,999	\$ 197,095	\$ 199,213	\$ 201,352	\$ 203,513	\$ 205,695	\$ 207,899	\$ 164,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Total Local Only Reimbursement Balance		\$ 1,766,697	\$ 1,573,775	\$ 1,378,776	\$ 1,181,681	\$ 982,468	\$ 781,115	\$ 577,602	\$ 371,908	\$ 164,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Interest Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Total Interest Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Total Annual Developer Reimbursement		\$ 218,501	\$ 192,922	\$ 194,999	\$ 197,095	\$ 199,213	\$ 201,352	\$ 203,513	\$ 205,695	\$ 207,899	\$ 164,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
LOCAL BROWNFIELD REVOLVING FUND																										
LBRF Deposits *		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,045	\$ 212,373	\$ 214,643	\$ 216,937	\$ 219,253	\$ 221,592	\$ -									
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,750	\$ 212,373	\$ 214,643	\$ 216,937	\$ 219,253	\$ 221,592	\$ -									

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:
Amounts provided are estimates based on the assumptions used as of the date of this table. Actual tax payments and reimbursement amounts will vary based on assessed value, tax rates and other factors. This table is provided for illustration purposes only.

FINANCIAL ANALYSIS
Table 3 - Brownfield Plan Reimbursement

7 & Victor
August 1, 2024

		18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Total State Incremental Revenue		\$ 200,453	\$ 202,587	\$ 204,741	\$ 206,917	\$ 209,115	\$ 211,335	\$ 213,577	\$ 215,842	\$ 218,129	\$ 220,439	\$ 222,772	\$ 225,129	\$ 227,509	\$ 5,879,541
State Brownfield Redevelopment Fund (3 mils of SET)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						\$ 43,923
State TIR Available for Reimbursement		\$ 200,453	\$ 202,587	\$ 204,741	\$ 206,917	\$ 209,115	\$ 211,335	\$ 213,577	\$ 215,842	\$ 218,129	\$ 220,439	\$ 222,772	\$ 225,129	\$ 227,509	\$ 5,835,618
Total Local Incremental Revenue		\$ 254,169	\$ 256,874	\$ 259,606	\$ 262,365	\$ 265,152	\$ 267,967	\$ 270,810	\$ 273,681	\$ 276,581	\$ 279,510	\$ 282,469	\$ 285,456	\$ 288,474	\$ 7,455,087
BRA Administrative Fee	10.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,305
Local TIR Available for Reimbursement		\$ 254,169	\$ 256,874	\$ 259,606	\$ 262,365	\$ 265,152	\$ 267,967	\$ 270,810	\$ 273,681	\$ 276,581	\$ 279,510	\$ 282,469	\$ 285,456	\$ 288,474	\$ 7,105,782
Total State & Local TIR Available		\$ 454,622	\$ 459,461	\$ 464,347	\$ 469,283	\$ 474,267	\$ 479,302	\$ 484,387	\$ 489,523	\$ 494,710	\$ 499,949	\$ 505,241	\$ 510,585	\$ 515,983	\$ 12,941,400
DEVELOPER	Beginning Balance														
DEVELOPER Reimbursement Balance	\$ 1,985,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MSF Non-Environmental Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 75,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,200
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,705
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,495
Total EGLE Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ 1,909,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,909,999
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,909,999
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Interest Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,985,199
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits *															
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,705
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,844
Total LBRF Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,158,549

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT (the "Agreement") is made as of _____, 2024, between the **CITY OF LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate (the "LBRA"), whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, and **Robertson Brothers Co.**, a Michigan corporation, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 (the "Developer").

RECITALS

A. The LBRA was created by the City of Livonia (the "City") pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended ("Act 381"), and, pursuant to Act 381, the LBRA has prepared a Brownfield Plan which was duly approved by the City Council of the City (the "Brownfield Plan").

B. The Developer owns a parcel of property in the City whose street address is 37640 W 7 Mile Road, Livonia, MI 48152 (the "Property"). The Property is legally described in the attached Exhibit A. The Property qualifies as a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act and is therefore considered "Eligible Property" under Act 381.

C. On the Property the Developer has plans to construct approximately one hundred new rental townhouse style residential units. The site will undergo site improvements and subsequent site preparation to support construction of the 100-townhouse style residential units (the "Project"). The Project includes reimbursement of baseline environmental assessment activities at an estimated cost of \$42,500, an additional investigation and Due Care Plan cost of \$17,200, preparation of a Brownfield Plan at an estimated cost of \$15,500, Response Activities at an estimated cost of \$114,500, site preparation at an estimated cost of \$1,541,151, Brownfield Plan Implementation of \$6,000 and a 15% contingency of \$248,348 (the "Improvements"), all as described in the City of Livonia Brownfield Redevelopment Authority Brownfield Plan titled *Act 381 Brownfield Plan for the 7 and Victor Project, 37640 W 7 Mile Road, Livonia, Michigan 48146*, approved by the LBRA Board on _____ (the "Brownfield Plan"), and attached as Exhibit B. The Project and the Improvements will have the effect of assisting in the redevelopment and reuse of the Property, increasing the tax base within the City and otherwise enhancing the economic vitality and quality of life in the City.

D. Act 381 permits the LBRA to capture and use the property tax revenues generated from the incremental increase in property value of a redeveloped brownfield site constituting an "eligible property" under Act 381 to pay or to reimburse the payment of costs of conducting activities that meet the requirements under Act 381 of "eligible activities" (hereinafter "Eligible Costs").

E. By undertaking the Improvements, the Developer will incur Eligible Costs of up to \$1,985,199 (the "Brownfield Plan Costs"), as defined in the Brownfield Plan.

F. In addition to the reimbursement of Developer's Eligible Costs and Brownfield Plan Costs, tax increment revenues will be deposited into the local site remediation revolving fund during the Term of this Agreement.

G. In accordance with Act 381 and subject to the terms of this Agreement, the parties desire to use the property tax revenues that are generated from an increase in the taxable value of the real property resulting from the redevelopment of the Property which the LBRA is entitled to receive (the "Tax

Increment Revenues") to reimburse the Developer for the Eligible Costs and Brownfield Plan Costs and to fund a local site remediation revolving fund pursuant to Act 381.

H. The parties are entering into this Agreement to establish the requirements and procedures for such reimbursement and funding.

TERMS AND CONDITIONS

Therefore, in exchange for the consideration in, and referred to, by this Agreement, the parties agree as follows:

1. Capture of Taxes. During the term of this Agreement, the LBRA shall capture all Tax Increment Revenues from the Property in accordance with the Brownfield Plan and use those Tax Increment Revenues as provided in this Agreement.

2. Submission of Costs. For those Eligible Costs and Brownfield Plan Costs for which the Developer seeks reimbursement from the LBRA, the Developer shall submit to the LBRA periodically, but no more than once per month, following commencement of development of the Project:

- (1) a written statement detailing the costs;
- (2) a written explanation as to why they are Eligible Costs or Brownfield Plan Costs;
- (3) copies of invoices and proof of payment of contractors, engineers or others who provided such services, or, for the Developer's personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and
- (4) any other information which may be reasonably required by the LBRA or their respective auditors.

3. Payments.

(a) Ninety percent (90%) of the Tax Increment Revenues (excluding school or state taxes for Eligible Activities that are not pre-approved – they will be paid in accordance with Act 381) received by the LBRA shall be paid to the Developer to reimburse it for Eligible Costs and Brownfield Plan Costs up to a maximum of \$1,985,199. The LBRA shall retain the remaining ten (10%) of Tax Increment Revenues (excluding school or state taxes) for administrative fees and deposits to the local brownfield revolving fund (LBRF). The LBRA shall retain 100% of the Tax Increment Revenues (excluding school or state taxes) for administrative fees and deposits to the LBRF for five (5) years following completion of reimbursement of Developer's Eligible Costs and Brownfield Plan Costs. The LBRA shall have no obligation to reimburse the Developer for Eligible Costs or Brownfield Plan Costs from Tax Increment Revenues captured and received by the LBRA after the winter 2041 taxes. The amount of taxes levied as school or state taxes that will be used to reimburse the Eligible Costs of implementing eligible activities at the Property and Brownfield Plan Costs will be limited to the baseline environmental assessment activities and Brownfield Plan costs pre-approved by statute that are incurred by Developer and approved by the LBRA.

(b) Unless it disputes whether such costs submitted by Developer pursuant to paragraph 2 of this Agreement are Eligible Costs or Brownfield Plan Costs within thirty days of receipt from Developer or the accuracy of such costs, the LBRA shall, pay to the Developer the amounts for which submissions have been made pursuant to paragraph 2 of this Agreement within 30 days after the LBRA Board has

approved such payment provided Tax Increment Revenues have been received from which the submission may be wholly or partially paid and provided further, an unconditional occupancy permit shall have been issued for the Project before the final payment to the Developer. If a partial payment is made by the LBRA because of insufficient Tax Increment Revenues, the LBRA shall make additional payments toward the remaining amount within 30 days of its receipt of additional Tax Increment Revenues until all of the amounts, for which submissions have been made, have been fully paid to the Developer or to the end of the Term, whichever occurs first

4. Adjustments. If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the LBRA is required to reimburse any Tax Increment Revenues to the City or any other tax levying unit of government, the LBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing the Developer. If all amounts due the Developer under this Agreement have been fully paid or the LBRA is no longer obligated to make any further payments to the Developer, the LBRA shall invoice the Developer for the amount of such reimbursement and the Developer shall pay the LBRA such invoiced amount within 30 days of the Developer's receipt of the invoice. Amounts invoiced and paid to the LBRA by the Developer pursuant to this paragraph shall be reinstated as Eligible Costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement. Nothing in this Agreement shall limit the right of the Developer to appeal any tax assessment.

5. Development. The Developer shall commence work on the Project as soon as possible after obtaining all necessary approvals for the Project.

6. Reporting. The Developer shall submit a written report to the LBRA following completion of the Project indicating as of such date the number of new jobs located at the Project, if any, the total private investment, the number of residential units constructed, and such other information as may be required by the LBRA for reporting purposes.

7. Interpretation. The Brownfield Plan and this Agreement constitute the entire agreement between the parties as to its subject. This Agreement shall not be amended or modified except in writing signed by the parties. The Agreement shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

8. Assignment; Binding Effect. This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld, *provided, however*, the Developer may assign its interest in this Agreement to an affiliate without the prior written consent of the LBRA, *provided*, any such assignee shall acknowledge to the LBRA in writing on or prior to the effective date of such assignment its obligations upon assignment under this Agreement, *provided, further*, that the Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment and consent by LBRA's legal counsel and approval of the LBRA's Executive Director. As used in this paragraph, "affiliate" means any corporation, company, partnership, limited liability company, trust, sole proprietorship or other individual or entity which (a) is owned or controlled by the Developer, (b) owns or controls the Developer or (c) is under common ownership or control with the Developer. This Agreement shall be binding upon any successors or permitted assigns of the parties.

9. Term. It is understood and agreed that the reimbursement obligation of the LBRA under this Agreement shall commence with taxes collected beginning with the Summer 2027 tax bill (the "Commencement Date") and shall be satisfied with the Tax Increment Revenues collected after the

Commencement Date and otherwise available under the Brownfield Plan. The reimbursement obligation of the LBRA shall terminate upon the payment of all outstanding reimbursement requests up to \$3,536,976 but in no event later than Tax Increment Revenues collected through the Winter 2041.

WHEREFORE, this Agreement has been executed as of the date first written above.

Robertson Brothers Homes

By: _____
Darian Neubecker, President

**CITY OF LIVONIA BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____
Jack Engebretson, Chairperson

CITY OF LIVONIA

By: _____
Maureen Miller Brosnan, Mayor

Attest: _____
Lori Miller, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____ 2024,
by Darian Neubecker, the President of Robertson Brothers Co.

Notary Public, Oakland County, Michigan
My Commission Expires: _____
Acting in Oakland County

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of _____ 2024,
by Jack Engebretson, the Chairperson of the City of Livonia Brownfield Redevelopment Authority.

Notary Public, Wayne County, Michigan
My Commission Expires: _____
Acting in Wayne County

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this ____ day of _____ 2024,
by Dennis K. Wright and Susan Nash, the Mayor and City Clerk, respectively, of the City of Livonia.

Notary Public, Wayne County, Michigan
My Commission Expires: _____
Acting in Wayne County

EXHIBIT A

IDENTIFICATION OF PROPERTY

Address: 37640 W 7 Mile Road

Parcel ID: 024-99-0016-007

Legal Description: PART OF SE 1/4 SEC 6 T1S R9E DESC AS BEG S 89D 38M 20S W 630.00 FT AND N 00D 07M 51S W 60.00 FT AND S 89D 38M 20S W 60.00 FT FROM SE COR SEC 6PROC TH S 89D 38M 20S W 557.29 FT TH N 00D 07M 51S W 20.00 FT TH S 89D 38M 20S W 230.00 FT TH N 83D 38M 39S W 70.45 FT TH N 00D 06M 30S W 410.00 FT TH S 83D 16M 00S E 402.72 FT TH S 69D 46M 41S E 42.66 FT TH S 59D 32M 18S E 484.76 FT TH S 00D 07M 51S E 125.12 FT TO POB 6.376 AC SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

EXHIBIT B
BROWNFIELD PLAN

ATTACHMENT A

Brownfield Plan Resolution(s)

ATTACHMENT B

Reimbursement Agreement

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT (the "Agreement") is made as of _____, 2024, between the **CITY OF LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate (the "LBRA"), whose address is 33000 Civic Center Drive, Livonia, Michigan 48154, and **Robertson Brothers Co.**, a Michigan corporation, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 (the "Developer").

RECITALS

A. The LBRA was created by the City of Livonia (the "City") pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended ("Act 381"), and, pursuant to Act 381, the LBRA has prepared a Brownfield Plan which was duly approved by the City Council of the City (the "Brownfield Plan").

B. The Developer owns a parcel of property in the City whose street address is 37640 W 7 Mile Road, Livonia, MI 48152 (the "Property"). The Property is legally described in the attached Exhibit A. The Property qualifies as a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act and is therefore considered "Eligible Property" under Act 381.

C. On the Property the Developer has plans to construct approximately one hundred new rental townhouse style residential units. The site will undergo site improvements and subsequent site preparation to support construction of the 100-townhouse style residential units (the "Project"). The Project includes reimbursement of baseline environmental assessment activities at an estimated cost of \$42,500, an additional investigation and Due Care Plan cost of \$17,200, preparation of a Brownfield Plan at an estimated cost of \$15,500, Response Activities at an estimated cost of \$114,500, site preparation at an estimated cost of \$1,541,151, Brownfield Plan Implementation of \$6,000 and a 15% contingency of \$248,348 (the "Improvements"), all as described in the City of Livonia Brownfield Redevelopment Authority Brownfield Plan titled *Act 381 Brownfield Plan for the 7 and Victor Project, 37640 W 7 Mile Road, Livonia, Michigan 48146*, approved by the LBRA Board on _____ (the "Brownfield Plan"), and attached as Exhibit B. The Project and the Improvements will have the effect of assisting in the redevelopment and reuse of the Property, increasing the tax base within the City and otherwise enhancing the economic vitality and quality of life in the City.

D. Act 381 permits the LBRA to capture and use the property tax revenues generated from the incremental increase in property value of a redeveloped brownfield site constituting an "eligible property" under Act 381 to pay or to reimburse the payment of costs of conducting activities that meet the requirements under Act 381 of "eligible activities" (hereinafter "Eligible Costs").

E. By undertaking the Improvements, the Developer will incur Eligible Costs of up to \$1,985,199 (the "Brownfield Plan Costs"), as defined in the Brownfield Plan.

F. In addition to the reimbursement of Developer's Eligible Costs and Brownfield Plan Costs, tax increment revenues will be deposited into the local site remediation revolving fund during the Term of this Agreement.

G. In accordance with Act 381 and subject to the terms of this Agreement, the parties desire to use the property tax revenues that are generated from an increase in the taxable value of the real property resulting from the redevelopment of the Property which the LBRA is entitled to receive (the "Tax

Increment Revenues") to reimburse the Developer for the Eligible Costs and Brownfield Plan Costs and to fund a local site remediation revolving fund pursuant to Act 381.

H. The parties are entering into this Agreement to establish the requirements and procedures for such reimbursement and funding.

TERMS AND CONDITIONS

Therefore, in exchange for the consideration in, and referred to, by this Agreement, the parties agree as follows:

1. Capture of Taxes. During the term of this Agreement, the LBRA shall capture all Tax Increment Revenues from the Property in accordance with the Brownfield Plan and use those Tax Increment Revenues as provided in this Agreement.

2. Submission of Costs. For those Eligible Costs and Brownfield Plan Costs for which the Developer seeks reimbursement from the LBRA, the Developer shall submit to the LBRA periodically, but no more than once per month, following commencement of development of the Project:

- (1) a written statement detailing the costs;
- (2) a written explanation as to why they are Eligible Costs or Brownfield Plan Costs;
- (3) copies of invoices and proof of payment of contractors, engineers or others who provided such services, or, for the Developer's personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and
- (4) any other information which may be reasonably required by the LBRA or their respective auditors.

3. Payments.

(a) Ninety percent (90%) of the Tax Increment Revenues (excluding school or state taxes for Eligible Activities that are not pre-approved – they will be paid in accordance with Act 381) received by the LBRA shall be paid to the Developer to reimburse it for Eligible Costs and Brownfield Plan Costs up to a maximum of \$1,985,199. The LBRA shall retain the remaining ten (10%) of Tax Increment Revenues (excluding school or state taxes) for administrative fees and deposits to the local brownfield revolving fund (LBRF). The LBRA shall retain 100% of the Tax Increment Revenues (excluding school or state taxes) for administrative fees and deposits to the LBRF for five (5) years following completion of reimbursement of Developer's Eligible Costs and Brownfield Plan Costs. The LBRA shall have no obligation to reimburse the Developer for Eligible Costs or Brownfield Plan Costs from Tax Increment Revenues captured and received by the LBRA after the winter 2041 taxes. The amount of taxes levied as school or state taxes that will be used to reimburse the Eligible Costs of implementing eligible activities at the Property and Brownfield Plan Costs will be limited to the baseline environmental assessment activities and Brownfield Plan costs pre-approved by statute that are incurred by Developer and approved by the LBRA.

(b) Unless it disputes whether such costs submitted by Developer pursuant to paragraph 2 of this Agreement are Eligible Costs or Brownfield Plan Costs within thirty days of receipt from Developer or the accuracy of such costs, the LBRA shall, pay to the Developer the amounts for which submissions have been made pursuant to paragraph 2 of this Agreement within 30 days after the LBRA Board has

approved such payment provided Tax Increment Revenues have been received from which the submission may be wholly or partially paid and provided further, an unconditional occupancy permit shall have been issued for the Project before the final payment to the Developer. If a partial payment is made by the LBRA because of insufficient Tax Increment Revenues, the LBRA shall make additional payments toward the remaining amount within 30 days of its receipt of additional Tax Increment Revenues until all of the amounts, for which submissions have been made, have been fully paid to the Developer or to the end of the Term, whichever occurs first

4. Adjustments. If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the LBRA is required to reimburse any Tax Increment Revenues to the City or any other tax levying unit of government, the LBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing the Developer. If all amounts due the Developer under this Agreement have been fully paid or the LBRA is no longer obligated to make any further payments to the Developer, the LBRA shall invoice the Developer for the amount of such reimbursement and the Developer shall pay the LBRA such invoiced amount within 30 days of the Developer's receipt of the invoice. Amounts invoiced and paid to the LBRA by the Developer pursuant to this paragraph shall be reinstated as Eligible Costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement. Nothing in this Agreement shall limit the right of the Developer to appeal any tax assessment.

5. Development. The Developer shall commence work on the Project as soon as possible after obtaining all necessary approvals for the Project.

6. Reporting. The Developer shall submit a written report to the LBRA following completion of the Project indicating as of such date the number of new jobs located at the Project, if any, the total private investment, the number of residential units constructed, and such other information as may be required by the LBRA for reporting purposes.

7. Interpretation. The Brownfield Plan and this Agreement constitute the entire agreement between the parties as to its subject. This Agreement shall not be amended or modified except in writing signed by the parties. The Agreement shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

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Robertson Brothers Homes

By: _____
Darian Neubecker, President

**CITY OF LIVONIA BROWNFIELD
REDEVELOPMENT AUTHORITY**

By: _____
Jack Engebretson, Chairperson

CITY OF LIVONIA

By: _____
Maureen Miller Brosnan, Mayor

Attest: _____
Lori Miller, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____ 2024,
by Darian Neubecker, the President of Robertson Brothers Co.

Notary Public, Oakland County, Michigan
My Commission Expires: _____
Acting in Oakland County

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

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by Jack Engebretson, the Chairperson of the City of Livonia Brownfield Redevelopment Authority.

Notary Public, Wayne County, Michigan
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Acting in Wayne County

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EXHIBIT B
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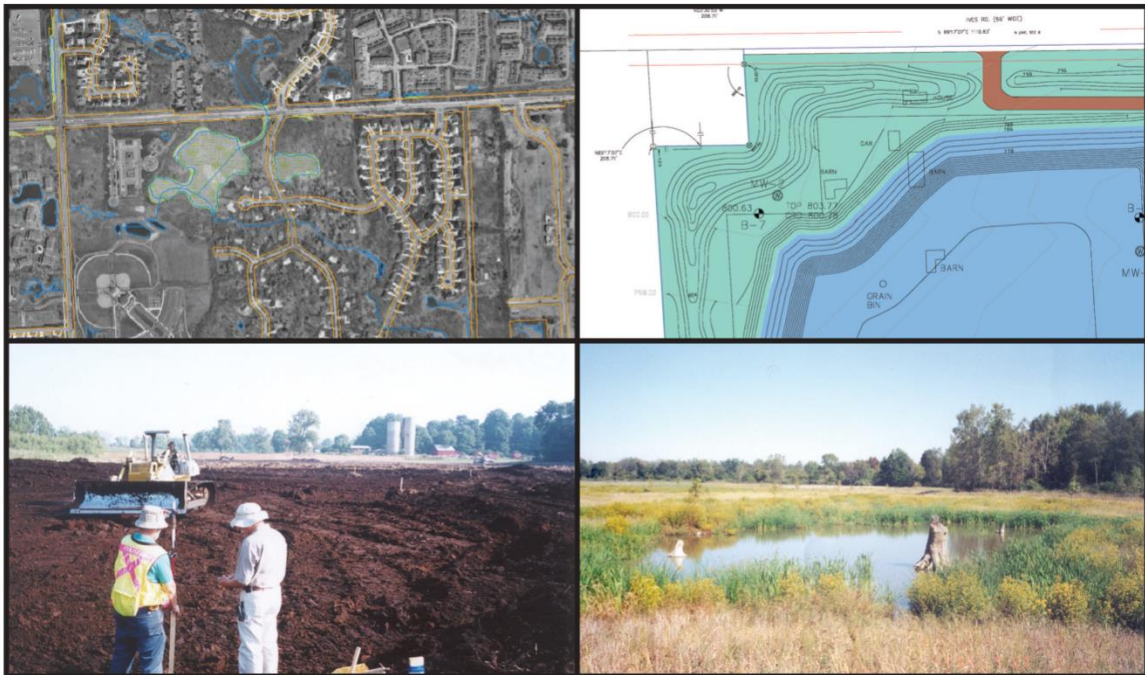
Additional Subsurface Investigation

37640 West 7 Mile Road
Livonia, Michigan

Robertson Brothers Homes

July 12, 2024

ASTI ENVIRONMENTAL



Additional Subsurface Investigation

37640 West 7 Mile Road
Livonia, Michigan

July 12, 2024

Prepared For:

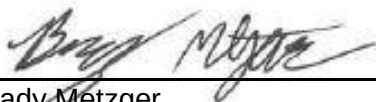
Robertson Brothers Homes
6905 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48301

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
(810) 225-2800

ASTI Project No. A24-3104.01

Report Prepared by:



Brady Metzger
Environmental Technician

Report Reviewed by:



Jeremy Efros, EP, CPG
Geologist



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- 1 Site Location Map
- 2 Sample Location Map
- 3 Site Features Map with 1973 Topographic Overlay
- 4 Site Features Map with 2019 Topographic Overlay

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- 1 Summary of Soil Sample Analytical Results

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- A Soil Boring Logs
- B Laboratory Analytical Reports and Chain-of-Custody Documentation

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Robertson Brothers Homes to conduct an Additional Subsurface Investigation of the property located at 37640 West 7 Mile Road in the City of Livonia, Wayne County, Michigan (Subject Property). The Subject Property is comprised of 6.38 acres of land on one parcel with Parcel ID 024-99-0016-007. The Subject Property is currently undeveloped, and the intended future use is residential. This investigation was prepared for the benefit of Robertson Brothers Homes, and ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. A Site Location Map is provided as Figure 1.

On March 13, 2024, Robertson Brothers Homes conducted 16 test pits across the Subject Property where fill soils were previously placed to identify the location and thickness of natural peat soils and to assess the composition of the fill soils. These test pits were observed by ASTI staff. In general, the test pits identified fill soils overlying natural peat. The fill soil was generally clay and appeared to be natural soils containing no non-natural materials. However, five of the test pits contained wood and/or inert fill materials, such as concrete, metal, ceramics, and glass, placed between the clay fill soils and the natural peat.

On April 5, 2024, ASTI advanced three soil borings (SB-1 through SB-3) at the Subject Property as part of a Limited Phase II Environmental Site Assessment (ESA). ASTI collected two soil samples from each boring and collected one groundwater sample from a temporary monitoring well installed at boring SB-1. The laboratory analytical results reported selenium in soil and arsenic in groundwater at concentrations exceeding the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (GRCC).

The Additional Subsurface Investigation was conducted in accordance with ASTI's proposal dated May 10, 2024.

2.0 PURPOSE AND PROPERTY HISTORY AND INFORMATION

2.1 Purpose

ASTI completed a Phase I ESA of the Subject Property on March 8, 2024. No Recognized Environmental Conditions (RECs) were identified in Phase I ESA; however, the Phase I ESA identified the following Significant Data Gap with respect to the Subject Property:

Data Gap 1. “Between 1972 and 1976, there was a surface disturbance across most of the Subject Property, and it coincided with construction of the I-275 Freeway to the west. The purpose of the disturbance is unknown, but it may have been lowland filling with spoils from nearby freeway construction. Areas of the I-275 Freeway that are nearest to the Subject Property appear to have been farmland. However, the I-275 Freeway is long, and the exact location from where the suspected fill soil was gathered is not known.

The previously completed Phase II ESA was not completed in areas where freeway fill soil is expected to have been placed, so it does not provide sufficient insight into the quality of the suspected fill soil.

An assessment of suspected fill soil can be performed to further reduce environmental risk.”

The Limited Phase II ESA was conducted to assess the Significant Data Gap at the Subject Property. However, the Limited Phase II ESA did not assess the upper four feet of soil, which ASTI observed to contain trace amounts of debris (brick and concrete) in borings SB-2 and SB-3. The objective of this Additional Subsurface Investigation was to delineate metal impacts in soil and to evaluate if shallow soils present a direct contact exposure risk to receptors at the Subject Property.

2.2 Historical Uses of the Subject Property

Based on the information reviewed during the Phase I ESA, the Subject Property was developed with a dwelling, outbuildings, and farmland as early as 1937. Agricultural use included a relatively small area of fruit trees around the dwelling on the west portion of the

Subject Property. By 1967, the outbuildings were removed, and two additional dwellings were constructed. A surface disturbance was observed in aerial photographs taken in 1972 and 1976 spanning across most of the Subject Property that coincided with construction of the I-275 Freeway to the west. The nature of the disturbance is unknown, but it may have been caused by lowland filling with spoils from nearby freeway construction. The three dwellings were demolished between 1997 and 1999, and the Subject Property has been vacant grass-covered or wooded land since that time.

2.3 Current Uses of the Subject Property

The Subject Property is currently undeveloped land with no obvious use.

2.4 Existing Infrastructure Features

No structures are present on the Subject Property. Potable water, sewerage, and storm sewers are available to the Subject Property through the City of Livonia. Electrical and natural gas utilities are also available to the Subject Property through DTE Energy.

3.0 SAMPLING LOCATIONS

On June 12, 2024, ASTI advanced 26 soil borings, SB-2 (1) through SB-2 (13) and SB-3 (1) through SB-3 (13), at the Subject Property. The soil borings were advanced to depths of up to 12 feet below ground surface (bgs) using a direct-push Geoprobe® drill rig. Groundwater was encountered in soil borings SB-2 and SB-3 at various depths ranging from 6.5 to 11 feet bgs. A Sample Location Map is provided as Figure 2. Boring/sample identifications, boring/sample locations, and depths were as follows:

Boring/Sample ID	Boring/Sample Location	Depth of Boring (bgs)
SB-2 (1)	Replicate boring at previous SB-2 location to vertically delineate impacts	8 feet
SB-2 (2)	10 feet north of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (3)	10 feet east of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (4)	10 feet south of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (5)	10 feet west of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (6)	20 feet north of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (7)	20 feet northeast of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (8)	20 feet east of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (9)	20 feet southeast of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (10)	20 feet south of previous SB-2 location to horizontally delineate impacts	12 feet
SB-2 (11)	20 feet southwest of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (12)	20 feet west of previous SB-2 location to horizontally delineate impacts	8 feet
SB-2 (13)	20 feet northwest of previous SB-2 location to horizontally delineate impacts	8 feet
SB-3 (1)	Replicate boring at previous SB-3 location to vertically delineate impacts	12 feet
SB-3 (2)	10 feet north of previous SB-3 location to horizontally delineate impacts	8 feet
SB-3 (3)	10 feet east of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (4)	10 feet south of previous SB-3 location to horizontally delineate impacts	8 feet

Boring/Sample ID	Boring/Sample Location	Depth of Boring (bgs)
SB-3 (5)	10 feet west of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (6)	20 feet north of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (7)	20 feet northeast of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (8)	20 feet east of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (9)	20 feet southeast of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (10)	20 feet south of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (11)	20 feet southwest of previous SB-3 location to horizontally delineate impacts	12 feet
SB-3 (12)	20 feet west of previous SB-3 location to horizontally delineate impacts	8 feet
SB-3 (13)	20 feet northwest of previous SB-3 location to horizontally delineate impacts	12 feet

4.0 SAMPLE COLLECTION PROCEDURES

With the drill rig, soil was extracted from the ground in pre-cleaned, 4-foot-long, acetate liners. Soil encountered during field activities was classified by ASTI's field personnel, examined for visual and/or olfactory evidence of impact, and screened using a photoionization detector (PID), with notes recorded in a field logbook. Prior to sampling, the PID was calibrated to manufacturer specifications using 100 parts per million (ppm) isobutylene calibration gas. All down-hole equipment was decontaminated using an Alconox® wash and clean water rinse prior to and between borings to minimize the risk of cross contamination of the samples.

ASTI collected two soil samples from each soil boring: one sample was collected from the upper two feet of soil, and one sample was collected from the base of the fill soils. The soil samples were collected into laboratory-certified clean, unpreserved, 4-ounce glass jars and submitted to Merit Laboratories Inc. (Merit) in East Lansing, Michigan under standard chain-of-custody procedures. Soil samples from the 20-foot offset borings were submitted to the laboratory on hold for analyses, pending the results from the replicate and 10-foot offset borings.

The soil samples were analyzed for the Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc) by US Environmental Protection Agency (EPA) Methods 6020A and 7471B. Soil samples reported with concentrations of lead greater than 75,000 micrograms per kilogram ($\mu\text{g/kg}$) were additionally analyzed for fine and coarse lead fractions. Soil samples reported with concentrations of total chromium greater than 18,000 $\mu\text{g/kg}$ were additionally analyzed for hexavalent chromium.

For quality assurance/quality control (QA/QC) purposes, 6 soil duplicate samples were collected: DUP-1S from SB-2 (1) (3-4'), DUP-2S from SB-2 (8) (5-6'), DUP-3S from SB-2 (12) (3-4'), DUP-4S from SB-3 (1) (3-4'), DUP-5S from SB-3 (13) (3-4') and DUP-6S from SB-3 (11) (3-4').

Sample depths, sample location rationale, and analyses are provided in the following table. Only samples that were analyzed are included in this table.

Boring	Sample Matrix	Sample Depth (feet bgs)	Rationale for sample depth	Analysis
SB-2 (1)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Shallow sample in fill soils	
SB-2 (2)	Soil	1 - 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Sample at the base of the soil fill containing debris	
SB-2 (3)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		4 – 5'	Sample at the base of the soil fill containing debris	
SB-2 (4)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		7 – 8'	Sample at the base of the soil fill containing debris	
SB-2 (5)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Sample at the base of the soil fill containing debris	
SB-2 (6)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		5 – 6'	Sample at the base of the soil fill containing debris	
SB-2 (7)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Sample at the base of the soil fill containing debris	
SB-2 (8)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		5 – 6'	Sample at the base of the soil fill containing debris	
SB-2 (9)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		7 – 8'	Sample at the base of the soil fill containing debris	
SB-2 (10)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Shallow sample in fill soils	
SB-2 (11)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Sample at the base of the soil fill containing debris	
SB-2 (12)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Shallow sample in fill soils	
SB-2 (13)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		6 – 7'	Sample at the base of the soil fill containing debris	
SB-3 (1)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 – 4'	Shallow sample in fill soils	
SB-3 (2)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Shallow sample in fill soils	
SB-3 (3)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 – 4'	Shallow sample in fill soils	
SB-3 (4)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Shallow sample in fill soils	
SB-3 (5)	Soil	0 – 1'	Shallow sample in fill soils	Michigan 10 Metals
		2 – 3'	Shallow sample in fill soils	
SB-3 (7)	Soil	1 – 2'	Shallow sample in fill soils	Michigan 10 Metals
		3 - 4'	Sample at the base of the soil fill containing debris	

5.0 PATHWAY EVALUATION

The EGLE GRCC under Part 201 of Michigan's Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as Amended (Part 201) were used for comparison to the Subject Property analytical results. The exposure pathway criteria used for comparison to the soil sampling results are the drinking water protection (DWP), groundwater surface water interface protection (GSIP), direct contact (DC), finite source volatile soil inhalation (VSIC), soil volatilization to indoor air inhalation (SVIAI), and particulate soil inhalation (PSI). Additionally, the soil analytical results were compared to EGLE's residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) dated February 26, 2024.

6.0 SOIL AND GROUNDWATER CHARACTERISTICS

The following sections describe the encountered soil and groundwater conditions during the April 5, 2024 Limited Phase II ESA and this Additional Subsurface Investigation.

6.1 Soil

During the Limited Phase II ESA, the subsurface lithology soil borings SB-1 through SB-3 was classified as a silty clay that extended as deep as 16 feet bgs, the maximum explored depth of the soil borings. Within the silty clay, intermittent layers of sandy loam, with varying amounts of silt and clay, were observed. Soil fill containing trace amounts (5 percent or less) of brick and concrete was identified in the upper four feet of soil in borings SB-2 and SB-3. Natural peat was observed between 11.25 to 12 feet bgs in borings SB-2 and SB-3. No staining or odors were encountered in the borings. In addition, no VOCs were detected on the PID during screening of the soil cores

During the Additional Subsurface Investigation, the lithology in the soil borings was characterized as a silty clay that extended to at least 12 feet bgs, the maximum explored depth of the soil borings. Within the silty clay, intermittent layers of sandy loam, with varying amounts of silt and clay, were observed. Soil fill containing varying amounts of brick and concrete was identified in the upper 8 feet of soil in boring SB-2 (1) and its surrounding offset borings, as well as in boring SB-3 (7). No staining or odors were encountered in the borings. In addition, no VOCs were detected on the PID during screening of the soil cores.

For more detail on the encountered stratigraphy, refer to the boring logs included as Attachment A.

6.2 Groundwater

Groundwater was encountered in the soil borings at various depths ranging from 6.5 to 12 feet bgs. Groundwater flow direction was not determined as a part of these investigations.

7.0 ANALYTICAL RESULTS

Table 1 presents the laboratory analytical results for the soil samples in comparison to the EGLE Part 201 GRCC and residential VIAP SLs.

The laboratory analytical results reported arsenic in soil samples SB-2 (1) (1-2'), DUP-1S associated with SB-2 (1) (3-4'), SB-2 (2) (1-2'), SB-2 (2) (3-4'), SB-2 (3) (4-5'), SB-2 (4) (1-2'), SB-2 (4) (7-8'), SB-2 (5) (1-2'), SB-2 (5) (3-4'), SB-2 (6) (1-2'), SB-2 (6) (5-6'), SB-2 (7) (1-2'), SB-2 (7) (3-4'), SB-2 (8) (1-2'), SB-2 (9) (1-2'), SB-2 (10) (1-2'), SB-2 (10) (3-4'), SB-2 (11) (1-2'), SB-2 (11) (3-4'), SB-2 (12) (1-2'), SB-2 (12) (3-4'), SB-2 (13) (1-2'), SB-2 (13) (6-7'), SB-3 (7) (1-2'), and SB-3 (7) (3-4') at concentrations exceeding the GRCC for DC and/or GSIP and DWP.

Arsenic was also reported in soil samples SB-3 (1) (1-2'), SB-3 (1) (3-4') and its associated duplicate sample (DUP-4S), SB-3 (2) (1-2'), SB-3 (2) (3-4'), SB-3 (3) (1-2'), SB-3 (3) (3-4'), SB-3 (4) (1-2'), SB-3 (4) (3-4'), and SB-3 (5) (0-1') at concentrations exceeding the GRCC. However, because the soil samples were collected in natural clay soils, the soil analytical results can be compared to the regional background level for arsenic in clay in the Huron-Erie Glacial Lobe from the 2015 Michigan Background Soil Survey, following Part 324.20101(e)(ii) of NREPA Act 451 of 1994 for use of regional background. The regional background concentration of arsenic in clay in the Huron-Erie Glacial Lobe is 22,800 µg/kg. The highest concentration of arsenic reported in these soil samples is 12,600 µg/kg in sample SB-3 (4) (1-2') which is below the regional background. Therefore, the arsenic concentrations in these samples do not represent exceedances of the GRCC or of a release.

Selenium was reported in soil samples SB-2 (4) (1-2'), SB-2 (5) (3-4'), SB-2 (6) (5-6'), SB-2 (9) (7-8'), and SB-2 (13) (6-7') at concentrations exceeding the GRCC for GSIP.

Selenium was also reported in soil samples SB-3 (2) (3-4'), SB-3 (3) (3-4'), and SB-3 (4) (1-2') at concentrations exceeding the GRCC. However, these soil samples were collected in natural clay soils. Again, the soil analytical results can be compared to the 2015 Michigan Background Soil Survey regional background levels. The regional background concentration of selenium in clay in the Huron-Erie Glacial Lobe is 1,200 µg/kg. The highest concentration of selenium reported in these soil samples is 880 µg/kg in sample SB-3 (3) (3-4'), which is

below the regional background concentration. Therefore, the selenium concentrations in these samples do not represent exceedances of the GRCC.

Total chromium was reported in soil samples SB-2 (1) (1-2'), SB-2 (1) (3-4'), DUP-1S, SB-2 (2) (3-4'), SB-2 (3) (4-5'), SB-2 (4) (1-2'), SB-2 (6) (1-2'), SB-2 (6) (5-6'), SB-2 (8) (5-6'), SB-2 (11) (3-4'), SB-2 (12) (1-2'), SB-2 (13) (1-2'), SB-2 (13) 6-7'), SB-3 (1) (3-4'), SB-3 (2) (3-4'), SB-3 (4) (1-2'), SB-3 (4) (3-4'), SB-3 (5) (0-1'), SB-3 (5) (2-3'), and SB-3 (7) (1-2') at concentrations exceeding 18,000 µg/kg, and these samples were further analyzed for hexavalent chromium. No hexavalent chromium was reported in these samples at concentrations at or exceeding the laboratory reporting limits. Therefore, the total chromium results for each of the soil samples collected on the Subject Property were compared to and found to be below the GRCC for trivalent chromium.

Other metals were reported in the soil samples, but at concentrations below the GRCC and VIAP SLs.

Quality Assurance/Quality Control

The laboratory analytical results reported the duplicate soil samples were generally within acceptable ranges of the associated parent samples.

The Laboratory Analytical Reports and chain-of-custody documentation are provided as Attachment B.

8.0 CONCEPTUAL SITE MODEL

The Subject Property was first developed with a dwelling, outbuildings, and farmland as early as 1937. By 1967, the outbuildings were removed, and two additional dwellings were constructed. On aerial photographs taken in 1972 and 1976, a surface disturbance was observed on the Subject Property that coincided with construction of the I-275 Freeway to the west. It is suspected that the surface disturbance on the Subject Property may have been caused by lowland filling with spoils from the nearby freeway construction. The three dwellings were demolished between 1997 and 1999, and the Subject Property has been undeveloped land since that time.

The Phase I ESA dated March 8, 2024, identified a Significant Data Gap, which was that the previously completed February 2013 Phase II ESA was not completed in areas where soil fill from the freeway construction were expected to have been placed.

On March 13, 2024, Robertson Brothers Homes conducted 16 test pits across the Subject Property where fill soils were previously placed to identify the location and thickness of natural peat soils and to assess the fill soils. These test pits were observed by ASTI staff. In general, the test pits identified natural clay fill soils overlying natural peat. Five of the test pits contained wood and/or inert fill materials placed between the clay fill soils and the natural peat.

Based on the soil borings advanced during this investigation, the general subsurface lithology encountered at the Subject Property was characterized as a silty clay with intermittent layers of sandy loam that extended to at least 12 feet bgs. Trace amounts of fill materials, consisting of brick and concrete, were identified in the upper eight feet of soil in borings SB-2 and SB-3 and the surrounding offset borings, which are located on the north and northeast portions of the Subject Property. Natural peat was also observed in borings SB-2 and SB-3, at depths between 11.25 to 12 feet bgs. Groundwater was encountered in the soil borings at various depths ranging from 6.5 and 12 feet bgs.

Arsenic was reported in soil at concentrations exceeding the GRCC for DC and/or DWP and GSIP. Selenium was reported in soil at concentrations exceeding the GRCC for GSIP.

ASTI reviewed the EDR Historical Topo Map Report and compared topography at the Subject Property from the years 1973 and 2019. Refer to Figures 3 and 4 for site features maps with topographic overlays from 1973 and 2019, respectively. Generally, between 1973 and 2019, the surface elevation was raised in the north and northeast portions of the Subject Property. This increase in surface elevation indicates that fill soils were likely placed on the north and northeast areas of the Subject Property. Soil borings SB-2 and SB-3 were also located in the north and northeast areas and fill containing debris (brick and concrete) was observed at and around these borings.

9.0 CONCLUSIONS AND RECOMMENDATIONS

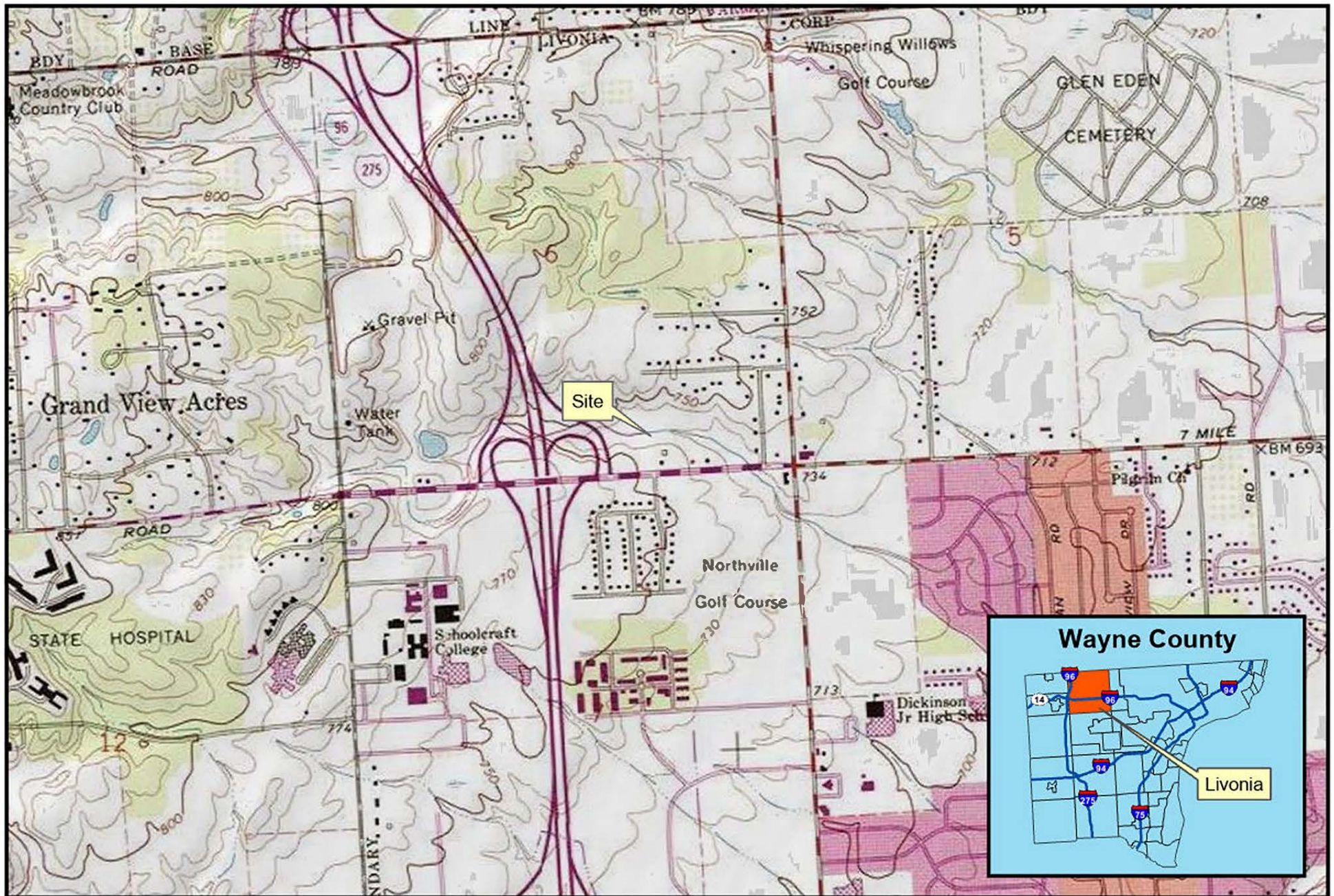
The laboratory analytical results for soil samples collected at the Subject Property reported concentrations of arsenic and selenium in soil exceeding the EGLE Part 201 GRCC. Based on the laboratory analytical results from the Limited Phase II ESA and the Additional Subsurface Investigation, it is ASTI's opinion that the Subject Property is a "facility" as defined by Part 201 of NREPA Act 451.

Purchasers of a "facility" that follow the procedures of Part 201, and have not caused the impact, are not liable for any historical contamination identified. However, in accordance with Part 201, a person who owns a property and has knowledge that it is a facility shall maintain documentation of compliance with section 20107a and shall provide the documentation to the department upon request. Per EGLE requirements, due care obligations start immediately upon purchase or occupancy, but documentation of compliance must be completed no later than 8 months of purchase or occupancy and a copy must be retained at the Subject Property. ASTI intends to prepare a Due Care Plan (DCP) for the contamination identified on the Subject Property for Robertson Brothers Homes.

Because arsenic was reported in soil at concentrations exceeding the GRCC for DC, a direct contact human exposure risk is present for receptors at the Subject Property. ASTI recommends that Robertson Brothers Homes maintain concrete and/or asphalt in proposed paved areas and at least 12 inches of clean soil in proposed greenspace areas as direct contact exposure barriers. These due care response actions in addition to maintenance of the direct contact exposure barriers will be described in more detail in the Due Care Plan.

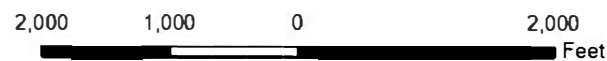
FIGURES

- 1 Site Location Map
- 2 Sample Location Map
- 3 Site Features Map with 1973 Topographic Overlay
- 4 Site Features Map with 2019 Topographic Overlay

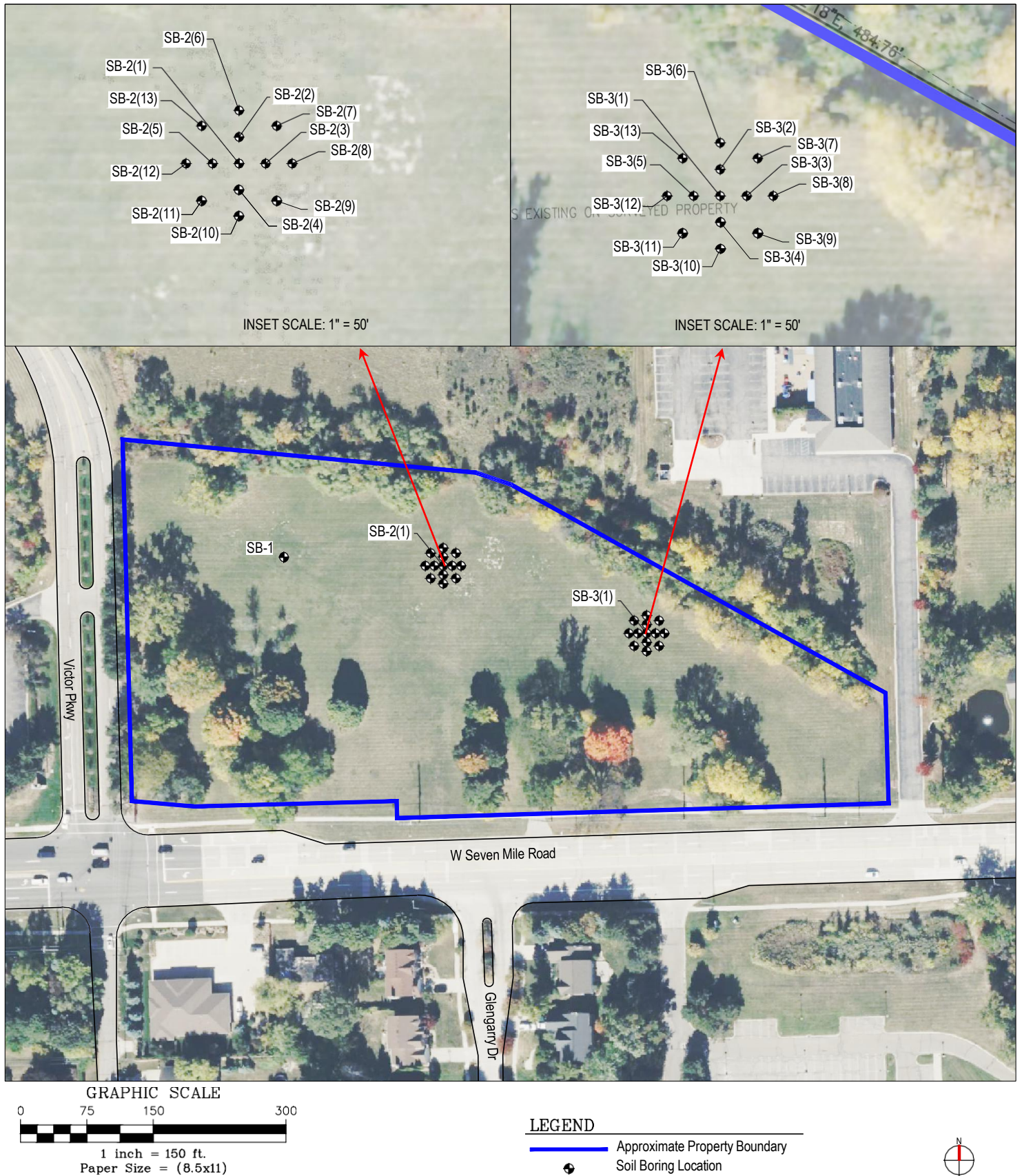


37640 W. 7 Mile Road

Livonia, MI



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37640 W 7 Mile Road

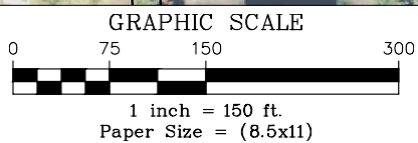
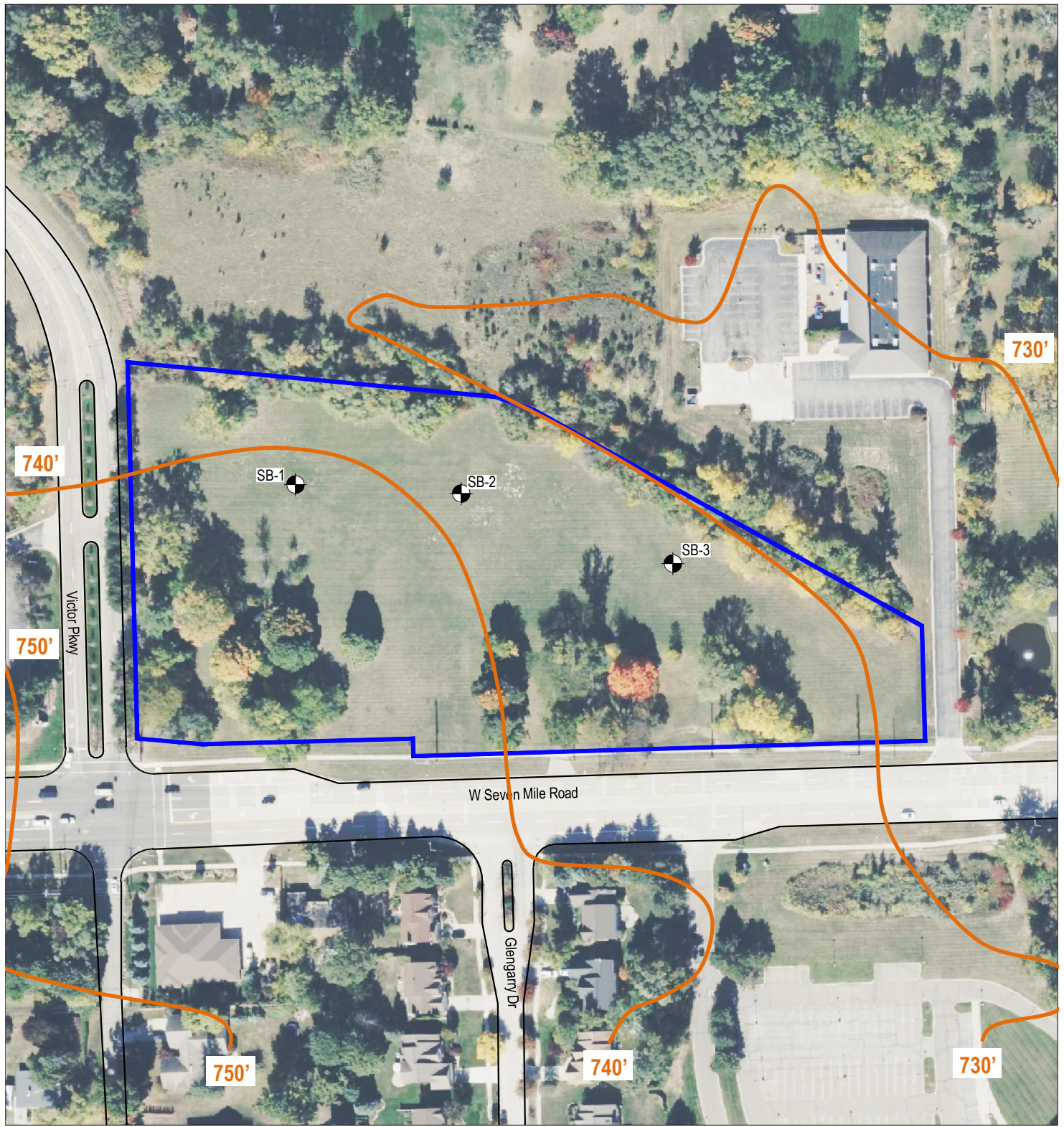
Client: Robertson Brothers Homes

ASTI Project A24-3104.01 / 1-13104, JRN, July 2, 2024

Livonia, MI

Figure 2 - Sample Location Map





LEGEND

- Approximate Property Boundary
-  Soil Boring Location
- Surface Elevation (feet above sea level)



37640 W 7 Mile Road

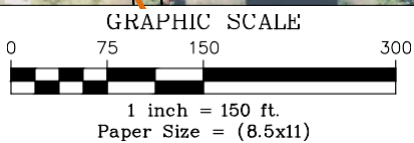
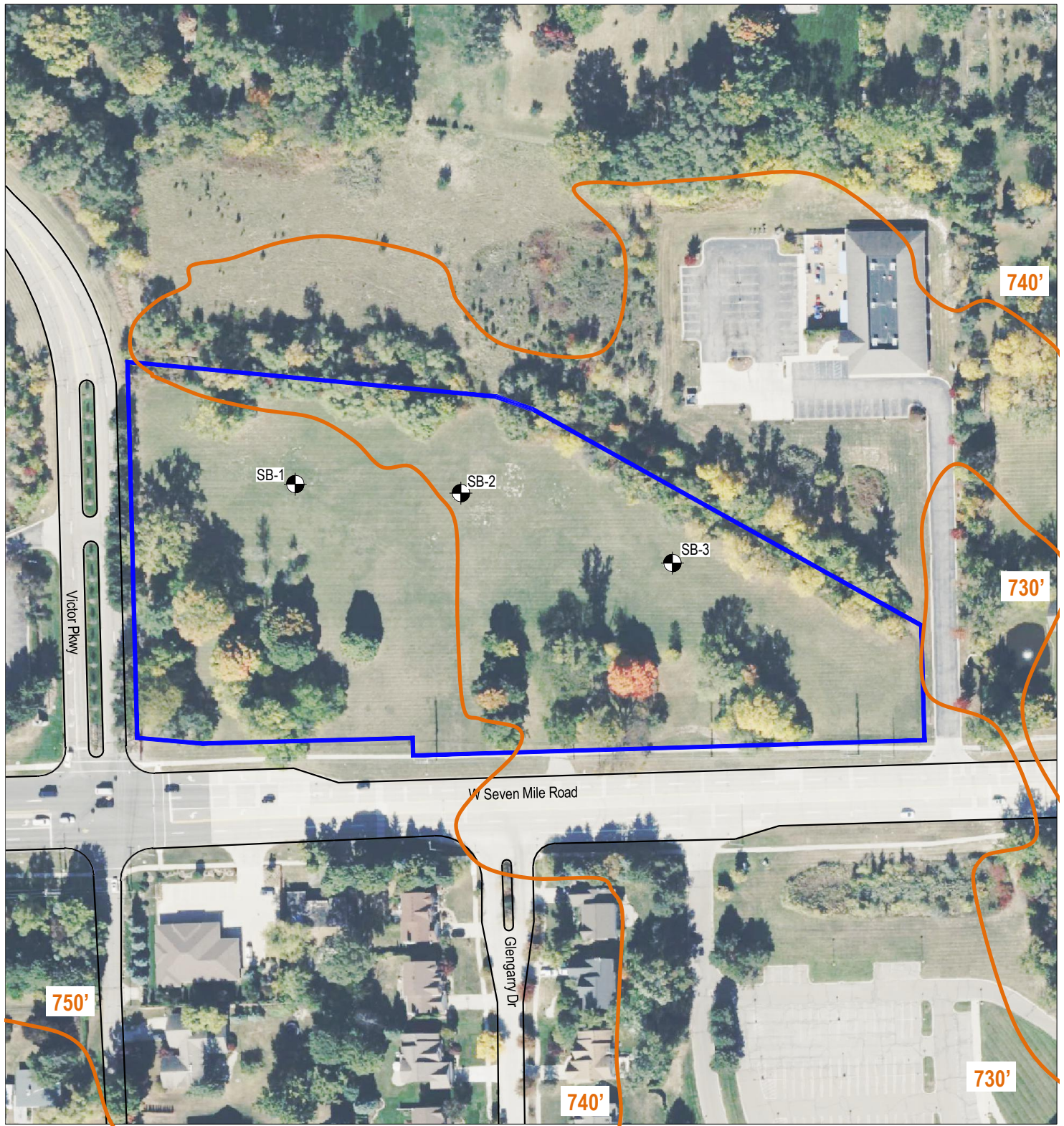
Client: Robertson Brothers Homes

ASTI Project A24-3104.01 / 1-13104, JRN, April 19, 2024

Livonia, MI



Figure 3 - Site Features Map with 1973
Topographic Overlay



LEGEND

- Approximate Property Boundary
- Soil Boring Location
- Surface Elevation (feet above sea level)



37640 W 7 Mile Road

Client: Robertson Brothers Homes
ASTI Project A24-3104.01 / 1-13104, JRN, April 19, 2024

Livonia, MI

Figure 4 - Site Features Map with 2019
Topographic Overlay

ASTI
Environmental

TABLES

- 1 Summary of Soil Sample Analytical Results

Table 1 - Summary of Soil Sample Analytical Results
37640 West 7 Mile Road, Livonia, Michigan
ASTI Project No. A24-3104.01

Parameters	Statewide Default Background Levels*	Huron-Erie Glacial Lobe Regional Background Concentrations for Clay Soils	Residential Drinking Water Protection Criteria*	Groundwater Surface Water Interface Protection Criteria*	Residential Soil Volatilization to Indoor Air Inhalation Criteria*	Residential Finite Source Volatile Soil Inhalation for 5 Meter Source Thickness*	Residential Particulate Soil Inhalation Criteria*	Residential Direct Contact Criteria*	Residential Volatilization to Indoor Air Pathway µg/kg	SB-2 (1) (1-2') 6/12/2024 µg/kg	SB-2 (1) (3-4') 6/12/2024 µg/kg	DUP-1S SB-2 (1) (3-4') 6/12/2024 µg/kg	SB-2 (2) (1-2') 6/12/2024 µg/kg	SB-2 (2) (3-4') 6/12/2024 µg/kg	SB-2 (3) (1-2') 6/12/2024 µg/kg	SB-2 (3) (4-5') 6/12/2024 µg/kg	SB-2 (4) (1-2') 6/12/2024 µg/kg	SB-2 (4) (7-8') 6/12/2024 µg/kg	SB-2 (5) (1-2') 6/12/2024 µg/kg
Metals																			
Arsenic	5,800	22,800	4,600	4,600	NLV	NLV	720,000	7,600	NA	8,610	5,100	6,060	9,830	7,060	5,460	17,500	9,190	6,690	9,640
Barium	75,000	172,000	1,300,000	(G)	NLV	NLV	330,000,000	37,000,000	NA	83,400	92,300	79,800	79,200	92,500	96,900	141,000	77,600	48,400	69,500
Cadmium	1,200	2,000	6,000	(G,X)	NLV	NLV	1,700,000	550,000	NA	<200	<200	<200	270	<200	<200	<200	<200	360	<200
Chromium, Total	18,000 (total)	55,600	1,000,000,000 (D)	(G,X)	NLV	NLV	330,000,000	790,000,000	NA	20,600	24,500	20,200	17,300	19,000	15,700	20,000	20,200	10,300	15,900
Chromium VI	NA	NA	30,000	3,300	NLV	NLV	260,000	2,500,000	NA	<1,100	<1,200	<1,200	~	<1,200	~	<1,200	<1,100	~	~
Copper	32,000	46,900	5,800,000	(G)	NLV	NLV	130,000,000	20,000,000	NA	18,200	19,400	17,700	16,500	15,700	19,100	17,800	17,600	10,500	17,700
Lead	21,000	26,200	700,000	(G,X)	NLV	NLV	100,000,000	400,000	NA	8,580	8,810	10,100	11,000	7,650	6,140	9,680	8,810	21,400	10,500
Mercury, Total	130	500	1,700	50 (M); 1.2	48,000	52,000	20,000,000	160,000	22 (M)	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Selenium	410	1,200	4,000	400	NLV	NLV	130,000,000	2,600,000	NA	<400	<400	<400	<400	<400	<400	<400	420	<400	<400
Silver	1,000	1,400	4,500	100 (M); 27	NLV	NLV	6,700,000	2,500,000	NA	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200
Zinc	47,000	102,000	2,400,000	(G)	NLV	NLV	ID	170,000,000	NA	50,200	54,800	50,100	55,500	47,600	43,400	55,100	49,200	66,600	47,700

µg/kg - micrograms per kilogram
*Per R299.46, October 12, 2023
**Per VI Guidance Document, updated February 26, 2024
<RL - Not detected. Below the laboratory reporting limit.
ID - Inadequate data to develop criterion.
NA - Not available.
NLV - Hazardous substance is not likely to volatilize under most conditions
D - Calculated criterion exceeds 100%, hence it is reduced to 100% or 1.0e+9 ppb.
G - Groundwater Surface Water Interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.
M - Calculated criterion is below the analytical target detection limit, therefore, the criterions defaults to the target detection limit.
X - The Groundwater Surface Water Interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
PEND - Laboratory results are pending
Bold/highlighted results exceed one or more GRCC
Italicized results exceed one or more criteria, but were collected in natural clay and are below the regional background concentration

Table 1 - Summary of Soil Sample Analytical Results
37640 West 7 Mile Road, Livonia, Michigan
ASTI Project No. A24-3104.01

Parameters	Statewide Default Background Levels*	Huron-Erie Glacial Lobe Regional Background Concentrations for Clay Soils	Residential Drinking Water Protection Criteria*	Groundwater Surface Water Interface Protection Criteria*	Residential Soil Volatilization to Indoor Air Inhalation Criteria*	Residential Finite Source Volatile Soil Inhalation for 5 Meter Source Thickness*	Residential Particulate Soil Inhalation Criteria*	Residential Direct Contact Criteria*	Residential Volatilization to Indoor Air Pathway µg/kg	SB-2 (5) (3-4') 6/12/2024 µg/kg	SB-2 (6) (1-2') 6/12/2024 µg/kg	SB-2 (6) (5-6') 6/12/2024 µg/kg	SB-2 (7) (1-2') 6/12/2024 µg/kg	SB-2 (7) (3-4') 6/12/2024 µg/kg	SB-2 (8) (1-2') 6/12/2024 µg/kg	SB-2 (8) (5-6') 6/12/2024 µg/kg	SB-2 (9) (1-2') 6/12/2024 µg/kg	SB-2 (9) (7-8') 6/12/2024 µg/kg	SB-2 (10) (1-2') 6/12/2024 µg/kg
Metals																			
Arsenic	5,800	22,800	4,600	4,600	NLV	NLV	720,000	7,600	NA	11,100	10,200	7,080	11,700	6,240	6,940	5,730	7,320	4,610	9,220
Barium	75,000	172,000	1,300,000	(G)	NLV	NLV	330,000,000	37,000,000	NA	68,000	94,300	74,200	115,000	82,800	63,700	80,300	56,200	31,700	91,500
Cadmium	1,200	2,000	6,000	(G,X)	NLV	NLV	1,700,000	550,000	NA	390	<200	<200	<200	210	<200	<200	250	<200	240
Chromium, Total	18,000 (total)	55,600	1,000,000,000 (D)	(G,X)	NLV	NLV	330,000,000	790,000,000	NA	17,700	23,700	21,200	16,600	17,600	15,200	34,700	15,200	14,500	17,200
Chromium VI	NA	NA	30,000	3,300	NLV	NLV	260,000	2,500,000	NA	~	<1,100	<1,100	~	~	~	<1,200	~	~	~
Copper	32,000	46,900	5,800,000	(G)	NLV	NLV	130,000,000	20,000,000	NA	19,800	17,300	16,600	18,500	18,900	14,100	12,900	16,400	12,100	15,300
Lead	21,000	26,200	700,000	(G,X)	NLV	NLV	100,000,000	400,000	NA	9,050	9,610	8,820	16,200	8,460	13,800	14,500	24,000	22,000	21,500
Mercury, Total	130	500	1,700	50 (M); 1.2	48,000	52,000	20,000,000	160,000	22 (M)	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Selenium	410	1,200	4,000	400	NLV	NLV	130,000,000	2,600,000	NA	520	<400	580	<400	<400	<400	<400	<400	430	<400
Silver	1,000	1,400	4,500	100 (M); 27	NLV	NLV	6,700,000	2,500,000	NA	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200
Zinc	47,000	102,000	2,400,000	(G)	NLV	NLV	ID	170,000,000	NA	64,000	52,900	49,200	52,200	49,200	44,000	46,900	49,500	49,300	48,800

µg/kg - micrograms per kilogram

*Per R299.46, October 12, 2023

**Per VI Guidance Document, updated February 26, 2024

<RL - Not detected. Below the laboratory reporting limit.

ID - Inadequate data to develop criterion.

NA - Not available.

NLV - Hazardous substance is not likely to volatilize under most conditions

D - Calculated criterion exceeds 100%, hence it is reduced to 100% or 1.0e+9 ppb.

G - Groundwater Surface Water Interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.

M - Calculated criterion is below the analytical target detection limit, therefore, the criterions defaults to the target detection limit.

X - The Groundwater Surface Water Interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

PEND - Laboratory results are pending

Bold/highlighted results exceed one or more GRCC

Italicized results exceed one or more criteria, but were collected in natural clay and are below the regional background concentration

Table 1 - Summary of Soil Sample Analytical Results
37640 West 7 Mile Road, Livonia, Michigan
ASTI Project No. A24-3104.01

Parameters	Statewide Default Background Levels*	Huron-Erie Glacial Lobe Regional Background Concentrations for Clay Soils	Residential Drinking Water Protection Criteria*	Groundwater Surface Water Interface Protection Criteria*	Residential Soil Volatilization to Indoor Air Inhalation Criteria*	Residential Finite Source Volatile Soil Inhalation for 5 Meter Source Thickness*	Residential Particulate Soil Inhalation Criteria*	Residential Direct Contact Criteria*	Residential Volatilization to Indoor Air Pathway µg/kg	SB-2 (10) (3-4') 6/12/2024 µg/kg	SB-2 (11) (1-2') 6/12/2024 µg/kg	SB-2 (11) (3-4') 6/12/2024 µg/kg	SB-2 (12) (1-2') 6/12/2024 µg/kg	SB-2 (12) (3-4') 6/12/2024 µg/kg	SB-2 (13) (1-2') 6/12/2024 µg/kg	SB-2 (13) (6-7') 6/12/2024 µg/kg	SB-3 (1) (1-2') 6/12/2024 µg/kg	SB-3 (1) (3-4') 6/12/2024 µg/kg	DUP-4S SB-3 (1) (3-4') 6/12/2024 µg/kg
Metals																			
Arsenic	5,800	22,800	4,600	4,600	NLV	NLV	720,000	7,600	NA	8,450	8,830	6,650	8,410	12,700	9,850	10,500	8,950	10,100	7,770
Barium	75,000	172,000	1,300,000	(G)	NLV	NLV	330,000,000	37,000,000	NA	81,700	65,300	116,000	116,000	71,300	88,600	100,000	75,900	106,000	130,000
Cadmium	1,200	2,000	6,000	(G,X)	NLV	NLV	1,700,000	550,000	NA	<200	220	<200	200	230	<200	730	240	<200	<200
Chromium, Total	18,000 (total)	55,600	1,000,000,000 (D)	(G,X)	NLV	NLV	330,000,000	790,000,000	NA	16,200	15,500	18,100	23,800	13,900	19,300	18,500	18,000	19,900	16,000
Chromium VI	NA	NA	30,000	3,300	NLV	NLV	260,000	2,500,000	NA	~	~	<1,100	<1,100	~	<1,100	<1,200	~	<1,200	~
Copper	32,000	46,900	5,800,000	(G)	NLV	NLV	130,000,000	20,000,000	NA	17,400	15,800	19,300	19,500	17,600	18,100	21,800	17,900	17,900	15,000
Lead	21,000	26,200	700,000	(G,X)	NLV	NLV	100,000,000	400,000	NA	12,500	27,000	9,670	9,800	10,400	10,400	10,300	7,990	8,160	9,670
Mercury, Total	130	500	1,700	50 (M); 1.2	48,000	52,000	20,000,000	160,000	22 (M)	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Selenium	410	1,200	4,000	400	NLV	NLV	130,000,000	2,600,000	NA	<400	<400	<400	<400	<400	<400	520	400	<400	<400
Silver	1,000	1,400	4,500	100 (M); 27	NLV	NLV	6,700,000	2,500,000	NA	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200
Zinc	47,000	102,000	2,400,000	(G)	NLV	NLV	ID	170,000,000	NA	49,200	48,200	54,200	56,200	44,800	54,500	78,700	50,700	47,900	46,800

µg/kg - micrograms per kilogram
*Per R299.46, October 12, 2023
**Per VI Guidance Document, updated February 26, 2024
<RL - Not detected. Below the laboratory reporting limit.
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D - Calculated criterion exceeds 100%, hence it is reduced to 100% or 1.0e+9 ppb.
G - Groundwater Surface Water Interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.
M - Calculated criterion is below the analytical target detection limit, therefore, the criterions defaults to the target detection limit.
X - The Groundwater Surface Water Interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
PEND - Laboratory results are pending
Bold/highlighted results exceed one or more GRCC
Italicized results exceed one or more criteria, but were collected in natural clay and are below the regional background concentration

Table 1 - Summary of Soil Sample Analytical Results
37640 West 7 Mile Road, Livonia, Michigan
ASTI Project No. A24-3104.01

Parameters	Statewide Default Background Levels*	Huron-Erie Glacial Lobe Regional Background Concentrations for Clay Soils	Residential Drinking Water Protection Criteria*	Groundwater Surface Water Interface Protection Criteria*	Residential Soil Volatilization to Indoor Air Inhalation Criteria*	Residential Finite Source Volatile Soil Inhalation for 5 Meter Source Thickness*	Residential Particulate Soil Inhalation Criteria*	Residential Direct Contact Criteria*	Residential Volatilization to Indoor Air Pathway µg/kg	SB-3 (2) (1-2') 6/12/2024 µg/kg	SB-3 (2) (3-4') 6/12/2024 µg/kg	SB-3 (3) (1-2') 6/12/2024 µg/kg	SB-3 (3) (3-4') 6/12/2024 µg/kg	SB-3 (4) (1-2') 6/12/2024 µg/kg	SB-3 (4) (3-4') 6/12/2024 µg/kg	SB-3 (5) (0-1') 6/12/2024 µg/kg	SB-3 (5) (2-3') 6/12/2024 µg/kg	SB-3 (7) (1-2') 6/12/2024 µg/kg	SB-3 (7) (3-4') 6/12/2024 µg/kg
Metals																			
Arsenic	5,800	22,800	4,600	4,600	NLV	NLV	720,000	7,600	NA	9,650	12,500	11,500	9,270	12,600	6,820	7,630	5,320	6,370	7,740
Barium	75,000	172,000	1,300,000	(G)	NLV	NLV	330,000,000	37,000,000	NA	80,900	98,200	81,400	93,800	89,800	76,400	75,800	79,000	115,000	73,000
Cadmium	1,200	2,000	6,000	(G,X)	NLV	NLV	1,700,000	550,000	NA	270	200	<200	330	250	<200	210	<200	<200	<200
Chromium, Total	18,000 (total)	55,600	1,000,000,000 (D)	(G,X)	NLV	NLV	330,000,000	790,000,000	NA	17,400	19,200	16,100	16,400	18,700	18,700	18,700	20,300	21,400	17,200
Chromium VI	NA	NA	30,000	3,300	NLV	NLV	260,000	2,500,000	NA	~	<1,200	~	~	<1,200	<1,200	<1,100	<1,100	<1,100	~
Copper	32,000	46,900	5,800,000	(G)	NLV	NLV	130,000,000	20,000,000	NA	19,100	22,100	17,200	18,000	19,100	15,200	17,700	16,800	19,600	16,600
Lead	21,000	26,200	700,000	(G,X)	NLV	NLV	100,000,000	400,000	NA	8,940	14,300	8,160	8,600	11,400	11,400	10,800	7,240	9,610	9,930
Mercury, Total	130	500	1,700	50 (M); 1.2	48,000	52,000	20,000,000	160,000	22 (M)	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Selenium	410	1,200	4,000	400	NLV	NLV	130,000,000	2,600,000	NA	<400	560	<400	880	470	<400	<400	<400	<400	<400
Silver	1,000	1,400	4,500	100 (M); 27	NLV	NLV	6,700,000	2,500,000	NA	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200
Zinc	47,000	102,000	2,400,000	(G)	NLV	NLV	ID	170,000,000	NA	57,700	53,400	45,900	48,900	49,400	46,700	53,500	48,600	52,500	45,600

µg/kg - micrograms per kilogram
*Per R299.46, October 12, 2023
**Per VI Guidance Document, updated February 26, 2024
<RL - Not detected. Below the laboratory reporting limit.
ID - Inadequate data to develop criterion.
NA - Not available.
NLV - Hazardous substance is not likely to volatilize under most conditions
D - Calculated criterion exceeds 100%, hence it is reduced to 100% or 1.0e+9 ppb.
G - Groundwater Surface Water Interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.
M - Calculated criterion is below the analytical target detection limit, therefore, the criterions defaults to the target detection limit.
X - The Groundwater Surface Water Interface (GSI) criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.
PEND - Laboratory results are pending
Bold/highlighted results exceed one or more GRCC
Italicized results exceed one or more criteria, but were collected in natural clay and are below the regional background concentration

ATTACHMENTS

Attachment A
Soil Boring Logs



Boring ID:

SB-1

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: 1-inch

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: PVC

Project Number: A23-3104.01

ASTI Geologist: BTM

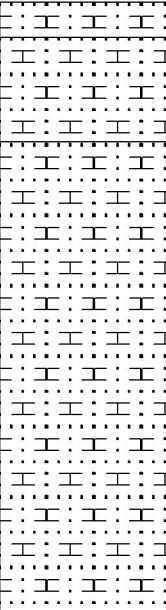
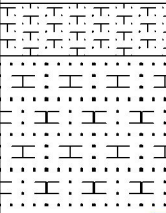
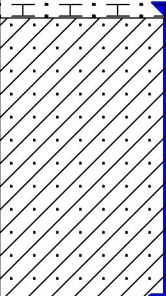
Screen Length: 5 feet

Date Completed: 4/5/24

Total Depth: 16' bgs

Well Depth: 16' bgs

Depth to GW: 12' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace organics, dark brown, medium soft (silty clay)	0	Soil at 4-5'	60
1		SILTY CLAY: trace organics, dark brown, stiff (silty clay)			
2		SILTY CLAY: brown with orange mottles, stiff (silty clay)	0		
3					
4					
5					
6					
7					
8					
9		SILTY fine to very coarse SAND: trace fine to coarse grained sand, brown, soft (silty clay)	0	Soil at 8-9'	100
10		SILTY CLAY: brown with orange mottles, very stiff (silty clay)	0		
11					
12			CLAYEY SAND: brown with orange mottles, wet, loose (sandy clay loam)	0	
13					
14					
15					
16	END OF BORING				

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 4/5/24

Total Depth: 16' bgs

Well Depth: N/A

Depth to GW: N/A

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace brick, crushed concrete, stone and wood, dark brown, stiff, fill (silty clay)			60
-1			0		
-2					
-3			0		
-4		SILTY CLAY: trace very fine grained sand and gravel, gray, medium stiff, fill (silty clay)		Soil at 4-5'	60
-5			0		
-6					
-7			0		
-8		SANDY CLAY: trace gravel (clay loam)			100
-9			0		
-10					
-11		PEAT	0	Soil at 11-12'	
-12					
-13		SILTY CLAY: trace very fine to coarse grained sand, gray and brown, soft (silty clay)			100
-14			0		
-15		SILTY very fine to coarse SAND: gray and brown, medium dense (sandy loam)			
-16			0		
		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 4/5/24

Total Depth: 16' bgs

Well Depth: N/A

Depth to GW: N/A

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace gravel, organics, and brick, medium stiff, fill (silty clay)			100
-1			0		
-2					
-3			0		
-4		SILTY CLAY: trace very fine grained sand and gravel, brown, medium stiff, fill (silty clay)		Soil at 4-5'	50
-5			0		
-6					
-7			0		
-8					
-9			0		
-10					
-11		PEAT	0	Soil at 11-12'	50
-12					
-13		SILTY CLAY: brown, medium soft (silty clay)			60
-14			0		
-15					
-16		SILTY very fine to very coarse SAND: gray and brown, moist, loose (sandy loam)	0		
		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(1)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 7' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace gravel and organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY CLAY: trace very fine to very coarse grained sand, gravel and brick, brown, stiff, fill (silty clay)		Soil at 1-2'	
2			0		50
3		SILTY CLAY: trace very fine to very coarse grained sand and gravel, brown, stiff, fill (silty clay)		Soil at 3-4'	
4			0		50
5					
6			0		50
7		SILTY fine to very coarse SAND: trace clay and gravel, dark brown, wet, loose (sandy loam)			
8		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(2)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 7.5' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace very fine to very coarse grained sand, gravel and brick, brown, medium stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft, fill (silty clay)	0		100
5					
6			0		100
7					
8		SILTY fine to very coarse SAND: trace clay, dark brown, wet (sandy loam)			
		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(3)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 6.5' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery		
0		SILTY CLAY: trace very fine to very coarse grained sand, gravel, brick and crushed concrete, brown, stiff, fill (silty clay)	0		100		
1				Soil at 1-2'			
2			0		100		
3							
4		SILTY CLAY: trace very fine to very coarse grained sand and gravel, brown, stiff, fill (silty clay)	0	Soil at 4-5'	100		
5							
6		SILTY fine to very coarse SAND: trace organics, dark brown, moist to wet, loose (sandy loam)	0		100		
7							
8			END OF BORING				
Comments:							

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture

**Boring ID:****SB-2(4)****Site Address:**

37640 West 7 Mile Road

Livonia, MI, 48152

Size:

N/A

Client: Robertson Brothers Homes**Driller:**

ERG

Type:

N/A

Project Name: Robertson Brothers Homes**Drilling Method:**

Direct Push

Screen Length:

N/A

Project Number: A23-3104.01**ASTI Geologist:**

BTM

Well Depth:

N/A

Date Completed: 6/12/24**Total Depth:**

8' bgs

Depth to GW:

7' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY CLAY: trace very fine to very coarse grained sand and gravel, brown, stiff, fill (silty clay)		Soil at 1-2'	
2			0		100
3					
4			0		100
5					
6			0		100
7		SILTY fine to very coarse SAND: trace clay, wood, crushed concrete and brick, brown, wet, loose, fill (sandy loam)		Soil at 7-8'	
8		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(5)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 6.75' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0	Soil at 1-2'	100
		SILTY CLAY: trace very fine to very coarse grained sand, gravel and brick, brown, stiff, fill (silty clay)			
1					
2					
3		SILTY fine to very coarse SAND: trace very fine to very coarse grained sand and gravel, brown, stiff, fill (silty clay)	0	Soil at 3-4'	100
4					
5					
6					
7		SILTY CLAY: trace gravel, gray, soft, fill (silty clay)	0		
		SILTY very fine to very coarse SAND: brown, wet, loose (sandy loam)			
8		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture

**Boring ID:****SB-2(6)****Site Address:**

37640 West 7 Mile Road

Livonia, MI, 48152

Size:

N/A

Client: Robertson Brothers Homes**Driller:**

ERG

Type:

N/A

Project Name: Robertson Brothers Homes**Drilling Method:**

Direct Push

Screen Length:

N/A

Project Number: A23-3104.01**ASTI Geologist:**

BTM

Well Depth:

N/A

Date Completed: 6/12/24**Total Depth:**

8' bgs

Depth to GW:

6.5' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0	Soil at 1-2'	100
1		SILTY CLAY: trace very fine to very coarse grained sand, gravel and brick, brown, medium stiff, fill (silty clay)			
2			0	Soil at 5-6'	100
3					
4			0	Soil at 5-6'	100
5					
6		CLAYEY very fine to very coarse SAND: trace gravel and organics, dark brown, wet, loose (sandy clay loam)	0		
7					
8		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(7)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 8' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY CLAY: trace very fine to very coarse grained sand, gravel and brick, brown, medium stiff, fill (silty clay)		Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, brown, medium stiff, fill, wet at 8' (silty clay)	0		100
5			0		
6			0		
7			0		
8		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(8)

Site Address:

37640 West 7 Mile Road

Livonia, MI, 48152

Size:

N/A

Client: Robertson Brothers Homes

Driller:

ERG

Type:

N/A

Project Name: Robertson Brothers Homes

Drilling Method:

Direct Push

Screen Length:

N/A

Project Number: A23-3104.01

ASTI Geologist:

BTM

Well Depth:

N/A

Date Completed: 6/12/24

Total Depth:

8' bgs

Depth to GW:

8' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY fine to very coarse SAND: trace gravel and brick, brown, loose, fill (sandy loam)	0		100
1		SILTY CLAY: trace very fine to very coarse grained sand, brick and crushed concrete, brown, stiff, fill (silty clay)		Soil at 1-2'	
2			0		100
3					
4			0		100
5				Soil at 5-6'	
6		SILTY CLAY: trace gravel, brown, soft, fill, (silty clay)	0		100
7					
8		SANDY CLAY: trace gravel, gray, soft, wet at 8' (sandy clay)			
		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(9)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 8' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace very fine to very coarse grained sand and gravel, brown, stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		30
3					
4		NO RECOVERY	0		
5					
6			0		
7					
8		SILTY very fine to very coarse SAND: trace clay, gravel and concrete, brown, moist, loose, fill, wet at 8' (silty clay)		Soil at 7-8'	
		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(10)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 7.5' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY CLAY: trace very fine to very coarse grained sand and brick, brown, medium stiff, fill (silty clay)		Soil at 1-2'	
2		SILTY CLAY: trace very fine to very coarse grained sand, brown, medium stiff, fill (silty clay)	0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace very fine to very coarse grained sand, gray, medium stiff, fill (silty clay)	0		100
5					
6		SILTY very fine to coarse SAND: gray, wet, loose (sandy loam)	0		100
7					
8		SILTY very fine to coarse SAND: gray, wet, loose (sandy loam)	0		100
9					
10			0		
11					
12		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(11)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 7' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace very fine to coarse grained sand, gravel, brick at 2.75', brown, stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft, fill (silty clay)	0		100
5					
6			0		100
7					
8		SILTY fine to very coarse SAND: trace gravel, brown, wet, loose (sandy loam)	0		
END OF BORING					

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(12)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 6.75' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace very fine to coarse grained sand and gravel, brown, stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft, fill (silty clay)	0		100
5					
6					
7		SILTY fine to very coarse SAND: trace gravel, brown, wet, loose (sandy loam)	0		
8					
END OF BORING					
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-2(13)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 7.25' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace fine to coarse grained sand, gravel and brick, brown, stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		80
3					
4		SILTY CLAY: trace gravel, gray, soft, fill (silty clay)	0		80
5					
6			0	Soil at 6-7'	80
7					
8		SILTY fine to very coarse SAND: trace to some brick, dark brown, wet, loose, fill (sandy loam)			
END OF BORING					

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(1)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 11' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (sandy loam)			
1		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, stiff, fill (silty clay)	0	Soil at 1-2'	100
2					
3			0	Soil at 3-4'	
4					
5		SILTY CLAY: trace gravel, gray, soft (silty clay)	0		100
6					
7			0		
8					
9			0		
10					
11		SANDY CLAY: trace silt, brown, wet, loose (sandy clay)	0		75
12		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture

**Boring ID:****SB-3(2)****Site Address:**

37640 West 7 Mile Road

Livonia, MI, 48152

Size:

N/A

Client: Robertson Brothers Homes**Driller:**

ERG

Type:

N/A

Project Name: Robertson Brothers Homes**Drilling Method:**

Direct Push

Screen Length:

N/A

Project Number: A23-3104.01**ASTI Geologist:**

BTM

Well Depth:

N/A

Date Completed: 6/12/24**Total Depth:**

8' bgs

Depth to GW:

8' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace gravel and organics, brown, medium dense, fill (sandy loam)	0		100
1		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, stiff, fill (silty clay)		Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft (silty clay)	0		100
5					
6			0		
7					
8		SILTY very fine to very coarse SAND: trace clay, brown, wet, loose (sandy loam)			
END OF BORING					
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(3)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 10' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, stiff, fill (silty clay)		Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft, (silty clay)	0		100
5			0		
6			0		
7			0		
8		SILTY CLAY: some fine to very coarse grained sand, gray, wet, soft (silty clay)	0		100
9			0		
10			0		
11			0		
12		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(4)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 8' bgs

Well Depth: N/A

Depth to GW: 8' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, very stiff, fill (silty clay)	0		100
1				Soil at 1-2'	
2			0		100
3				Soil at 3-4'	
4		SILTY CLAY: trace gravel, gray, soft, wet at 8' (silty clay)	0		100
5					
6			0		100
7					
8		END OF BORING			
Comments:					

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(5)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 11' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0	Soil at 0-1"	60
-1		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, stiff, fill (silty clay)			
-2					
-3			0	Soil at 2-3'	0
-4		NO RECOVERY			
-5			0		
-6					100
-7			0		
-8		SILTY CLAY: trace gravel, gray, soft (silty clay)			
-9			0		
-10					
-11		SILTY fine to very coarse SAND: trace clay, gray, wet, loose (sandy loam)	0		
-12		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(6)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 10.5' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SANDY SILT: topsoil, trace organics, brown, medium dense, fill (silt loam)	0		100
1		SILTY fine to very coarse SAND: trace clay and gravel, brown, moist, loose, fill (sandy loam)		Soil at 1-2'	
2		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, medium stiff, fill (silty clay)	0		100
3				Soil at 3-4'	
4			0		100
5					
6			0		100
7					
8		SILTY CLAY: gray, soft (silty clay)	0		100
9					
10		SILTY very fine to coarse SAND: trace clay, brown, wet, loose (sandy loam)	0		100
11					
12		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture



Boring ID:

SB-3(7)

Site Address: 37640 West 7 Mile Road
Livonia, MI, 48152

Client: Robertson Brothers Homes

Driller: ERG

Size: N/A

Project Name: Robertson Brothers Homes

Drilling Method: Direct Push

Type: N/A

Project Number: A23-3104.01

ASTI Geologist: BTM

Screen Length: N/A

Date Completed: 6/12/24

Total Depth: 12' bgs

Well Depth: N/A

Depth to GW: 11' bgs

Depth (ft.)	Graphic Log	Lithologic Description	PID (ppm)	Sample Depth	% Recovery
0		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, very stiff, fill (silty clay)	0		100
1		CRUSHED CONCRETE: fill		Soil at 1-2"	
2			0		100
3		SILTY CLAY: trace fine to coarse grained sand and gravel, brown, very stiff, fill (silty clay)		Soil at 3-4'	
4			0		100
5					
6		SILTY CLAY: brown, soft (silty clay)	0		100
7					
8			0		75
9					
10			0		75
11		SILTY fine to very coarse SAND: trace clay and gravel, brown, wet, loose (sandy loam)			
12		END OF BORING			

Comments:

ppm = parts per million MW = monitoring well bgs = below ground surface () = USDA soil texture

Attachment B

Laboratory Analytical Reports and Chain-of-Custody Documentation



Report ID: S63205.01(03)
Generated on 07/10/2024
Replaces report S63205.01(02) generated on 07/02/2024

Report to

Attention: Tom Wackerman
ASTI Environmental
10448 Citation Drive
Suite 100
Brighton, MI 48116

Phone: 810-599-5463 FAX:
Email: twacker@asti-env.com

Additional Contacts: Brad Buswell, Brady Metzger

Report produced by

Merit Laboratories, Inc.
2680 East Lansing Drive
East Lansing, MI 48823

Phone: (517) 332-0167 FAX: (517) 332-6333

Contacts for report questions:
John Lavery (johnlavery@meritlabs.com)
Barbara Ball (bball@meritlabs.com)

Report Summary

Lab Sample ID(s): S63205.01-S63205.58
Project: A23-3104.01 / Robertson Brothers Homes
Collected Date(s): 06/12/2024
Submitted Date/Time: 06/14/2024 15:35
Sampled by: Brady Metzger
P.O. #:

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Maya Murshak
Technical Director

General Report Notes

Analytical results relate only to the samples tested, in the condition received by the laboratory.

Methods may be modified for improved performance.

Results reported on a dry weight basis where applicable.

'Not detected' indicates that parameter was not found at a level equal to or greater than the reporting limit (RL).

When MDL results are provided, then 'Not detected' indicates that parameter was not found at a level equal to or greater than the MDL.

40 CFR Part 136 Table II Required Containers, Preservation Techniques and Holding Times for the Clean Water Act specify that samples for acrolein and acrylonitrile, and 2-chloroethylvinyl ether need to be preserved at a pH in the range of 4 to 5 or if not preserved, analyzed within 3 days of sampling.

QA/QC corresponding to this analytical report is a separate document with the same Merit ID reference and is available upon request.

Starred (*) analytes are not NY NELAP accredited.

Samples are held by the lab for 30 days from the final report date unless a written request to hold longer is provided by the client.

Report shall not be reproduced except in full, without the written approval of Merit Laboratories, Inc.

Limits for drinking water samples, are listed as the MCL Limits (Maximum Contaminant Level Concentrations)

PFAS requirement: Section 9.3.8 of U.S. EPA Method 537.1 states "If the method analyte(s) found in the Field Sample is present in the FRB at a concentration greater than 1/3 the MRL, then all samples collected with that FRB are invalid and must be recollected and reanalyzed."

Samples submitted without an accompanying FRB may not be acceptable for compliance purposes.

Wisconsin PFAs analysis: MDL = LOD; RL = LOQ. LOD and LOQ are adjusted for dilution.

All accreditations/certifications held by this laboratory are listed on page 3. Not all accreditations/certifications are applicable to this report.

For a specific list of accredited analytes, please feel free to contact the laboratory or visit <https://www.meritlabs.com/certifications>.

Report Narrative

Chromium VI added to samples .21, .22, .26, .32, .33, .35, .36, & .39 per client request

Laboratory Accreditations (For Reference Only)

Authority	Accreditation ID
Michigan DEQ	#9956
DOD ELAP & ISO/IEC 17025:2017	#69699 PJLA Testing
WBENC	#2005110032
Ohio VAP	#CL0002
Indiana DOH	#C-MI-07
New York NELAC	#11814
North Carolina DENR	#680
North Carolina DOH	#26702
Pennsylvania DEP	#68-05884
Wisconsin DNR	FID# 399147320

Qualifier Descriptions

Qualifier	Description
!	Result is outside of stated limit criteria
B	Compound also found in associated method blank
E	Concentration exceeds calibration range
F	Analysis run outside of holding time
G	Estimated result due to extraction run outside of holding time
H	Sample submitted and run outside of holding time
I	Matrix interference with internal standard
J	Estimated value less than reporting limit, but greater than MDL
L	Elevated reporting limit due to low sample amount
M	Result reported to MDL not RDL
O	Analysis performed by outside laboratory. See attached report.
R	Preliminary result
S	Surrogate recovery outside of control limits
T	No correction for total solids
X	Elevated reporting limit due to matrix interference
Y	Elevated reporting limit due to high target concentration
b	Value detected less than reporting limit, but greater than MDL
e	Reported value estimated due to interference
j	Analyte also found in associated method blank
o	Associated EIS outside of control limits
p	Benzo(b)Fluoranthene and Benzo(k)Fluoranthene integrated as one peak.
q	Qualifier ion ratio outside of control limits
x	Preserved from bulk sample

Glossary of Abbreviations

Abbreviation	Description
RL/RDL	Reporting Limit
MDL	Method Detection Limit
MS	Matrix Spike
MSD	Matrix Spike Duplicate
SW	EPA SW 846 (Soil and Wastewater) Methods
E	EPA Methods
SM	Standard Methods
LN	Linear
BR	Branched



Method Summary

Method	Version
SM2540B	Standard Method 2540 B 2015
SW3050B	SW 846 Method 3050B Revision 2 December 1996
SW6020A	SW 846 Method 6020A Revision 1 February 2007
SW7196A	SW 846 Method 7196A Revision 1 July 1992/SW 846 Method 3060A Revision 1 December 1996
SW7471B	SW 846 Method 7471B Revision 2 February 2007



Sample Summary (58 samples)

Sample ID	Sample Tag	Matrix	Collected Date/Time
S63205.01	SB-2 (1) (1-2')	Soil	06/12/24 08:36
S63205.02	SB-2 (1) (3-4')	Soil	06/12/24 08:38
S63205.03	SB-2 (2) (1-2')	Soil	06/12/24 08:46
S63205.04	SB-2 (2) (3-4')	Soil	06/12/24 08:47
S63205.05	SB-2 (3) (1-2')	Soil	06/12/24 09:24
S63205.06	SB-2 (3) (4-5')	Soil	06/12/24 09:26
S63205.07	SB-2 (4) (1-2')	Soil	06/12/24 08:27
S63205.08	SB-2 (4) (7-8')	Soil	06/12/24 08:26
S63205.09	SB-2 (5) (1-2')	Soil	06/12/24 09:34
S63205.10	SB-2 (5) (3-4')	Soil	06/12/24 09:36
S63205.11	SB-3 (1) (1-2')	Soil	06/12/24 10:51
S63205.12	SB-3 (1) (3-4')	Soil	06/12/24 10:51
S63205.13	SB-3 (2) (1-2')	Soil	06/12/24 10:42
S63205.14	SB-3 (2) (3-4')	Soil	06/12/24 10:42
S63205.15	SB-3 (3) (1-2')	Soil	06/12/24 12:25
S63205.16	SB-3 (3) (3-4')	Soil	06/12/24 12:25
S63205.17	SB-3 (4) (1-2')	Soil	06/12/24 11:04
S63205.18	SB-3 (4) (3-4')	Soil	06/12/24 11:04
S63205.19	SB-3 (5) (0-1')	Soil	06/12/24 12:33
S63205.20	SB-3 (5) (2-3')	Soil	06/12/24 12:33
S63205.21	SB-2 (6) (1-2')	Soil	06/12/24 08:53
S63205.22	SB-2 (6) (5-6')	Soil	06/12/24 08:55
S63205.23	SB-2 (7) (1-2')	Soil	06/12/24 09:02
S63205.24	SB-2 (7) (3-4')	Soil	06/12/24 09:03
S63205.25	SB-2 (8) (1-2')	Soil	06/12/24 09:19
S63205.26	SB-2 (8) (5-6')	Soil	06/12/24 09:21
S63205.27	SB-2 (9) (1-2')	Soil	06/12/24 09:58
S63205.28	SB-2 (9) (7-8')	Soil	06/12/24 10:00
S63205.29	SB-2 (10) (1-2')	Soil	06/12/24 08:18
S63205.30	SB-2 (10) (3-4')	Soil	06/12/24 08:20
S63205.31	SB-2 (11) (1-2')	Soil	06/12/24 09:50
S63205.32	SB-2 (11) (3-4')	Soil	06/12/24 09:52
S63205.33	SB-2 (12) (1-2')	Soil	06/12/24 09:41
S63205.34	SB-2 (12) (3-4')	Soil	06/12/24 09:43
S63205.35	SB-2 (13) (1-2')	Soil	06/12/24 10:10
S63205.36	SB-2 (13) (6-7')	Soil	06/12/24 10:12
S63205.37	SB-3 (6) (1-2')	Soil	06/12/24 10:32
S63205.38	SB-3 (6) (3-4')	Soil	06/12/24 10:32
S63205.39	SB-3 (7) (1-2')	Soil	06/12/24 11:57
S63205.40	SB-3 (7) (3-4')	Soil	06/12/24 11:57
S63205.41	SB-3 (8) (1-2')	Soil	06/12/24 11:38
S63205.42	SB-3 (8) (3-4')	Soil	06/12/24 11:38
S63205.43	SB-3 (9) (1-2')	Soil	06/12/24 11:30
S63205.44	SB-3 (9) (3-4')	Soil	06/12/24 11:30
S63205.45	SB-3 (10) (1-2')	Soil	06/12/24 11:20
S63205.46	SB-3 (10) (3-4')	Soil	06/12/24 11:20
S63205.47	SB-3 (11) (1-2')	Soil	06/12/24 13:06
S63205.48	SB-3 (11) (3-4')	Soil	06/12/24 13:06
S63205.49	SB-3 (12) (1-2')	Soil	06/12/24 12:42
S63205.50	SB-3 (12) (3-4')	Soil	06/12/24 12:42
S63205.51	SB-3 (13) (1-2')	Soil	06/12/24 12:51
S63205.52	SB-3 (13) (3-4')	Soil	06/12/24 12:51
S63205.53	DUP-1S	Soil	06/12/24 00:01



Sample Summary (continued)

Sample ID	Sample Tag	Matrix	Collected Date/Time
S63205.54	DUP-2S	Soil	06/12/24 00:01
S63205.55	DUP-3S	Soil	06/12/24 00:01
S63205.56	DUP-4S	Soil	06/12/24 00:01
S63205.57	DUP-5S	Soil	06/12/24 00:01
S63205.58	DUP-6S	Soil	06/12/24 00:01



Lab Sample ID: S63205.01

Sample Tag: SB-2 (1) (1-2')

Collected Date/Time: 06/12/2024 08:36

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:10, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Method: SW7196A, Run Date: 07/02/24 12:50, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	107	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 10:59, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	8.61	0.20		mg/kg	244	7440-38-2	
Barium	83.4	1.0		mg/kg	244	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	244	7440-43-9	
Chromium	20.6	0.50		mg/kg	244	7440-47-3	
Copper	18.2	0.50		mg/kg	244	7440-50-8	
Lead	8.58	0.30		mg/kg	244	7439-92-1	
Selenium	Not detected	0.40		mg/kg	244	7782-49-2	
Silver	Not detected	0.20		mg/kg	244	7440-22-4	
Zinc	50.2	0.50		mg/kg	244	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:06, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	61	7439-97-6	



Lab Sample ID: S63205.02

Sample Tag: SB-2 (1) (3-4')

Collected Date/Time: 06/12/2024 08:38

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics**Method: SM2540B, Run Date: 06/17/24 14:10, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	83	1		%	1		

Method: SW7196A, Run Date: 07/02/24 12:55, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	120	18540-29-9	

Metals**Method: SW6020A, Run Date: 06/19/24 11:02, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	5.10	0.20		mg/kg	255	7440-38-2	
Barium	92.3	1.0		mg/kg	255	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	255	7440-43-9	
Chromium	24.5	0.50		mg/kg	255	7440-47-3	
Copper	19.4	0.50		mg/kg	255	7440-50-8	
Lead	8.81	0.30		mg/kg	255	7439-92-1	
Selenium	Not detected	0.40		mg/kg	255	7782-49-2	
Silver	Not detected	0.20		mg/kg	255	7440-22-4	
Zinc	54.8	0.50		mg/kg	255	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:16, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	69	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.03

Sample Tag: SB-2 (2) (1-2')

Collected Date/Time: 06/12/2024 08:46

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:10, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 11:05, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.83	0.20		mg/kg	251	7440-38-2	
Barium	79.2	1.0		mg/kg	251	7440-39-3	
Cadmium	0.27	0.20		mg/kg	251	7440-43-9	
Chromium	17.3	0.50		mg/kg	251	7440-47-3	
Copper	16.5	0.50		mg/kg	251	7440-50-8	
Lead	11.0	0.30		mg/kg	251	7439-92-1	
Selenium	Not detected	0.40		mg/kg	251	7782-49-2	
Silver	Not detected	0.20		mg/kg	251	7440-22-4	
Zinc	55.5	0.50		mg/kg	251	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:19, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	61	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.04

Sample Tag: SB-2 (2) (3-4')

Collected Date/Time: 06/12/2024 08:47

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	84	1		%	1		

Method: SW7196A, Run Date: 07/02/24 13:43, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	117	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 11:07, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.06	0.20		mg/kg	260	7440-38-2	
Barium	92.5	1.0		mg/kg	260	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	260	7440-43-9	
Chromium	19.0	0.50		mg/kg	260	7440-47-3	
Copper	15.7	0.50		mg/kg	260	7440-50-8	
Lead	7.65	0.30		mg/kg	260	7439-92-1	
Selenium	Not detected	0.40		mg/kg	260	7782-49-2	
Silver	Not detected	0.20		mg/kg	260	7440-22-4	
Zinc	47.6	0.50		mg/kg	260	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:22, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	69	7439-97-6	



Lab Sample ID: S63205.05

Sample Tag: SB-2 (3) (1-2')

Collected Date/Time: 06/12/2024 09:24

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 11:10, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	5.46	0.20		mg/kg	243	7440-38-2	
Barium	96.9	1.0		mg/kg	243	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	243	7440-43-9	
Chromium	15.7	0.50		mg/kg	243	7440-47-3	
Copper	19.1	0.50		mg/kg	243	7440-50-8	
Lead	6.14	0.30		mg/kg	243	7439-92-1	
Selenium	Not detected	0.40		mg/kg	243	7782-49-2	
Silver	Not detected	0.20		mg/kg	243	7440-22-4	
Zinc	43.4	0.50		mg/kg	243	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:26, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	67	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.06

Sample Tag: SB-2 (3) (4-5')

Collected Date/Time: 06/12/2024 09:26

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	83	1		%	1		

Method: SW7196A, Run Date: 07/02/24 13:50, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	117	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 11:12, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	17.5	0.20		mg/kg	256	7440-38-2	
Barium	141	1.0		mg/kg	256	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	256	7440-43-9	
Chromium	20.0	0.50		mg/kg	256	7440-47-3	
Copper	17.8	0.50		mg/kg	256	7440-50-8	
Lead	9.68	0.30		mg/kg	256	7439-92-1	
Selenium	Not detected	0.40		mg/kg	256	7782-49-2	
Silver	Not detected	0.20		mg/kg	256	7440-22-4	
Zinc	55.1	0.50		mg/kg	256	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:29, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	68	7439-97-6	



Lab Sample ID: S63205.07

Sample Tag: SB-2 (4) (1-2')

Collected Date/Time: 06/12/2024 08:27

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	88	1		%	1		

Method: SW7196A, Run Date: 07/02/24 13:56, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	110	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 11:15, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.19	0.20		mg/kg	240	7440-38-2	
Barium	77.6	1.0		mg/kg	240	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	240	7440-43-9	
Chromium	20.2	0.50		mg/kg	240	7440-47-3	
Copper	17.6	0.50		mg/kg	240	7440-50-8	
Lead	8.81	0.30		mg/kg	240	7439-92-1	
Selenium	0.42	0.40		mg/kg	240	7782-49-2	
Silver	Not detected	0.20		mg/kg	240	7440-22-4	
Zinc	49.2	0.50		mg/kg	240	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:32, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	59	7439-97-6	



Lab Sample ID: S63205.08

Sample Tag: SB-2 (4) (7-8')

Collected Date/Time: 06/12/2024 08:26

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics**Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Metals**Method: SW6020A, Run Date: 06/19/24 11:18, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.69	0.20		mg/kg	247	7440-38-2	
Barium	48.4	1.0		mg/kg	247	7440-39-3	
Cadmium	0.36	0.20		mg/kg	247	7440-43-9	
Chromium	10.3	0.50		mg/kg	247	7440-47-3	
Copper	10.5	0.50		mg/kg	247	7440-50-8	
Lead	21.4	0.30		mg/kg	247	7439-92-1	
Selenium	Not detected	0.40		mg/kg	247	7782-49-2	
Silver	Not detected	0.20		mg/kg	247	7440-22-4	
Zinc	66.6	0.50		mg/kg	247	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:35, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	69	7439-97-6	



Lab Sample ID: S63205.09

Sample Tag: SB-2 (5) (1-2')

Collected Date/Time: 06/12/2024 09:34

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	88	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 11:20, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.64	0.20		mg/kg	252	7440-38-2	
Barium	69.5	1.0		mg/kg	252	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	252	7440-43-9	
Chromium	15.9	0.50		mg/kg	252	7440-47-3	
Copper	17.7	0.50		mg/kg	252	7440-50-8	
Lead	10.5	0.30		mg/kg	252	7439-92-1	
Selenium	Not detected	0.40		mg/kg	252	7782-49-2	
Silver	Not detected	0.20		mg/kg	252	7440-22-4	
Zinc	47.7	0.50		mg/kg	252	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:39, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	65	7439-97-6	



Lab Sample ID: S63205.10

Sample Tag: SB-2 (5) (3-4')

Collected Date/Time: 06/12/2024 09:36

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 11:23, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	11.1	0.20		mg/kg	253	7440-38-2	
Barium	68.0	1.0		mg/kg	253	7440-39-3	
Cadmium	0.39	0.20		mg/kg	253	7440-43-9	
Chromium	17.7	0.50		mg/kg	253	7440-47-3	
Copper	19.8	0.50		mg/kg	253	7440-50-8	
Lead	9.05	0.30		mg/kg	253	7439-92-1	
Selenium	0.52	0.40		mg/kg	253	7782-49-2	
Silver	Not detected	0.20		mg/kg	253	7440-22-4	
Zinc	64.0	0.50		mg/kg	253	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:42, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	70	7439-97-6	



Lab Sample ID: S63205.11

Sample Tag: SB-3 (1) (1-2')

Collected Date/Time: 06/12/2024 10:51

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	90	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 11:52, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	8.95	0.20		mg/kg	231	7440-38-2	
Barium	75.9	1.0		mg/kg	231	7440-39-3	
Cadmium	0.24	0.20		mg/kg	231	7440-43-9	
Chromium	18.0	0.50		mg/kg	231	7440-47-3	
Copper	17.9	0.50		mg/kg	231	7440-50-8	
Lead	7.99	0.30		mg/kg	231	7439-92-1	
Selenium	0.40	0.40		mg/kg	231	7782-49-2	
Silver	Not detected	0.20		mg/kg	231	7440-22-4	
Zinc	50.7	0.50		mg/kg	231	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:52, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	66	7439-97-6	



Lab Sample ID: S63205.12

Sample Tag: SB-3 (1) (3-4')

Collected Date/Time: 06/12/2024 10:51

Matrix: Soil

COC Reference: 1

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	80	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:02, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	122	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 11:55, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	10.1	0.20		mg/kg	274	7440-38-2	
Barium	106	1.0		mg/kg	274	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	274	7440-43-9	
Chromium	19.9	0.50		mg/kg	274	7440-47-3	
Copper	17.9	0.50		mg/kg	274	7440-50-8	
Lead	8.16	0.30		mg/kg	274	7439-92-1	
Selenium	Not detected	0.40		mg/kg	274	7782-49-2	
Silver	Not detected	0.20		mg/kg	274	7440-22-4	
Zinc	47.9	0.50		mg/kg	274	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:55, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	72	7439-97-6	



Lab Sample ID: S63205.13

Sample Tag: SB-3 (2) (1-2')

Collected Date/Time: 06/12/2024 10:42

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics**Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	90	1		%	1		

Metals**Method: SW6020A, Run Date: 06/19/24 11:57, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.65	0.20		mg/kg	229	7440-38-2	
Barium	80.9	1.0		mg/kg	229	7440-39-3	
Cadmium	0.27	0.20		mg/kg	229	7440-43-9	
Chromium	17.4	0.50		mg/kg	229	7440-47-3	
Copper	19.1	0.50		mg/kg	229	7440-50-8	
Lead	8.94	0.30		mg/kg	229	7439-92-1	
Selenium	Not detected	0.40		mg/kg	229	7782-49-2	
Silver	Not detected	0.20		mg/kg	229	7440-22-4	
Zinc	57.7	0.50		mg/kg	229	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 15:58, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	56	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.14

Sample Tag: SB-3 (2) (3-4')

Collected Date/Time: 06/12/2024 10:42

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	84	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:09, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	116	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:00, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	12.5	0.20		mg/kg	256	7440-38-2	
Barium	98.2	1.0		mg/kg	256	7440-39-3	
Cadmium	0.20	0.20		mg/kg	256	7440-43-9	
Chromium	19.2	0.50		mg/kg	256	7440-47-3	
Copper	22.1	0.50		mg/kg	256	7440-50-8	
Lead	14.3	0.30		mg/kg	256	7439-92-1	
Selenium	0.56	0.40		mg/kg	256	7782-49-2	
Silver	Not detected	0.20		mg/kg	256	7440-22-4	
Zinc	53.4	0.50		mg/kg	256	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:02, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	71	7439-97-6	



Lab Sample ID: S63205.15

Sample Tag: SB-3 (3) (1-2')

Collected Date/Time: 06/12/2024 12:25

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics**Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	90	1		%	1		

Metals**Method: SW6020A, Run Date: 06/19/24 12:02, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	11.5	0.20		mg/kg	236	7440-38-2	
Barium	81.4	1.0		mg/kg	236	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	236	7440-43-9	
Chromium	16.1	0.50		mg/kg	236	7440-47-3	
Copper	17.2	0.50		mg/kg	236	7440-50-8	
Lead	8.16	0.30		mg/kg	236	7439-92-1	
Selenium	Not detected	0.40		mg/kg	236	7782-49-2	
Silver	Not detected	0.20		mg/kg	236	7440-22-4	
Zinc	45.9	0.50		mg/kg	236	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:05, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Lab Sample ID: S63205.16

Sample Tag: SB-3 (3) (3-4')

Collected Date/Time: 06/12/2024 12:25

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics**Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	88	1		%	1		

Metals**Method: SW6020A, Run Date: 06/19/24 12:05, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.27	0.20		mg/kg	250	7440-38-2	
Barium	93.8	1.0		mg/kg	250	7440-39-3	
Cadmium	0.33	0.20		mg/kg	250	7440-43-9	
Chromium	16.4	0.50		mg/kg	250	7440-47-3	
Copper	18.0	0.50		mg/kg	250	7440-50-8	
Lead	8.60	0.30		mg/kg	250	7439-92-1	
Selenium	0.88	0.40		mg/kg	250	7782-49-2	
Silver	Not detected	0.20		mg/kg	250	7440-22-4	
Zinc	48.9	0.50		mg/kg	250	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:08, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Lab Sample ID: S63205.17

Sample Tag: SB-3 (4) (1-2')

Collected Date/Time: 06/12/2024 11:04

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:15, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	116	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:08, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	12.6	0.20		mg/kg	246	7440-38-2	
Barium	89.8	1.0		mg/kg	246	7440-39-3	
Cadmium	0.25	0.20		mg/kg	246	7440-43-9	
Chromium	18.7	0.50		mg/kg	246	7440-47-3	
Copper	19.1	0.50		mg/kg	246	7440-50-8	
Lead	11.4	0.30		mg/kg	246	7439-92-1	
Selenium	0.47	0.40		mg/kg	246	7782-49-2	
Silver	Not detected	0.20		mg/kg	246	7440-22-4	
Zinc	49.4	0.50		mg/kg	246	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:12, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Lab Sample ID: S63205.18

Sample Tag: SB-3 (4) (3-4')

Collected Date/Time: 06/12/2024 11:04

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	84	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:22, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	119	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:10, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.82	0.20		mg/kg	250	7440-38-2	
Barium	76.4	1.0		mg/kg	250	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	250	7440-43-9	
Chromium	18.7	0.50		mg/kg	250	7440-47-3	
Copper	15.2	0.50		mg/kg	250	7440-50-8	
Lead	11.4	0.30		mg/kg	250	7439-92-1	
Selenium	Not detected	0.40		mg/kg	250	7782-49-2	
Silver	Not detected	0.20		mg/kg	250	7440-22-4	
Zinc	46.7	0.50		mg/kg	250	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:15, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	72	7439-97-6	



Lab Sample ID: S63205.19

Sample Tag: SB-3 (5) (0-1')

Collected Date/Time: 06/12/2024 12:33

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	89	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:29, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	112	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:13, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.63	0.20		mg/kg	240	7440-38-2	
Barium	75.8	1.0		mg/kg	240	7440-39-3	
Cadmium	0.21	0.20		mg/kg	240	7440-43-9	
Chromium	18.7	0.50		mg/kg	240	7440-47-3	
Copper	17.7	0.50		mg/kg	240	7440-50-8	
Lead	10.8	0.30		mg/kg	240	7439-92-1	
Selenium	Not detected	0.40		mg/kg	240	7782-49-2	
Silver	Not detected	0.20		mg/kg	240	7440-22-4	
Zinc	53.5	0.50		mg/kg	240	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:18, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	64	7439-97-6	



Lab Sample ID: S63205.20

Sample Tag: SB-3 (5) (2-3')

Collected Date/Time: 06/12/2024 12:33

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/17/24 11:48	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:43, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	114	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:15, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	5.32	0.20		mg/kg	262	7440-38-2	
Barium	79.0	1.0		mg/kg	262	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	262	7440-43-9	
Chromium	20.3	0.50		mg/kg	262	7440-47-3	
Copper	16.8	0.50		mg/kg	262	7440-50-8	
Lead	7.24	0.30		mg/kg	262	7439-92-1	
Selenium	Not detected	0.40		mg/kg	262	7782-49-2	
Silver	Not detected	0.20		mg/kg	262	7440-22-4	
Zinc	48.6	0.50		mg/kg	262	7440-66-6	

Method: SW7471B, Run Date: 06/17/24 16:21, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	72	7439-97-6	



Lab Sample ID: S63205.21

Sample Tag: SB-2 (6) (1-2')

Collected Date/Time: 06/12/2024 08:53

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics**Method: SM2540B, Run Date: 06/26/24 13:40, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:26, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	112	18540-29-9	

Metals**Method: SW6020A, Run Date: 06/28/24 09:42, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	248	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 12:56, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	10.2	0.20		mg/kg	248	7440-38-2	
Barium	94.3	1.0		mg/kg	248	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	248	7440-43-9	
Chromium	23.7	0.50		mg/kg	248	7440-47-3	
Copper	17.3	0.50		mg/kg	248	7440-50-8	
Lead	9.61	0.30		mg/kg	248	7439-92-1	
Silver	Not detected	0.20		mg/kg	248	7440-22-4	
Zinc	52.9	0.50		mg/kg	248	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:32, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	65	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.22

Sample Tag: SB-2 (6) (5-6')

Collected Date/Time: 06/12/2024 08:55

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 13:40, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	80	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:33, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	112	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 09:44, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	0.58	0.40		mg/kg	265	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:02, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.08	0.20		mg/kg	265	7440-38-2	
Barium	74.2	1.0		mg/kg	265	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	265	7440-43-9	
Chromium	21.2	0.50		mg/kg	265	7440-47-3	
Copper	16.6	0.50		mg/kg	265	7440-50-8	
Lead	8.82	0.30		mg/kg	265	7439-92-1	
Silver	Not detected	0.20		mg/kg	265	7440-22-4	
Zinc	49.2	0.50		mg/kg	265	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:35, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	66	7439-97-6	



Lab Sample ID: S63205.23

Sample Tag: SB-2 (7) (1-2')

Collected Date/Time: 06/12/2024 09:02

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 13:40, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 09:46, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	244	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:05, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	11.7	0.20		mg/kg	244	7440-38-2	
Barium	115	1.0		mg/kg	244	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	244	7440-43-9	
Chromium	16.6	0.50		mg/kg	244	7440-47-3	
Copper	18.5	0.50		mg/kg	244	7440-50-8	
Lead	16.2	0.30		mg/kg	244	7439-92-1	
Silver	Not detected	0.20		mg/kg	244	7440-22-4	
Zinc	52.2	0.50		mg/kg	244	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:45, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	63	7439-97-6	



Lab Sample ID: S63205.24

Sample Tag: SB-2 (7) (3-4')

Collected Date/Time: 06/12/2024 09:03

Matrix: Soil

COC Reference: 2

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 13:40, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	84	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 09:47, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	252	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:07, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.24	0.20		mg/kg	252	7440-38-2	
Barium	82.8	1.0		mg/kg	252	7440-39-3	
Cadmium	0.21	0.20		mg/kg	252	7440-43-9	
Chromium	17.6	0.50		mg/kg	252	7440-47-3	
Copper	18.9	0.50		mg/kg	252	7440-50-8	
Lead	8.46	0.30		mg/kg	252	7439-92-1	
Silver	Not detected	0.20		mg/kg	252	7440-22-4	
Zinc	49.2	0.50		mg/kg	252	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:49, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	72	7439-97-6	



Lab Sample ID: S63205.25

Sample Tag: SB-2 (8) (1-2')

Collected Date/Time: 06/12/2024 09:19

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 13:40, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	89	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 09:49, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	241	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:10, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.94	0.20		mg/kg	241	7440-38-2	
Barium	63.7	1.0		mg/kg	241	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	241	7440-43-9	
Chromium	15.2	0.50		mg/kg	241	7440-47-3	
Copper	14.1	0.50		mg/kg	241	7440-50-8	
Lead	13.8	0.30		mg/kg	241	7439-92-1	
Silver	Not detected	0.20		mg/kg	241	7440-22-4	
Zinc	44.0	0.50		mg/kg	241	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:52, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.26

Sample Tag: SB-2 (8) (5-6')

Collected Date/Time: 06/12/2024 09:21

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	83	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:39, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	118	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 09:51, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	253	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:12, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	5.73	0.20		mg/kg	253	7440-38-2	
Barium	80.3	1.0		mg/kg	253	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	253	7440-43-9	
Chromium	34.7	0.50		mg/kg	253	7440-47-3	
Copper	12.9	0.50		mg/kg	253	7440-50-8	
Lead	14.5	0.30		mg/kg	253	7439-92-1	
Silver	Not detected	0.20		mg/kg	253	7440-22-4	
Zinc	46.9	0.50		mg/kg	253	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:55, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	68	7439-97-6	



Lab Sample ID: S63205.27

Sample Tag: SB-2 (9) (1-2')

Collected Date/Time: 06/12/2024 09:58

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	88	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 09:52, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	238	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:15, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.32	0.20		mg/kg	238	7440-38-2	
Barium	56.2	1.0		mg/kg	238	7440-39-3	
Cadmium	0.25	0.20		mg/kg	238	7440-43-9	
Chromium	15.2	0.50		mg/kg	238	7440-47-3	
Copper	16.4	0.50		mg/kg	238	7440-50-8	
Lead	24.0	0.30		mg/kg	238	7439-92-1	
Silver	Not detected	0.20		mg/kg	238	7440-22-4	
Zinc	49.5	0.50		mg/kg	238	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 13:58, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	71	7439-97-6	



Lab Sample ID: S63205.28

Sample Tag: SB-2 (9) (7-8')

Collected Date/Time: 06/12/2024 10:00

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 09:54, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	0.43	0.40		mg/kg	248	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:18, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	4.61	0.20		mg/kg	248	7440-38-2	
Barium	31.7	1.0		mg/kg	248	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	248	7440-43-9	
Chromium	14.5	0.50		mg/kg	248	7440-47-3	
Copper	12.1	0.50		mg/kg	248	7440-50-8	
Lead	22.0	0.30		mg/kg	248	7439-92-1	
Silver	Not detected	0.20		mg/kg	248	7440-22-4	
Zinc	49.3	0.50		mg/kg	248	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:02, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	62	7439-97-6	



Lab Sample ID: S63205.29

Sample Tag: SB-2 (10) (1-2')

Collected Date/Time: 06/12/2024 08:18

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics**Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	89	1		%	1		

Metals**Method: SW6020A, Run Date: 06/28/24 09:56, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	238	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:20, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.22	0.20		mg/kg	238	7440-38-2	
Barium	91.5	1.0		mg/kg	238	7440-39-3	
Cadmium	0.24	0.20		mg/kg	238	7440-43-9	
Chromium	17.2	0.50		mg/kg	238	7440-47-3	
Copper	15.3	0.50		mg/kg	238	7440-50-8	
Lead	21.5	0.30		mg/kg	238	7439-92-1	
Silver	Not detected	0.20		mg/kg	238	7440-22-4	
Zinc	48.8	0.50		mg/kg	238	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:05, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	68	7439-97-6	



Lab Sample ID: S63205.30

Sample Tag: SB-2 (10) (3-4')

Collected Date/Time: 06/12/2024 08:20

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 10:21, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	246	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:46, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	8.45	0.20		mg/kg	246	7440-38-2	
Barium	81.7	1.0		mg/kg	246	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	246	7440-43-9	
Chromium	16.2	0.50		mg/kg	246	7440-47-3	
Copper	17.4	0.50		mg/kg	246	7440-50-8	
Lead	12.5	0.30		mg/kg	246	7439-92-1	
Silver	Not detected	0.20		mg/kg	246	7440-22-4	
Zinc	49.2	0.50		mg/kg	246	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:08, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Lab Sample ID: S63205.31

Sample Tag: SB-2 (11) (1-2')

Collected Date/Time: 06/12/2024 09:50

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 10:22, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	242	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:48, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	8.83	0.20		mg/kg	242	7440-38-2	
Barium	65.3	1.0		mg/kg	242	7440-39-3	
Cadmium	0.22	0.20		mg/kg	242	7440-43-9	
Chromium	15.5	0.50		mg/kg	242	7440-47-3	
Copper	15.8	0.50		mg/kg	242	7440-50-8	
Lead	27.0	0.30		mg/kg	242	7439-92-1	
Silver	Not detected	0.20		mg/kg	242	7440-22-4	
Zinc	48.2	0.50		mg/kg	242	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:18, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	66	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.32

Sample Tag: SB-2 (11) (3-4')

Collected Date/Time: 06/12/2024 09:52

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:46, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	113	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 10:24, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	243	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:51, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.65	0.20		mg/kg	243	7440-38-2	
Barium	116	1.0		mg/kg	243	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	243	7440-43-9	
Chromium	18.1	0.50		mg/kg	243	7440-47-3	
Copper	19.3	0.50		mg/kg	243	7440-50-8	
Lead	9.67	0.30		mg/kg	243	7439-92-1	
Silver	Not detected	0.20		mg/kg	243	7440-22-4	
Zinc	54.2	0.50		mg/kg	243	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:22, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	71	7439-97-6	



Lab Sample ID: S63205.33

Sample Tag: SB-2 (12) (1-2')

Collected Date/Time: 06/12/2024 09:41

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics**Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:51, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	112	18540-29-9	

Metals**Method: SW6020A, Run Date: 06/28/24 10:26, Analyst: JRH**

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	251	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:53, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	8.41	0.20		mg/kg	251	7440-38-2	
Barium	116	1.0		mg/kg	251	7440-39-3	
Cadmium	0.20	0.20		mg/kg	251	7440-43-9	
Chromium	23.8	0.50		mg/kg	251	7440-47-3	
Copper	19.5	0.50		mg/kg	251	7440-50-8	
Lead	9.80	0.30		mg/kg	251	7439-92-1	
Silver	Not detected	0.20		mg/kg	251	7440-22-4	
Zinc	56.2	0.50		mg/kg	251	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:25, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	66	7439-97-6	



Lab Sample ID: S63205.34

Sample Tag: SB-2 (12) (3-4')

Collected Date/Time: 06/12/2024 09:43

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 10:27, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	251	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:56, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	12.7	0.20		mg/kg	251	7440-38-2	
Barium	71.3	1.0		mg/kg	251	7440-39-3	
Cadmium	0.23	0.20		mg/kg	251	7440-43-9	
Chromium	13.9	0.50		mg/kg	251	7440-47-3	
Copper	17.6	0.50		mg/kg	251	7440-50-8	
Lead	10.4	0.30		mg/kg	251	7439-92-1	
Silver	Not detected	0.20		mg/kg	251	7440-22-4	
Zinc	44.8	0.50		mg/kg	251	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:28, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	66	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.35

Sample Tag: SB-2 (13) (1-2")

Collected Date/Time: 06/12/2024 10:10

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	86	1		%	1		

Method: SW7196A, Run Date: 07/09/24 13:57, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	115	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 10:29, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	243	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 13:58, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	9.85	0.20		mg/kg	243	7440-38-2	
Barium	88.6	1.0		mg/kg	243	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	243	7440-43-9	
Chromium	19.3	0.50		mg/kg	243	7440-47-3	
Copper	18.1	0.50		mg/kg	243	7440-50-8	
Lead	10.4	0.30		mg/kg	243	7439-92-1	
Silver	Not detected	0.20		mg/kg	243	7440-22-4	
Zinc	54.5	0.50		mg/kg	243	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:32, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	60	7439-97-6	



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.36

Sample Tag: SB-2 (13) (6-7')

Collected Date/Time: 06/12/2024 10:12

Matrix: Soil

COC Reference: 3

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	80	1		%	1		

Method: SW7196A, Run Date: 07/09/24 14:03, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	124	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 10:31, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	0.52	0.40		mg/kg	270	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 14:01, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	10.5	0.20		mg/kg	270	7440-38-2	
Barium	100	1.0		mg/kg	270	7440-39-3	
Cadmium	0.73	0.20		mg/kg	270	7440-43-9	
Chromium	18.5	0.50		mg/kg	270	7440-47-3	
Copper	21.8	0.50		mg/kg	270	7440-50-8	
Lead	10.3	0.30		mg/kg	270	7439-92-1	
Silver	Not detected	0.20		mg/kg	270	7440-22-4	
Zinc	78.7	0.50		mg/kg	270	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:35, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	77	7439-97-6	



Lab Sample ID: S63205.37
Sample Tag: SB-3 (6) (1-2')
Collected Date/Time: 06/12/2024 10:32
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.38
Sample Tag: SB-3 (6) (3-4')
Collected Date/Time: 06/12/2024 10:32
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.39

Sample Tag: SB-3 (7) (1-2')

Collected Date/Time: 06/12/2024 11:57

Matrix: Soil

COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	87	1		%	1		

Method: SW7196A, Run Date: 07/09/24 14:16, Analyst: SRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.1		mg/kg	112	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/28/24 10:33, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	242	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 14:04, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.37	0.20		mg/kg	242	7440-38-2	
Barium	115	1.0		mg/kg	242	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	242	7440-43-9	
Chromium	21.4	0.50		mg/kg	242	7440-47-3	
Copper	19.6	0.50		mg/kg	242	7440-50-8	
Lead	9.61	0.30		mg/kg	242	7439-92-1	
Silver	Not detected	0.20		mg/kg	242	7440-22-4	
Zinc	52.5	0.50		mg/kg	242	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:38, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	62	7439-97-6	



Lab Sample ID: S63205.40

Sample Tag: SB-3 (7) (3-4')

Collected Date/Time: 06/12/2024 11:57

Matrix: Soil

COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/26/24 12:15	JRH	
Mercury Digestion	Completed	SW7471B	06/25/24 10:46	CTV	

Inorganics

Method: SM2540B, Run Date: 06/26/24 17:28, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	84	1		%	1		

Metals

Method: SW6020A, Run Date: 06/28/24 10:34, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Selenium	Not detected	0.40		mg/kg	249	7782-49-2	

Method: SW6020A, Run Date: 06/26/24 14:06, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.74	0.20		mg/kg	249	7440-38-2	
Barium	73.0	1.0		mg/kg	249	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	249	7440-43-9	
Chromium	17.2	0.50		mg/kg	249	7440-47-3	
Copper	16.6	0.50		mg/kg	249	7440-50-8	
Lead	9.93	0.30		mg/kg	249	7439-92-1	
Silver	Not detected	0.20		mg/kg	249	7440-22-4	
Zinc	45.6	0.50		mg/kg	249	7440-66-6	

Method: SW7471B, Run Date: 06/25/24 14:42, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	67	7439-97-6	



Lab Sample ID: S63205.41
Sample Tag: SB-3 (8) (1-2')
Collected Date/Time: 06/12/2024 11:38
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.42
Sample Tag: SB-3 (8) (3-4')
Collected Date/Time: 06/12/2024 11:38
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.43
Sample Tag: SB-3 (9) (1-2')
Collected Date/Time: 06/12/2024 11:30
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.44
Sample Tag: SB-3 (9) (3-4')
Collected Date/Time: 06/12/2024 11:30
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.45
Sample Tag: SB-3 (10) (1-2")
Collected Date/Time: 06/12/2024 11:20
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.46
Sample Tag: SB-3 (10) (3-4')
Collected Date/Time: 06/12/2024 11:20
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.47
Sample Tag: SB-3 (11) (1-2")
Collected Date/Time: 06/12/2024 13:06
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.48
Sample Tag: SB-3 (11) (3-4')
Collected Date/Time: 06/12/2024 13:06
Matrix: Soil
COC Reference: 4

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.49
Sample Tag: SB-3 (12) (1-2")
Collected Date/Time: 06/12/2024 12:42
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.50
Sample Tag: SB-3 (12) (3-4')
Collected Date/Time: 06/12/2024 12:42
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.51
Sample Tag: SB-3 (13) (1-2")
Collected Date/Time: 06/12/2024 12:51
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.52
Sample Tag: SB-3 (13) (3-4')
Collected Date/Time: 06/12/2024 12:51
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.53

Sample Tag: DUP-1S

Collected Date/Time: 06/12/2024 00:01

Matrix: Soil

COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/18/24 12:07	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Method: SW7196A, Run Date: 07/02/24 14:50, Analyst: MDG

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Chromium VI	Not detected	1.2		mg/kg	115	18540-29-9	

Metals

Method: SW6020A, Run Date: 06/19/24 12:37, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	6.06	0.20		mg/kg	254	7440-38-2	
Barium	79.8	1.0		mg/kg	254	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	254	7440-43-9	
Chromium	20.2	0.50		mg/kg	254	7440-47-3	
Copper	17.7	0.50		mg/kg	254	7440-50-8	
Lead	10.1	0.30		mg/kg	254	7439-92-1	
Selenium	Not detected	0.40		mg/kg	254	7782-49-2	
Silver	Not detected	0.20		mg/kg	254	7440-22-4	
Zinc	50.1	0.50		mg/kg	254	7440-66-6	

Method: SW7471B, Run Date: 06/18/24 16:21, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	72	7439-97-6	



Lab Sample ID: S63205.54
Sample Tag: DUP-2S
Collected Date/Time: 06/12/2024 00:01
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.55
Sample Tag: DUP-3S
Collected Date/Time: 06/12/2024 00:01
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Analytical Laboratory Report

Supplemental Report

Lab Sample ID: S63205.56

Sample Tag: DUP-4S

Collected Date/Time: 06/12/2024 00:01

Matrix: Soil

COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Extraction / Prep.

Parameter	Result	Method	Run Date	Analyst	Flags
Metal Digestion	Completed	SW3050B	06/19/24 08:30	JRH	
Mercury Digestion	Completed	SW7471B	06/18/24 12:07	CTV	

Inorganics

Method: SM2540B, Run Date: 06/17/24 14:31, Analyst: MAM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Total Solids*	85	1		%	1		

Metals

Method: SW6020A, Run Date: 06/19/24 12:40, Analyst: JRH

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Arsenic	7.77	0.20		mg/kg	256	7440-38-2	
Barium	130	1.0		mg/kg	256	7440-39-3	
Cadmium	Not detected	0.20		mg/kg	256	7440-43-9	
Chromium	16.0	0.50		mg/kg	256	7440-47-3	
Copper	15.0	0.50		mg/kg	256	7440-50-8	
Lead	9.67	0.30		mg/kg	256	7439-92-1	
Selenium	Not detected	0.40		mg/kg	256	7782-49-2	
Silver	Not detected	0.20		mg/kg	256	7440-22-4	
Zinc	46.8	0.50		mg/kg	256	7440-66-6	

Method: SW7471B, Run Date: 06/18/24 16:24, Analyst: CTV

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Mercury	Not detected	0.050		mg/kg	63	7439-97-6	



Lab Sample ID: S63205.57
Sample Tag: DUP-5S
Collected Date/Time: 06/12/2024 00:01
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		



Lab Sample ID: S63205.58
Sample Tag: DUP-6S
Collected Date/Time: 06/12/2024 00:01
Matrix: Soil
COC Reference: 5

Sample Containers

#	Type	Preservative(s)	Refrigerated?	Arrival Temp. (C)	Thermometer #
1	4oz Glass	None	Yes	4.1	IR

Other / Misc.

Method: , Run Date: 06/18/24 15:42, Analyst: JRM

Parameter	Result	RL	MDL	Units	Dilution	CAS#	Flags
Hold until notified*	Completed				1		

Merit Laboratories Login Checklist

Lab Set ID:S63205

Client:ASTI (ASTI Environmental)

Project: A23-3104.01 / Robertson Brothers Homes

Submitted:06/14/2024 15:35 Login User: MMC

Attention: Tom Wackerman

Address: ASTI Environmental
10448 Citation Drive
Suite 100
Brighton, MI 48116

Phone: 810-599-5463

FAX:

Email: twacker@asti-env.com

Selection	Description	Note
Sample Receiving		
01. ☒ Yes ☐ No ☐ N/A	Samples are received at 4C +/- 2C Thermometer #	IR 4.1
02. ☒ Yes ☐ No ☐ N/A	Received on ice/ cooling process begun	
03. ☐ Yes ☒ No ☐ N/A	Samples shipped	
04. ☐ Yes ☒ No ☐ N/A	Samples left in 24 hr. drop box	
05. ☐ Yes ☐ No ☒ N/A	Are there custody seals/tape or is the drop box locked	
Chain of Custody		
06. ☒ Yes ☐ No ☐ N/A	COC adequately filled out	
07. ☒ Yes ☐ No ☐ N/A	COC signed and relinquished to the lab	
08. ☒ Yes ☐ No ☐ N/A	Sample tag on bottles match COC	
09. ☐ Yes ☒ No ☐ N/A	Subcontracting needed? Subcontacted to:	
Preservation		
10. ☒ Yes ☐ No ☐ N/A	Do sample have correct chemical preservation	
11. ☐ Yes ☐ No ☒ N/A	Completed pH checks on preserved samples? (no VOAs)	
12. ☐ Yes ☒ No ☐ N/A	Did any samples need to be preserved in the lab?	
Bottle Conditions		
13. ☒ Yes ☐ No ☐ N/A	All bottles intact	
14. ☒ Yes ☐ No ☐ N/A	Appropriate analytical bottles are used	
15. ☒ Yes ☐ No ☐ N/A	Merit bottles used	
16. ☒ Yes ☐ No ☐ N/A	Sufficient sample volume received	
17. ☐ Yes ☒ No ☐ N/A	Samples require laboratory filtration	
18. ☒ Yes ☐ No ☐ N/A	Samples submitted within holding time	
19. ☐ Yes ☐ No ☒ N/A	Do water VOC, TOX, DO or Alkalinity bottles contain	

Corrective action for all exceptions is to call the client and to notify the project manager.

Client Review By: _____ Date: _____

REPORT TO

CHAIN OF CUSTODY RECORD

INVOICE TO

CONTACT NAME Tom Wackerman / Brady Metzger				CONTACT NAME				☒ SAME			
COMPANY ASTI Environmental				COMPANY							
ADDRESS 10448 Citation Dr				ADDRESS							
CITY Brighton			STATE MI	ZIP CODE 48116		CITY			STATE	ZIP CODE	
PHONE NO. 810-599-5464		FAX NO.		P.O. NO.		PHONE NO.				E-MAIL ADDRESS	
E-MAIL ADDRESS twacker@asti-env.com bmetzger@asti-env.com, emanetza@asti-env.com				QUOTE NO.		ANALYSIS (ATTACH LIST IF MORE SPACE IS REQUIRED)					

PROJECT NO./NAME A23-3104.01 / Robertson Brothers Homes					SAMPLER(S) - PLEASE PRINT/SIGN NAME Brady Metzger <i>Brady Metzger</i>														
TURNAROUND TIME REQUIRED ☐ 1 DAY ☐ 2 DAYS ☐ 3 DAYS ☒ STANDARD ☐ OTHER _____																			
DELIVERABLES REQUIRED ☐ STD ☐ LEVEL II ☐ LEVEL III ☐ LEVEL IV ☐ EDD ☐ OTHER _____																			
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">MATRIX</td> <td style="width: 20%;">GW=GROUNDWATER</td> <td style="width: 20%;">WW=WASTEWATER</td> <td style="width: 10%;">S=SOIL</td> <td style="width: 15%;">L=LIQUID</td> <td style="width: 15%;">SD=SOLID</td> <td rowspan="2" style="width: 10%; vertical-align: top; padding-left: 10px;"># Containers & Preservatives</td> </tr> <tr> <td>CODE:</td> <td>SL=SLUDGE</td> <td>DW=DRINKING WATER</td> <td>O=OIL</td> <td>WP=WIPE</td> <td>A=AIR W=WASTE</td> </tr> </table>							MATRIX	GW=GROUNDWATER	WW=WASTEWATER	S=SOIL	L=LIQUID	SD=SOLID	# Containers & Preservatives	CODE:	SL=SLUDGE	DW=DRINKING WATER	O=OIL	WP=WIPE	A=AIR W=WASTE
MATRIX	GW=GROUNDWATER	WW=WASTEWATER	S=SOIL	L=LIQUID	SD=SOLID	# Containers & Preservatives													
CODE:	SL=SLUDGE	DW=DRINKING WATER	O=OIL	WP=WIPE	A=AIR W=WASTE														

ANALYSIS (ATTACH LIST IF MORE SPACE IS REQUIRED)

Certifications

☐ OHIO VAP ☐ Drinking Water

☐ DoD ☐ NPDES

Project Locations

☐ Detroit ☐ New York

☐ Other _____

Special Instructions

[illegible]

RELINQUISHED BY: SIGNATURE/ORGANIZATION	<i>[Signature]</i>	☒ Sampler	DATE 6/12/24	TIME 1635
RECEIVED BY: SIGNATURE/ORGANIZATION	<i>[Signature]</i> ASTI Cold Storage		DATE 6/12/24	TIME 1635
RELINQUISHED BY: SIGNATURE/ORGANIZATION	<i>[Signature]</i>		DATE	TIME
RECEIVED BY: SIGNATURE/ORGANIZATION	<i>[Signature]</i>		DATE 6/14	TIME 1344

RELINQUISHED BY:		SIGNATURE/ORGANIZATION		DATE		TIME	
RECEIVED BY:		SIGNATURE/ORGANIZATION		DATE		TIME	
SEAL NO.	SEAL INTACT	YES ☐	NO ☐	INITIALS	NOTES:	TEMP. ON ARRIVAL	
SEAL NO.	SEAL INTACT	YES ☐	NO ☐	INITIALS			

PLEASE NOTE: SIGNING ACKNOWLEDGES ADHERENCE TO MERIT'S SAMPLE ACCEPTANCE POLICY ON REVERSE SIDE



2680 East Lansing Dr., East Lansing, MI 48823
Phone (517) 332-0167 Fax (517) 332-4034
www.meritlabs.com

C.O.C. PAGE # 2 OF 5

REPORT TO

CHAIN OF CUSTODY RECORD

INVOICE TO

CONTACT NAME Tom Wackerman / Brady Metzger		CONTACT NAME ☒ SAME	
COMPANY ASTI Environmental		COMPANY	
ADDRESS 10448 Citation Dr		ADDRESS	
CITY Brighton	STATE MI	ZIP CODE 48116	CITY
PHONE NO. 810-599-5464	FAX NO.	P.O. NO.	PHONE NO.
E-MAIL ADDRESS twacker@asti-env.com, bmetzger@asti-env.com, emanet2@asti-env.com		E-MAIL ADDRESS	

PROJECT NO./NAME A23-3104.01 / Robertson Brothers Homes	SAMPLER(S) - PLEASE PRINT/SIGN NAME Brady Metzger <i>[Signature]</i>	ANALYSIS (ATTACH LIST IF MORE SPACE IS REQUIRED)	
TURNAROUND TIME REQUIRED ☐ 1 DAY ☐ 2 DAYS ☐ 3 DAYS ☒ STANDARD ☐ OTHER		Certifications ☐ OHIO VAP ☐ Drinking Water ☐ DoD ☐ NPDES Project Locations ☐ Detroit ☐ New York ☐ Other Special Instructions	
DELIVERABLES REQUIRED ☐ STD ☐ LEVEL II ☐ LEVEL III ☐ LEVEL IV ☐ EDD ☐ OTHER			
MATRIX GW=GROUNDWATER WW=WASTEWATER S=SOIL L=LIQUID SD=SOLID SL=SLUDGE DW=DRINKING WATER O=OIL WP=WIFE A=AIR W=WASTE			

MERIT LAB NO. FOR LAB USE ONLY	YEAR		SAMPLE TAG IDENTIFICATION-DESCRIPTION	MATRIX	# OF BOTTLES	NONE	HCl	HNO ₃	H ₂ SO ₄	NaOH	MeOH	OTHER	MI 10 Metals
	DATE	TIME											
6320513	6/12/24	1042	SB-3(2) (1-2')	S	1	1							X
.14		1042	SB-3(2) (3-4')										
.15		1225	SB-3(3) (1-2')										
.16		1225	SB-3(3) (3-4')										
.17		1104	SB-3(4) (1-2')										
.18		1104	SB-3(4) (3-4')										
.19		1233	SB-3(5) (0-1')										
.20		1233	SB-3(5) (2-3')										
.21		0853	SB-2(6) (1-2')										
.22		0855	SB-2(6) (5-6')										
.23		0902	SB-2(7) (1-2')										
.24	✓	0903	SB-2(7) (3-4')	✓	✓	✓							✓

RELINQUISHED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i> ☒ Sampler ASTI Cold Storage	DATE 6/12/24	TIME 1635	RELINQUISHED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i>	DATE 6/14/24	TIME 1535
RECEIVED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i>	DATE 6/12/24	TIME 1635	RECEIVED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i>	DATE 6/14/24	TIME 1535
RELINQUISHED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i>	DATE 6/14/24	TIME 1341	SEAL NO.	SEAL INTACT YES ☐ NO ☐	INITIALS
RECEIVED BY: SIGNATURE/ORGANIZATION <i>[Signature]</i>	DATE 6/14/24	TIME 1341	SEAL NO.	SEAL INTACT YES ☐ NO ☐	INITIALS
PLEASE NOTE: SIGNING ACKNOWLEDGES ADHERENCE TO MERIT'S SAMPLE ACCEPTANCE POLICY ON REVERSE SIDE			NOTES: TEMP. ON ARRIVAL 4.1		

REPORT TO

CHAIN OF CUSTODY RECORD

INVOICE TO

CONTACT NAME **Tom Wackerman / Brady Metzger**

COMPANY **ASTI Environmental**

ADDRESS **10448 Citation Dr**

CITY **Brighton** STATE **MI** ZIP CODE **48116**

PHONE NO. **810-599-5464** FAX NO. P.O. NO.

E-MAIL ADDRESS **twacker@asti-env.com bmetzger@asti-env.com emanetzz@asti-env.com** QUOTE NO.

CONTACT NAME **[X] SAME**

COMPANY

ADDRESS

CITY STATE ZIP CODE

PHONE NO. E-MAIL ADDRESS

PROJECT NO./NAME **A23-3104.01 / Robertson Brothers Homes** SAMPLER(S) - PLEASE PRINT/SIGN NAME **Brady Metzger**

TURNAROUND TIME REQUIRED ☐ 1 DAY ☐ 2 DAYS ☐ 3 DAYS ☒ STANDARD ☐ OTHER

DELIVERABLES REQUIRED ☐ STD ☐ LEVEL II ☐ LEVEL III ☐ LEVEL IV ☐ EDD ☐ OTHER

MATRIX CODE: GW=GROUNDWATER WW=WASTEWATER S=SOIL L=LIQUID SD=SOLID
SL=SLUDGE DW=DRINKING WATER O=OIL WP=WIFE A=AIR W=WASTE

Containers & Preservatives

MERIT LAB NO. FOR LAB USE ONLY	YEAR		SAMPLE TAG IDENTIFICATION-DESCRIPTION	MATRIX	# OF BOTTLES	NONE	HCl	HNO ₃	H ₂ SO ₄	NaOH	MeOH	OTHER	MI 1	☐ Other _____
	DATE	TIME												Special Instructions
6320525	6/12/24	0919	SB-2(8)(1-2')	S	1	1							X	HOLD
.26		0921	SB-2(8)(5-6')											
.27		0958	SB-2(9)(1-2')											
.28		1000	SB-2(9)(7-8')											
.29		0818	SB-2(10)(1-2')											
.30		0820	SB-2(10)(3-4')											
.31		0950	SB-2(11)(1-2')											
.32		0952	SB-2(11)(3-4')											
.33		0941	SB-2(12)(1-2')											
.34		0943	SB-2(12)(3-4')											
.35		1010	SB-2(13)(1-2')											
.36	✓	1012	SB-2(13)(6-7')	✓	✓	✓							✓	✓

RELINQUISHED BY: **Brady Metzger** ☒ Sampler DATE **6/12/24** TIME **1635**

RECEIVED BY: **ASTI Cold Storage** DATE **6/12/24** TIME **1635**

RELINQUISHED BY: **[Signature]** DATE **6/14/24** TIME **1345**

RECEIVED BY: **[Signature]** DATE **6/14/24** TIME **1345**

RELINQUISHED BY: **[Signature]** DATE **6/14/24** TIME **1535**

RECEIVED BY: **M. Orlato** DATE **6/14/24** TIME **1535**

SEAL NO. SEAL INTACT YES ☐ NO ☐ INITIALS

SEAL NO. SEAL INTACT YES ☐ NO ☐ INITIALS

NOTES: TEMP. ON ARRIVAL **4.1**

Merit

Laboratories, Inc.

2680 East Lansing Dr., East Lansing, MI 48823
 Phone (517) 332-0167 Fax (517) 332-4034
 www.meritlabs.com

C.O.C. PAGE # 5 OF 5

REPORT TO

CHAIN OF CUSTODY RECORD

INVOICE TO

CONTACT NAME Tom Wackerman / Brady Metzger			CONTACT NAME ☒ SAME		
COMPANY ASTI Environmental			COMPANY		
ADDRESS 10448 Citation Dr			ADDRESS		
CITY Brighton	STATE MI	ZIP CODE 48116	CITY	STATE	ZIP CODE
PHONE NO. 810-599-5464	FAX NO.	P.O. NO.	PHONE NO.	E-MAIL ADDRESS	
E-MAIL ADDRESS twacker@asti-env.com, bmetzger@asti-env.com		QUOTE NO. emanetz@asti-env.com	ANALYSIS (ATTACH LIST IF MORE SPACE IS REQUIRED)		

PROJECT NO./NAME A23-3104.01 / Robertson Brothers Homes	SAMPLER(S) - PLEASE PRINT/SIGN NAME Brady Metzger
TURNAROUND TIME REQUIRED ☐ 1 DAY ☐ 2 DAYS ☐ 3 DAYS ☒ STANDARD ☐ OTHER	
DELIVERABLES REQUIRED ☐ STD ☐ LEVEL II ☐ LEVEL III ☐ LEVEL IV ☐ EDD ☐ OTHER	

MATRIX CODE:	GW=GROUNDWATER SL=SLUDGE	WW=WASTEWATER DW=DRINKING WATER	S=SOIL O=OIL	L=LIQUID WP=WIPES	SD=SOLID A=AIR	W=WASTE
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MERIT LAB NO. FOR LAB USE ONLY	YEAR		SAMPLE TAG IDENTIFICATION-DESCRIPTION	MATRIX	# OF BOTTLES	NONE	HCl	HNO ₃	H ₂ SO ₄	NaOH	MeOH	OTHER	# Containers & Preservatives
	DATE	TIME											
6320549	6/12/24	1242	SB-3(12)(1-2')	S	1	1							
.50		1242	SB-3(12)(3-4')										
.51		1251	SB-3(13)(1-2')										
.52		1251	SB-3(13)(3-4')										
.53		-	Dup-1S										
.54		-	Dup-2S										
.55		-	Dup-3S										
.56		-	Dup-4S										
.57		-	Dup-5S										
.58		-	Dup-6S										

MI 10 Metals

Certifications	
☐ OHIO VAP	☐ Drinking Water
☐ DoD	☐ NPDES
Project Locations	
☐ Detroit	☐ New York
☐ Other	
Special Instructions	

Hold

Hold
Hold

Hold



RELINQUISHED BY: SIGNATURE/Organization	<i>[Signature]</i>	DATE 6/12/24	TIME 1635
RECEIVED BY: SIGNATURE/Organization	ASTI Cold Storage	DATE 6/12/24	TIME 1635
RELINQUISHED BY: SIGNATURE/Organization	<i>[Signature]</i>	DATE 6/14/24	TIME 1345
RECEIVED BY: SIGNATURE/Organization	<i>[Signature]</i>	DATE 6/14/24	TIME 1345

RELINQUISHED BY: SIGNATURE/Organization	<i>[Signature]</i>	DATE 6/14/24	TIME 1535
RECEIVED BY: SIGNATURE/Organization	M Chilcote	DATE 6/14/24	TIME 1535
SEAL NO.	SEAL INTACT YES ☐ NO ☐	INITIALS	NOTES: TEMP. ON ARRIVAL
SEAL NO.	SEAL INTACT YES ☐ NO ☐	INITIALS	4.1

PLEASE NOTE: SIGNING ACKNOWLEDGES ADHERENCE TO MERIT'S SAMPLE ACCEPTANCE POLICY ON REVERSE SIDE

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

- ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS
- BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE
- DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT
- ECOLOGICAL ASSESSMENTS AND RESTORATION
- ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS
- ENVIRONMENTAL OPPORTUNITIES ASSESSMENT
- GIS MAPPING
- HAZARD MITIGATION PLANNING
- MINING AND RECLAMATION ASSISTANCE
- REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE
- PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS
- REGULATORY COMPLIANCE AND PERMITTING
- SOIL AND GROUNDWATER ASSESSMENTS
- SOIL AND GROUNDWATER REMEDIATION
- STORAGE TANK COMPLIANCE AND CLOSURE
- THREATENED AND ENDANGERED SPECIES SURVEYS
- WATERSHED AND STORMWATER MANAGEMENT PROGRAMS
- WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING



April 19, 2024

Mr. Robert Doil
Chief Operating Office
Robertson Brothers Homes
6905 Telegraph Road, Suite 200
Bloomfield Hills, Michigan 48301

RE: Report of Fill Soils Estimation
Proposed Victor Parkway Development
7 Mile Road and Victor Parkway
City of Livonia, Wayne County, Michigan
G2 Report No. 243274

Dear Mr. Doil:

In accordance with your request, we have completed our work related to estimating the quantities of fill and peat at the proposed Victor Park Development located at the above cross streets in Livonia, Michigan.

We understand the proposed project includes the construction of several residential structures, underground utilities, pavements, and stormwater management structures. The development will be constructed in an area of historically reclaimed land. We do not know when or how the land was reclaimed; however, based on our previous investigations as well as previous investigations completed by others, we surmise the reclamation processes included burying organic soil deposits.

Consideration is being given to developing the site, despite the difficulty that the buried organic soil deposits may introduce during and following construction. As part of the consideration process, we understand the following parameters will be necessary:

- Estimate of the area of the organic soils;
- Estimate of the quantity of the organic soils within structures and roadways;
- Estimate of the quantity of fill soils within the organic soils area that is unsuitable for reuse as engineered fill;
- Estimate of the quantity of fill soils that are suitable for reuse as structural fill.

In this report, we document the processes we used to develop these estimates. We also include recommendations for road sections and structure foundations within the fill and peat areas.

MODELING THE SITE

Ground Surface

We used AutoCAD Civil3D 2022 to develop a working model of the existing ground surface elevations. The drawing provided to us consisted of the conventional elements found in an AutoCAD drawing; however, a three-dimensional representation (surface) of the ground was not included in the drawing file. As such, we generated a point cloud of elevations on the existing ground surface by tracing contour lines presented on the drawing and assigning elevations represented on the contour lines.



Ground Surface Elevations at Test Locations

In our review of the historical geotechnical data at the site, we noted that the historical soil boring data generated by us did not include ground surface elevations. Ground surface elevations were available on the historical data generated by CTI and Associates, Inc.; however, they were presented as approximate elevations. In the absence of accurate ground surface elevation data, we chose to assign ground surface elevations to all of the historical data based on our model of the existing ground surface.

It should be noted, the coordinate system in the drawing provided to us appeared to be inconsistent with the Michigan State Plane Coordinate system. We estimated the northing and easting of the test locations by overlaying historical investigation maps on Google Earth, capturing the latitude and longitude of the test locations, and converting the latitude and longitude to northing and eastings. We determined a fixed reference point at the ground in the drawing provided to us, compared that to the calculated northing and easting of the test locations, and translated the test locations to the site-specific coordinate system using offsets.

Generating Model of the Bottom of the Fill and Organic Soils

We reviewed our historical geotechnical data and geotechnical data generated by CTI and Associates, Inc. We tabulated the depth of the existing fill and organic soil relative to the existing ground surface. In addition, we estimated the depth of soils that we considered usable and unusable as engineered fill. In general, we based our estimate of the depth of soils that are suitable vs. unsuitable using the following criteria:

- If the existing fill lists the presence of organic soils, we considered the soil unusable for reuse;
- If the existing fill lists the presence of debris, we considered the soil unusable for reuse;
- If the existing fill lists a color that alludes to organic soils (e.g. dark brown), we considered the soil unusable for reuse.
- If the soil does not list the presence of organic soils, debris, or questionable color, we considered the soil reusable for reuse.

Using the depth of usable fill and unusable fill, we determined the proportion of the volume of the soil that would be usable vs. unusable. Based on the depths of encountered fill and the criteria for soil reuse, we estimate approximately 48 percent of the fill will be reusable and 52 percent of the fill will be unusable.

We anticipate significant undercuts will be required to remove the existing fill and/or organic soils. We recommend a G2 representative be on-site for the duration of the undercutting operations, so that they may review the quality of the excavated material and provide recommendations as to the usability of the excavated soil. Soils suitable for re-use should be stockpiled and moisture conditions as necessary. Soils unsuitable for reuse should be segregated from the usable soils.

It should be noted that we did not initially approach our historical projects with the intent of distinguishing usable fill vs. unusable. Additional testing may be required on the materials we identify as usable to confirm these materials meet the specifications and requirements for the project.

Our initial model of the bottom of the existing fill and organic soils was based solely on the test locations; however, the test locations do not encompass the entirety of the proposed development area. As such, we needed to infer, or otherwise estimate, the bottom of the existing fill and the bottom of the organic soils in areas absent of test data. In general, we used our engineering judgement in conjunction with historical aerial maps to conservatively estimate the bottom of the layer in question. We include a legend on Sheet No. 1 and Sheet No. 2 in the Appendix which identifies the symbol used to identify where we estimated the bottom of the soil layers.



As an example, we encountered organic soil extending to a depth of 10 feet around TP-12; however, we did not identify the bottom of the organic soil layer. At this location, we estimated that the bottom of the organic is located approximately 2 feet beyond the excavated depth. It should be understood that the actual depth of the fill and peat may differ from our estimated depths in areas away from the test locations.

Developing Volume Estimates

We used features of Civil 3D to constrain our estimates to the area of the proposed buildings and roadways. In essence, we eliminated the area of the proposed stormwater management basin from our estimates; however, we anticipate both fill and organic soils will be encountered beneath the ground surface extending to depths beyond 10 feet.

Our model of the site is based on a limited data set. Additional investigations could be performed to help refine our model. At a minimum, we recommend additional investigations be focused on areas of the site located between available test data and the boundaries of the development areas and also at the boundaries of the site.

To note, our volume estimates are constrained to the vertical space located between each modeled surface. Our volume estimates do not project laterally outward from the influence of proposed structures. Where undercutting operations are used in the influence of foundations, the undercutting operations must extend from the bottom of the proposed foundations projected outward at a 45 degree angle extending to the top of the suitable soil layer. At a minimum, this trapezoid of soil should be considered the influence of the foundations and all of the soil within the influence of foundations should be removed. Considering we do not know the planned foundation type or dimensions, we did not project the zone of influence outward and away from the proposed foundation locations in our volume estimates. Please refer to our report titled "Proposed Victor Parkway – Office Building – G2 Project No.: 133040" for comprehensive recommendations related to the zone of influence beneath foundations.

ESTIMATES OF FILL AND PEAT

Our estimates of the volume of the existing fill, the volume of the existing peat, the volume of the reusable fill, and the volume of the unusable fill are based on the results of our three-dimensional modeling and our engineering judgement. We present our estimates of these quantities in the following table:

Parameter	Estimate	Units
Area of the Organic Soils	116,376	sf
Volume of Organic Soils within the Structures and Roadways	16,552	cyd
Volume of Fill Soils Considered Suitable for Reuse	19,298	cyd
Volume of Fill Soils Considered Unsuitable for Reuse	21,076	cyd

The actual quantity of soil to be removed depends on the depth, width, and location of the foundations and structures at the site. Actual removal quantities may vary from what we present above.

Please note, the volume estimates presented in this report are raw estimated values obtained from comparing the soil surfaces. The individual using this data should understand the basis of the data, where we assumed soil data, where additional data would help to refine our model, and the appropriate overrun factors to properly estimate the costs of removing/replacing these soils.



PREVIOUS INVESTIGATIONS

We have been involved with several geotechnical investigations at the site. Please refer to our previous reports for comprehensive recommendations related to site preparation, foundation construction, utility construction, requirements for engineered fill, and constructions considerations as they relate to the proposed project.

In the following sections of this report, we have pared down our recommendation to foundations, floor slabs, and pavement. We refer you to your previous reports for recommendation related to other portions of the project.

FOUNDATION CONSIDERATIONS

We provided foundation recommendations for the site in our report titled “Proposed Victor Parkway – Office Building – G2 Project No.: 133040”. In this report, we recommended the proposed buildings be supported by conventional shallow foundation systems designed to bear on engineered fill placed following undercutting the existing organic soils. We refer you to this report for comprehensive recommendations related to undercutting the existing site and replacing the soils with engineered fill.

As an alternative to removing and replacing the existing fill and organic soils with engineered fill, consideration could be given to supporting the proposed structures on improved soils consisting of rammed aggregate piers. Rammed-aggregate piers (RAP) typically consist of a 30 inch column of stone extending to depths of up to 30 feet. The shaft is excavated to a target depth after which crushed-rock is lowered to the base of the excavation and subsequently compacted with a beveled ram delivering 1 to 2 million ft-lbs of energy to the ram at approximately 400 blows per minute. The high frequency ramming action embeds each lift of the crushed rock into and compacts the bottom of the drilled shaft. Once the bottom of the drilled shaft is filled, the equipment rams and embeds subsequent lifts of crushed rock into the sides of the drilled shaft radially into the adjacent soil. The net effect of these operations is an increase in strength and stiffness of the soil mass up to one RAP diameter from the edge of the drilled shaft. The resulting improved soil can provide bearing capacities ranging from two to four times the allowable bearing pressure of the unimproved soil.

Shallow foundations constructed within the influence of the fill/organic soils should be constructed on improved ground, consisting of rammed-aggregate piers (RAPs). Specifications for construction as well as the design of RAPs are performed by specialty contractors. Based on our experience with RAP construction, qualified contractors to perform this work in this area include Tensar (Geopiers), Menard USA, and Nicholson.

FLOOR SLAB CONSIDERATIONS

The placement of engineered fill over the existing fill/organic soils will induce settlement. We consider soils having organic matter contents more than 4 percent to be unsuitable for the support of floor slabs. Where the existing soils have organic matter contents less than 4 percent, the existing organic soils may remain in place provided the exposed surface passes the proof-roll or proof-compaction operations. Where the existing soils have organic matter contents of more than 4 percent, the organic soils must be removed and replaced with engineered fill. Where the removal of the existing organic soils will become cost-prohibitive, consideration could be given to structurally supporting the proposed slabs, or supported the proposed slabs on the rammed aggregate pier systems.

If the risk of floor slab settlement can be tolerated, the existing fill soils may remain in place provided they pass proof-rolling or proof-compaction operations. We anticipate the risk of floor slab settlement is moderate considering the thickness of the organic soils in some locations. If the risk of floor slab settlement cannot be tolerated, we recommend that the proposed floor slabs be supported on improved



soil, consisting of replcaed soils or rammed aggregate piers, as described in the Foundation Recommendations section of this report.

Following satisfactory completion of the subgrade preparation recommendations presented in this report, we anticipate the exposed subgrade will consist of existing fill soils, native granular/cohesive soils, stabilized soils, or engineered fill. A subgrade modulus (k) of 85 pounds per cubic inch (pci) may be used in the design of floor slabs supported on the existing fill soils. A subgrade modulus (k) of 150 pounds per cubic inch (pci) may be used in the design of floor slabs supported on improved soils or engineered fill. A subgrade modulus of 120 pci may be used in the design of floor slabs supported on the existing native soils.

We recommend at least 4 inches of clean coarse sand or pea gravel be placed between the subgrade and the bottom of the floor slab for use as a capillary break to reduce moisture transmission through the concrete floors and to reduce the potential for concrete curling. If moisture sensitive floor coverings are planned or if greater protection against vapor transmission is desired, a vapor barrier consisting of 10-mil plastic sheeting, or equivalent, may be placed on the sand or pea gravel layer beneath floor slabs. However, additional floor slab curing techniques will be required especially if floor slab placement occurs in the winter months to prevent floor slab curling. The floor slab should be isolated from the foundation system to allow for independent movement.

PAVEMENT RECOMMENDATIONS

We anticipate the proposed pavements will be support by native soils, engineered fill soils, and existing fill soils underlain by existing organic soils. Where the existing fill/organic soils are not removed, consideration should be given to incorporating triaxial geogrid within the aggregate base layer of the proposed pavements. In addition, consideration should be given to increasing the thickness of the aggregate base layer to accommodate the geogrid. In lieu of using geogrid, consideration could be given to increasing the thickness of the aggregate base. We expect pavements constructed over the existing fill/organic soils will settle over time resulting in a shorter design-life, with or without geogrid.

We performed pavement design analyses in accordance with the “AASHTO Guide for Design of Pavement Structures”. We anticipate pavement subgrade soils will consist of the existing fill soils and or engineered fill consisting of native cohesive soils. Based on the anticipated subgrade soils, we have provided design pavement sections based on an effective subgrade resilient modulus of 6,000 pounds per square inch (psi). For the bituminous concrete pavement analyses, we used a serviceability loss of 2.0, a standard of deviation of 0.49, and a reliability of 0.95.

Our analyses indicate the proposed Standard Duty Bituminous Concrete Pavement section can service a total of 50,000 equivalent single-axle loads (ESALs) over a 20-year design life. If actual traffic volume information becomes available, G2 Consulting Group, LLC, should be notified so we can reevaluate our analyses of the proposed pavement sections.

Based on the results of our analysis we recommend the proposed pavements consist of 2 inches of MDOT 5E1 wearing course, 2 inches of MDOT 4EML leveling course, and 8 inches of MDOT 21AA dense-graded aggregate base.

All pavement materials are specified within the 2020 Standard Specifications for Construction from the Michigan Department of Transportation. The aggregate materials for the subbase and concrete are described in Section 902. The bituminous pavement materials are described in Section 501 and can be assigned a structural coefficient number of 0.42. Imported aggregate base course materials consisting of limestone aggregates can be assigned a structural coefficient number of 0.14.

The pavement and subgrade should be properly sloped to promote effective surface and subsurface

drainage and prevent water from ponding. Periodic maintenance of the pavement will be required to maintain the drainage characteristics of the site. We also recommend pavement subbase materials consist of non-frost-susceptible aggregates where possible.

We recommend regular timely maintenance be performed on the bituminous pavements to reduce the potential deterioration associated with differential settlement and moisture infiltration through surface cracks. The owner should be prepared to seal the cracks with a hot-applied elastic crack filler as soon as possible after cracking develops and as often as necessary to block the passage of water to the subgrade soils.

GENERAL COMMENTS

We have formulated the evaluations and recommendations presented in this report based on data provided to us relating to the location, type, and grade for the proposed site. Any significant change in this data should be brought to our attention for review and evaluation with respect to the prevailing subsurface conditions. Furthermore, if changes occur in the design, location, or concept of the project, the conclusions and recommendations contained in this report are not valid unless G2 Consulting Group, LLC reviews the changes. G2 Consulting Group, LLC will then confirm the recommendations presented herein or make changes in writing.

The scope of the present work was limited to estimating volumes, providing foundation recommendations, and providing pavement recommendations. No chemical, environmental or hydrogeological testing or analyses were included in the scope of or work.

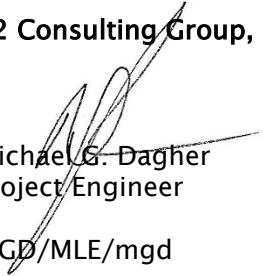
We base the analyses and recommendations submitted in this report upon the data from the historical soil borings and test pits drilled at the site. This report does not reflect variations that may occur away from the actual test locations. The nature and extent of any such variations may not become clear until the time of construction. If significant variations then become evident, it may be necessary for us to re-evaluate our report recommendations.

Accordingly, we recommend G2 Consulting Group, LLC observe all geotechnical related work, including foundation construction, subgrade preparation, and engineered fill placement. G2 Consulting Group, LLC will perform the appropriate testing to confirm the geotechnical conditions given in the report are found during construction.

We appreciate the opportunity to be of service to you on this project and look forward to discussing the results presented. In the meantime, if you have any questions regarding this report or any other matter pertaining to the project, please call us.

Sincerely,

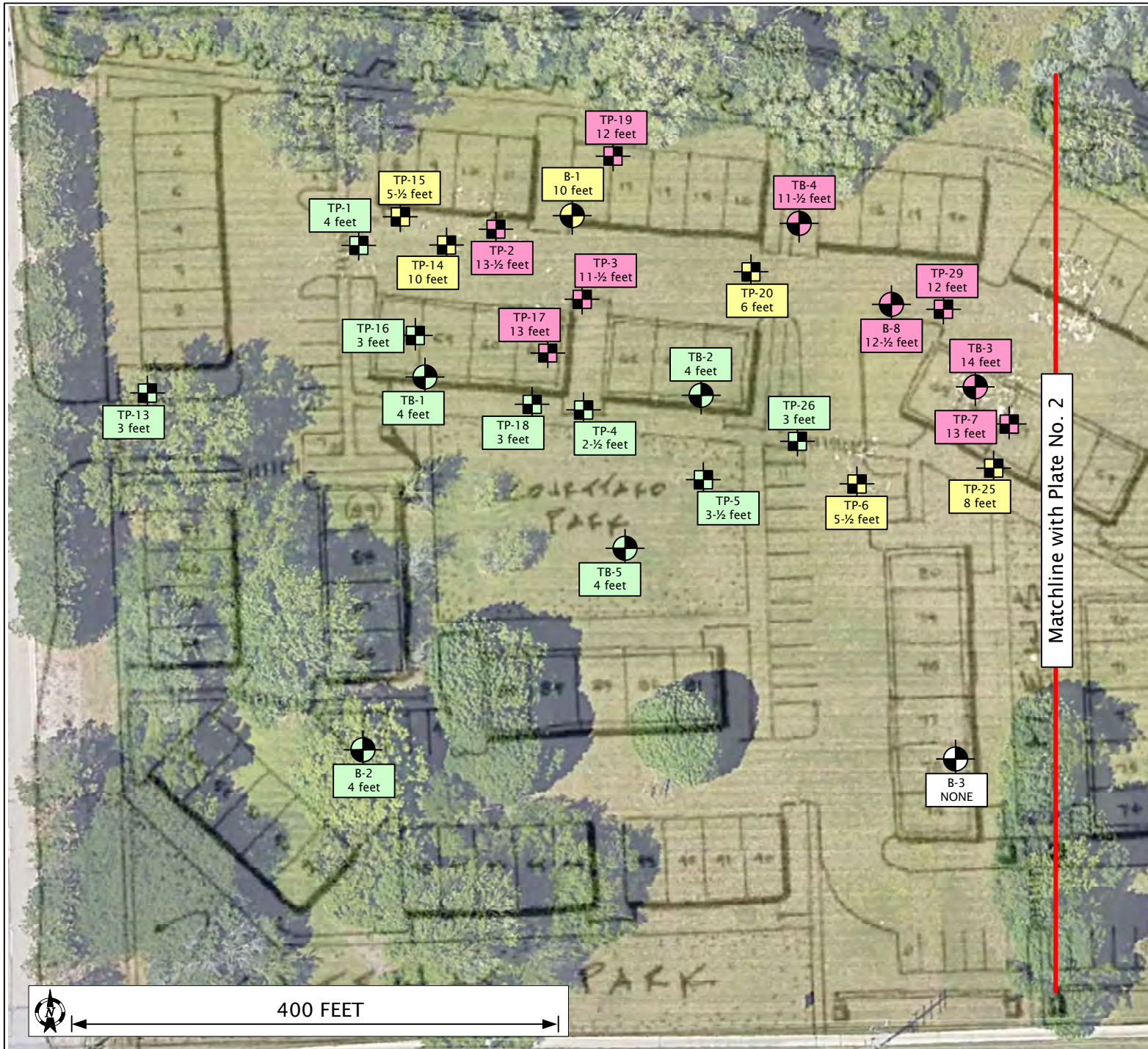
G2 Consulting Group, LLC


Michael G. Dagher
Project Engineer

MGD/MLE/mgd


Jason B. Stoops
Associate / Project Manager

Enclosures: Sheet No. 1 – Ground Surface to Bottom of Fill
Sheet No. 2 – Bottom of Fill to Bottom of Organic Soil
Results of Historical Investigations at the Site



PROJECT NO: 133040

PROJECT NAME: VICTOR PARKWAY

LOCATION: LIVONIA, MI

DRAWN BY: KAC

DATE: 3-18-2024

FILL/PEAT DEPTHS

-  5 feet or less
-  Greater than 5 feet and less than or equal to 10 feet
-  Greater than 10 feet
-  None encountered

Note: The intent of Plate Nos. 1 and 2 are to provide a pictorial that delineates the approximate limits of the fill relevant to the surrounding subsurface conditions. The transition between the existing fill and native soils will be more gradual than what is shown

Soil borings B-1 through B-9 performed by Strata Drilling on December 10, 2013

Soil borings TB-1 through TB-6 performed by CTI & Associates, Inc. on May 30 and 31, 2002

Test Pits TP-1 through TP-13 performed by Carnwath Excavating Co. on September 16, 2020

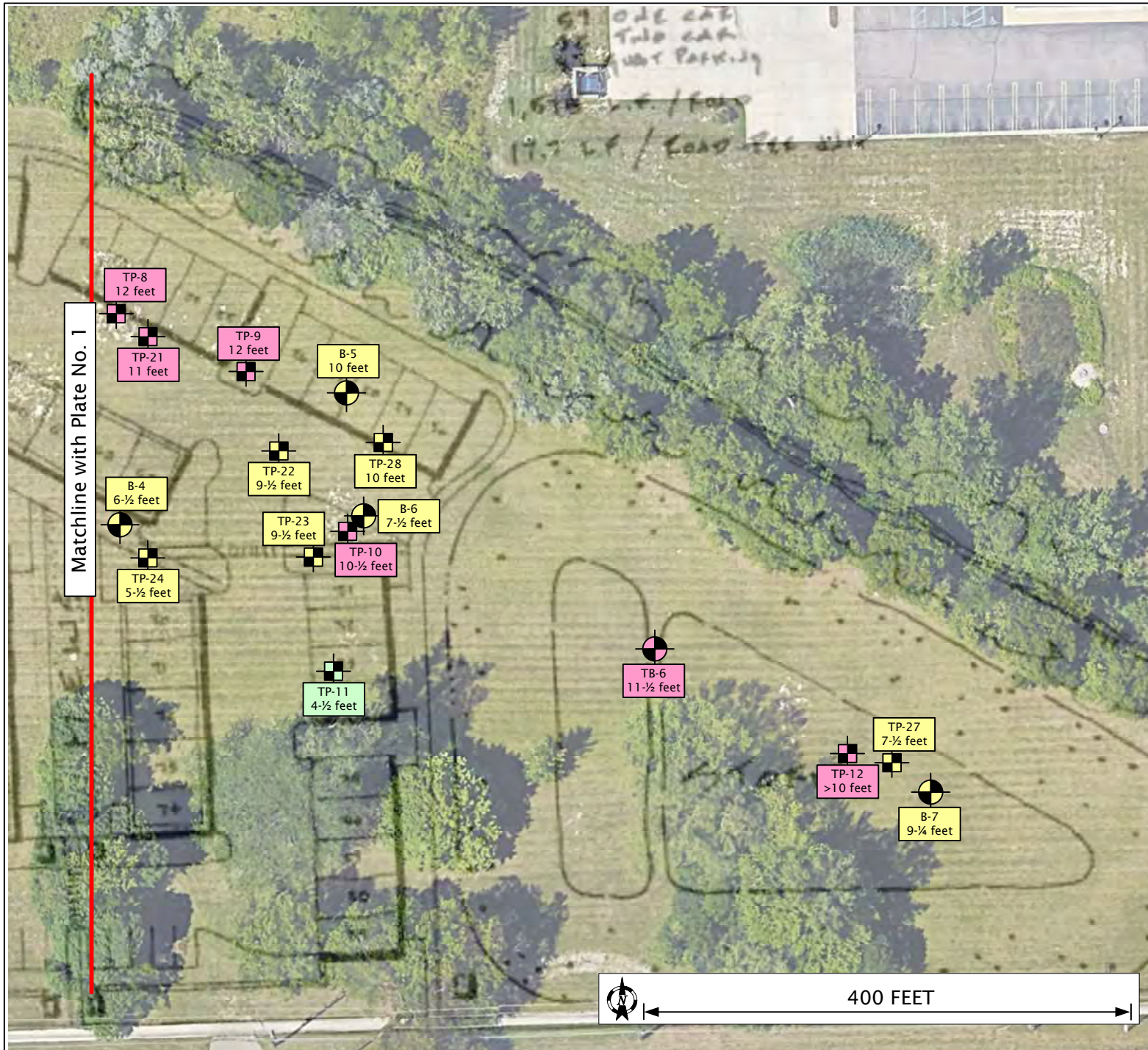
Test Pits TP-14 through TP-29 performed on March 13, 2024

SHEET TITLE

EXISTING FILL/PEAT MAP

SHEET NO.

PLATE NO. 1



PROJECT NO: 133040

PROJECT NAME: VICTOR PARKWAY

LOCATION: LIVONIA, MI

DRAWN BY: KAC

DATE: 3-18-2024

FILL/PEAT DEPTHS

- 5 feet or less
- Greater than 5 feet and less than or equal to 10 feet
- Greater than 10 feet
- None encountered

Note: The intent of Plate Nos. 1 and 2 are to provide a pictorial that delineates the approximate limits of the fill relevant to the surrounding subsurface conditions. The transition between the existing fill and native soils will be more gradual than what is shown

Soil borings B-1 through B-9 performed by Strata Drilling on December 10, 2013

Soil borings TB-1 through TB-6 performed by CTI & Associates, Inc. on May 30 and 31, 2002

Test Pits TP-1 through TP-13 performed by Carnwath Excavating Co. on September 16, 2020

Test Pits TP-14 through TP-29 performed on March 13, 2024

SHEET TITLE

EXISTING FILL/PEAT MAP

SHEET NO.

PLATE NO. 2

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

Latitude: N/A

Longitude: N/A



Soil Boring No. **B-1**

Consulting Group, LLC

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Yellowish Brown Clayey Sand (3 inches)	0.3						
		FILL: Stiff Yellowish Brown Clayey Sand with trace roots and gravel	1.4						
		FILL: Stiff Grayish Brown Silty Clay with trace sand and gravel		S-1	3 3 4	7	19.8		3500*
5		Very Stiff Brownish Gray Silty Clay with trace sand and gravel	4.0	S-2	2 3 3	6	16.1		5000*
		Medium Brownish Gray Silty Clay with trace sand and gravel	6.0	S-3	1 1 2	3	28.1	104	1570
10		Medium Very Dark Gray Organic Silt	9.7	S-4	2 2 3	5	32.2		1500*
			10.0	S-5	3 6 8	14	21.1		
15		Medium Compact Gray Silt with trace sand		S-6	6 11 10	21	20.0		
20			20.0	S-7	7 10 11	21	21.2		
		End of Boring @ 20ft							
25			25						
30			30						
35			35						

Total Depth: 20ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
11 feet during drilling operations; wet cave measured at 11-1/2 feet upon removal of augers

Notes:
* Calibrated Hand Penetrometer

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Figure No. 1

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

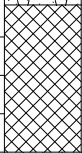
Latitude: N/A

Longitude: N/A



Soil Boring No. **B-2**

Consulting Group, LLC

SUBSURFACE PROFILE					SOIL SAMPLE DATA						
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Brown Clayey Sand (2 inches)			0.2						
		FILL: Loose Dark Brown Silty Sand with trace gravel				S-1	3 3 3	6			
					4.0		6 7 9				
5		Medium Compact Yellowish Brown Silt with trace sand			5.0	5	S-2	16	21.8		
		▼ <									

Total Depth: 20ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
7-1/2 feet during and upon completion of drilling operations

Excavation Backfilling Procedure:
Backfilled with auger cuttings

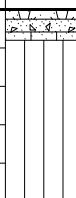
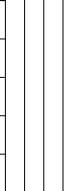
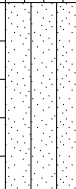
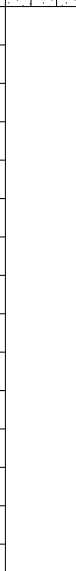
Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Figure No. 2

Longitude: N/A

Soil Boring No. **B-3**

■ Consulting Group, LLC

SUBSURFACE PROFILE					SOIL SAMPLE DATA							
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)	
5		TOPSOIL: Brown Clayey Sand (3 inches) CONCRETE (4 inches) Medium Compact Yellowish Brown Silty Sand with trace clay and gravel Loose to Medium Compact Yellowish Brown Silt with trace sand			5	S-1	10 9 6	15	12.4			
						S-2	3 3 3	6	22.7			
10		Medium Compact Grayish Brown Silt with trace sand			10	S-3	4 7 8	15	22.4			
						S-4	8 10 11	21	19.2			
15		Medium Compact Gray Silt with trace sand			15	S-5	6 10 12	22	22.3			
20		Medium Compact Gray Silty Sand			20	S-6	4 8 11	19				
25		End of Boring @ 20ft			25							
30												
35												

Total Depth: 20ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
7-1/2 feet during drilling operations; 10 feet upon completion of
drilling operations

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Figure No. 3

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

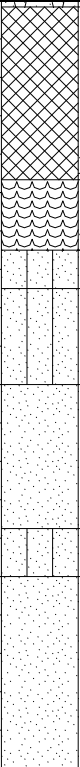
Latitude: N/A

Longitude: N/A



Soil Boring No. **B-4**

Consulting Group, LLC

SUBSURFACE PROFILE					SOIL SAMPLE DATA							
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)	
5		TOPSOIL: Yellowish Brown Silty Clay			0.2	S-1	3 7 8	15	13.6		7000*	
		FILL: Stiff to Very Stiff Dark Brown Silty Clay with trace sand										
		Very Loose Dark Gray Organic Silt (Organic Matter Content = 10.4%)			4.7	5	S-2A S-2B	3 5 5	10	19.7	105	2640
		Very Loose Dark Yellowish Brown Silty Sand			6.5	S-3A	2 2 2		27.1			
		Medium Compact Reddish Yellow Silty Sand			7.5	S-3B	2 2 2	4				
10					10.0	S-4	4 8 10	18				
15		Medium Compact Gray Silty Sand with trace gravel			13.8	S-5	6 8 9	17	21.3			
		Medium Compact Gray Silt with trace sand			15.0							
20		Loose Gray Silty Sand			20.0	S-6	2 3 6	9				
25		End of Boring @ 20ft			25							
30					30							
35					35							

Total Depth: 20ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
6-1/2 feet during drilling operations; wet cave measured at 4-1/2 feet upon removal of augers

Notes:
* Calibrated Hand Penetrometer

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Figure No. 4

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

Latitude: N/A

Longitude: N/A



Soil Boring No. **B-5**

Consulting Group, LLC

SUBSURFACE PROFILE					SOIL SAMPLE DATA						
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Dark Yellowish Brown Silty Clay (2 inches)			0.2						
						S-1	4 4 4	8	15.1		4000*
5		FILL: Medium to Stiff Dark Yellowish Brown Silty Clay with trace gravel			5	S-2	3 4 3	7	23.1		3000*
						S-3	1 2 2	4	21.7	105	960
10		Medium Dark Gray Organic Silt (Organic Matter Content = 8.7%)			8.5		1 2 2				
					10.0	S-4	2	4	50.3		1000*
		Medium Compact Dark Gray Sand with trace gravel									
15		Medium Compact Gray Silt with trace sand			14.3		6 7 8	15			
					15.0	S-5					
		Medium Compact Gray Sand with trace gravel									
20		Medium Compact Gray Silt with trace sand			18.8		4 7 10	17			
					20.0	S-6					
		End of Boring @ 20ft									
25					25						
30					30						
35					35						

Total Depth: 20ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
13 feet during drilling operations; wet cave measured at 7-1/2 feet upon removal of augers

Notes:
* Calibrated Hand Penetrometer

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Figure No. 5

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

Latitude: N/A Longitude: N/A



Soil Boring No. **B-6**

Consulting Group, LLC

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Yellowish Brown Silty Clay (4 inches)	0.3		2				
				S-1	4	8	20.2		2500*
5		FILL: Stiff to Very Stiff Yellowish Brown Silty Clay with trace sand and gravel			3				
				S-2	3	7	15.6		4500*
					4				
		Very Loose Brownish Gray Clayey Sand with trace gravel and organics	6.5		1				
				S-3	1	4	26.6		
					3				
10		Loose Yellowish Brown Silt with trace sand	7.5		4				
				S-4	5	10	23.0		
					5				
		End of Boring @ 10ft	10.0						
15									
20									
25									
30									
35									

Total Depth: 10ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
6-1/2 feet during and upon completion drilling operations

Notes:
* Calibrated Hand Penetrometer

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Figure No. 6

Project Name: Victor Parkway Office Building

Soil Boring No. **B-7**

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan



G2 Project No. 133040

Latitude: N/A

Longitude: N/A

Consulting Group, LLC

SUBSURFACE PROFILE					SOIL SAMPLE DATA						
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Yellowish Brown Silty Clay (2 inches)									
		FILL: Very Stiff Yellowish Brown Silty Clay with trace sand and gravel				S-1	3 6 6	12	13.5		6500*
5					5	S-2	16 12 5	17	14.9		
		Stiff Dark Gray Silty Clay with trace sand and gravel				S-3	2 3 4	7	18.4		3000*
		Very Loose Very Dark Gray Organic Silt (Organic Matter Content = 8.0%)				S-4	1 1 3	4	58.5		
10					10						
		Loose Gray Silty Sand with trace gravel				S-5	5 9 11	20			
		Medium Compact Gray Silt with trace sand									
15		End of Boring @ 12.5ft			15						
20					20						
25					25						
30					30						
35					35						

Total Depth: 12.5ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
9 feet during drilling operations; wet cave measured at 8 feet upon removal of augers

Notes:
* Calibrated Hand Penetrometer

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Figure No. 7

SOIL / PAVEMENT BORING 133040.GPJ G2_CONS.GDT 12/26/13

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040

Latitude: N/A

Longitude: N/A



Soil Boring No. **B-8**

Consulting Group, LLC

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE-NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (N)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP. STR. (PSF)
		TOPSOIL: Yellowish Brown Silty Clay (2 inches)	0.2						
		FILL: Very Stiff Yellowish Brown Silty Clay with trace sand and gravel							
5			5.0	S-1	3 4 4	8	17.6		4500*
		FILL: Medium Yellowish Brown Silty Clay with trace sand and gravel							
		Soft Gray Silty Clay with trace sand and gravel	6.9	S-2	2 3 4	7	25.3	104	1500*
		Loose Gray Silty Sand with trace gravel	8.5 8.8		3 2 2				
10		Very Loose Black Peat (Organic Matter Content = 49.2%)		S-3		4	264.3		
		Loose Very Dark Brown Organic Silt (Organic Matter Content = 11.2%)	12.0 12.5	S-4	2 4 3	7	78.8		
		Loose Gray Silty Sand with trace gravel			5 5 3				
15			15.0	S-5		8			
		End of Boring @ 15ft							
20			20						
25			25						
30			30						
35			35						

Total Depth: 15ft
Drilling Date: December 10, 2013
Inspector: M. Dagher
Contractor: B. Sienkiewicz
Driller: Strata Drilling, Inc.

Water Level Observation:
9 feet during and upon completion of drilling operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with auger cuttings

Drilling Method:
2-1/4 inch inside diameter hollow stem auger

Figure No. 8

SOIL / PAVEMENT BORING 133040.GPJ G2 CONS.GDT 12/26/13



CTI and Associates, Inc.
12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-1	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*742±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
0' 6"	Brown moist sandy TOPSOIL - (FILL)								
1' 6"	Brown moist CLAY with traces of silt, sand, gravel and organics - (FILL)		1						
4' 0"	Brown moist medium compact fine to medium SAND with traces of silt, clay, gravel and organics - (FILL)	SS-1	2	5					
				6					
			3	5					
			4						
6' 6"	Brown wet medium stiff SILT with trace of clay - Occasional seam of clay	SS-2		2					
			5	2					
				3					
9' 6"	Brown wet medium stiff SILT with trace of organics	SS-3							
			7	2					
				3		24.3			
			8	5					
14' 0"	Gray wet very stiff SILT with trace of sand - Occasional seam of clay	SS-4							
				7					
			10	8					
				9					
			11						
			12						
19' 0"	Gray wet hard SILT with trace of clay - Occasional seam of clay	SS-5							
				12					
			15	15		21.9			
				17					
			16						
			17						
			18						
24' 0"	Gray wet medium compact fine SAND with trace of silt	SS-6		6					
			20	8					
				9					
			21		Hole was bailed dry, 4 hours after bailing, water level was at 6' 0"				
			22						
			23						
			24						
	Gray wet compact fine SAND with trace of silt	SS-7		12					
			25	18					
				22					
			26						

TYPE OF SAMPLE:

SS-Split Spoon
SL-Split Spoon w/liner
ST-Shelby Tube

DRILLING METHOD: 3 1/4" ID Hollow Stem Auger

DRILLING FOREMAN: M. Near

BACKFILL MATERIAL: Natural soils

* Pocket Penetrometer Value

Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals

GROUNDWATER:

ENCOUNTERED AT: 4' 0"

AFTER COMPLETION: 4' 0"

AFTER 24 HOURS: 5' 0"

Figure No. 10a



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(248) 486-5100 phone
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LOG OF TEST BORING

NO.:	TB-1	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*742±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 2 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
29' 0"	Gray wet compact fine SAND with trace of silt		27						
			28						
			29						
			29						
50' 0"	Gray wet very compact fine SAND with trace of silt			17					
		SS-8	30	28					
				28					
			31						
			32						
			33						
			34						
				20					
		SS-9	35	34					
				37					
			36						
			37						
			38						
			39						
				21					
		SS-10	40	28					
				30					
			41						
			42						
			43						
			44						
				18					
		SS-11	45	26					
				28					
			46						
			47						
			48						
			49						
				22					
50' 0"		SS-12	50	24					
50' 6"	Gray moist hard CLAY with trace of silt and seam of silt and fine sand			19					
			51						
	End of boring		52						
TYPE OF SAMPLE:		DRILLING METHOD: 3 1/4" ID Hollow Stem Auger				GROUNDWATER:			
SS-Split Spoon		DRILLING FOREMAN: M. Near				ENCOUNTERED AT: 4' 0"			
SL-Split Spoon w/liner		BACKFILL MATERIAL: Natural soils				AFTER COMPLETION: 4' 0"			
ST-Shelby Tube		* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals				AFTER 24 HOURS: 5' 0"			



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LOG OF TEST BORING

NO.:	TB-2	PROJECT NO.:	29190003
DATE:	5/31/02	SURFACE ELEV.:	*740.5±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
0' 6"	Brown moist clayey TOPSOIL - (FILL)								
1' 6"	Brown moist CLAY with traces of silt, gravel and organics - (FILL)		1						
4' 0"	Brown moist very stiff CLAY with traces of silt, gravel and organics - (FILL)	SS-1	2	6					
				8					
			3	8					
			4						
6' 6"	Brown wet loose fine to medium SAND with traces of silt and gravel	SS-2		4					
			5	3					
				2					
10' 0"	Brown wet medium compact fine SAND with trace of silt	SS-3	7	9					
				13		25.3			
			8	15					
			9						
14' 0"	Gray wet medium compact fine SAND with trace of silt	SS-4		12					
			10	12					
				13					
			11						
			12						
19' 0"	Gray wet very stiff SILT with trace of clay - Occasional seam of clay	SS-5		9					
			15	11					
				14					
			16						
			17						
			18						
			19						
24' 0"	Gray wet very compact fine SAND with trace silt	SS-6		25					
			20	29					
				52					
			21						
			22						
			23						
			24						
	Gray wet compact silty fine SAND	SS-7		13					
			25	14					
				18					
			26						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 4' 0"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 4' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	AFTER 24 HOURS: 4' 0"

Figure No. 11a



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LOG OF TEST BORING

NO.:	TB-2	PROJECT NO.:	29190003
DATE:	5/31/02	SURFACE ELEV.:	*740.5±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 2 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
29' 0"	Gray wet compact silty fine SAND with little silt		27						
			28						
			29						
30' 0"	Gray moist CLAY with trace of silt	SS-8	30	5					
				6					
	Gray wet medium compact fine SAND with trace of silt			8					
			31						
			32						
			33						
34' 0"			34						
	Gray wet very compact fine SAND with trace of silt - Occasional seam of clay	SS-9	35	19					
				26					
				35					
			36						
			37						
			38						
39' 0"			39						
	Gray wet compact fine SAND with trace of silt	SS-10	40	12					
40' 6"				15					
				17					
	End of boring		41						
			42						
			43						
	*Hole was bailed dry, 4 hours after bailing water level was at 4' 0"		44						
			45						
			46						
			47						
			48						
			49						
			50						
			51						
			52						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 4' 0"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 4' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	AFTER 24 HOURS: 4' 0"



CTI and Associates, Inc.
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LOG OF TEST BORING

NO.:	TB-3	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*739.5±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
1' 1"	Brown moist clayey TOPSOIL		1						
1' 6"	Brown moist CLAY with traces of silt, sand and organics								
4' 0"	Variegated moist very stiff CLAY with traces of silt, sand, gravel and organics	SS-1	2	5					
				10					
			3	14					
			4						
6' 6"	Variegated moist stiff CLAY with traces of silt, sand, gravel and wood	SS-2		4					
			5	4					
			6	5					
9' 0"	Brown moist loose fine to medium SAND with traces of silt, gravel and organics - (FILL)	SS-3	7	5					
				3					
			8	2					
			9						
12' 0"	Black moist PEAT	SS-4		2					
			10	2					
				2					
			11						
14' 0"	Brown wet loose silty fine SAND with traces of gravel and organics	SS-5	12	2		23.3			
				3					
			13	4					
19' 0"	Gray wet loose silty fine to medium SAND with little gravel	SS-6	14						
				4					
			15	4					
				4					
			16						
			17						
			18						
			19						
	Gray wet compact to very compact silty fine SAND	SS-7		14					
			20	18					
				20					
			21						
			22						
			23						
			24						
				16					
			25	25					
				28					
			26						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 12' 0"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 5' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	

Figure No. 12a



CTI and Associates, Inc.
12482 Emerson Drive
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(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-3	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*739.5±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 2 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
	Gray wet compact to very compact silty fine SAND		27						
			28						
			29						
				12					
		SS-9	30	18					
				21					
			31						
			32						
			33						
			34						
				14					
		SS-10	35	21					
				22					
			36						
			37						
			38						
			39						
				13					
		SS-11	40	19					
				21					
			41						
			42						
			43						
			44						
				11					
		SS-12	45	15					
				18					
			46						
			47						
			48						
			49						
				14					
		SS-13	50	25					
				31					
50' 6"									
	End of boring		51						
			52						
TYPE OF SAMPLE:		DRILLING METHOD: 3 1/4" ID Hollow Stem Auger				GROUNDWATER:			
SS-Split Spoon		DRILLING FOREMAN: M. Near				ENCOUNTERED AT: 12' 0"			
SL-Split Spoon w/liner		BACKFILL MATERIAL: Natural soils				AFTER COMPLETION: 5' 0"			
ST-Shelby Tube		* Pocket Penetrometer Value							
		Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals							

Figure No. 12b



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12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-4	PROJECT NO.:	29190003
DATE:	5/31/02	SURFACE ELEV.:	*740±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
0' 6"	Brown moist clayey TOPSOIL - (FILL)								
			1						
	Variegated moist stiff CLAY with traces of silt, sand, gravel and organics - (FILL)		2	4					
		SS-1	5						
			3	5					
4' 0"			4						
	Variegated moist medium stiff CLAY with traces of silt, gravel and organics - (FILL)			2					
		SS-2	5	2					
				3					
6' 6"			6						
	Brown moist clayey TOPSOIL/PEAT		7	2					
		SS-3		3					
			8	3					
			9						
				1					
		SS-4	10	2					
				3					
11' 6"			11						
	Gray wet hard SILT with some fine sand		12	11					
		SS-5		17					
			13	19					
14' 0"			14						
	Gray wet hard SILT - Occasional seam of clay			16					
		SS-6	15	16		20.7			
				19					
			16						
			17						
			18						
19' 0"			19						
	Gray wet very stiff to hard SILT with trace of clay and occasional seams of clay			11					
		SS-7	20	12					
				16					
			21						
			22						
			23						
			24						
				15					
		SS-8	25	16					
				20					
			26						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 11' 6"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 9' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	

Figure No. 13a



CTI and Associates, Inc.
12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-4	PROJECT NO.:	29190003
DATE:	5/31/02	SURFACE ELEV.:	*740±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 2 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
	Gray wet very stiff to hard SILT and occasional seams of clay		27						
			28						
			29						
				13					
		SS-9	30	16					
30' 6"				19					
	End of boring		31						
			32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						
			46						
			47						
			48						
			49						
			50						
			51						
			52						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 11' 6"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 9' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	

Figure No. 13b



CTI and Associates, Inc.
12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-5	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*741±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
0' 8"	Brown moist sandy TOPSOIL - (FILL)		1						
1' 6"	Brown moist CLAY with traces of silt, sand and organics - (FILL)		2	8					
4' 0"	Brown moist fine SAND with traces of silt, clay, gravel and organics - (FILL)	SS-1		8					
			3	8					
			4						
6' 6"	Brown wet loose fine SAND with trace of silt			4					
		SS-2	5	5					
			6	4					
9' 0"	Brown wet very loose fine SAND with trace of silt		7	2					
		SS-3		1					
			8	1					
14' 0"	Brown wet medium compact fine SAND with trace of silt		9						
				5					
		SS-4	10	6		26.5			
				8					
			11						
			12						
			13						
19' 0"	Gray wet very stiff SILT with trace of clay - Occasional seam of clay		14						
				8					
		SS-5	15	9					
			16	14					
			17						
			18						
			19						
	Gray wet compact fine SAND with trace of silt			16					
		SS-6	20	20					
				22					
			21						
			22						
			23						
			24						
				17					
		SS-7	25	22					
				25					
			26						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 4' 0"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 4' 0"
ST-Shelby Tube	* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	

Figure No. 14a



CTI and Associates, Inc.
12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-5	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*741±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 2 OF: 2

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %		
30' 6"	Gray wet compact fine SAND with trace of silt		27								
			28								
			29								
				15							
		SS-8	30	20							
				21							
End of boring			31								
			32								
			33								
			34								
			35								
			36								
			37								
			38								
			39								
			40								
			41								
			42								
			43								
			44								
			45								
			46								
			47								
			48								
			49								
			50								
			51								
			52								
		TYPE OF SAMPLE:		DRILLING METHOD: 3 1/4" ID Hollow Stem Auger				GROUNDWATER:			
		SS-Split Spoon SL-Split Spoon w/liner ST-Shelby Tube		DRILLING FOREMAN: M. Near				ENCOUNTERED AT: 4' 0"			
				BACKFILL MATERIAL: Natural soils				AFTER COMPLETION: 4' 0"			
				* Pocket Penetrometer Value Standard Penetration Test - Driving 2" OD Sampler 18" With 140# Hammer Falling 30". Count Made at 6" Intervals							



CTI and Associates, Inc.
12482 Emerson Drive
Brighton, MI 48116
(248) 486-5100 phone
(248) 486-5050 fax

LOG OF TEST BORING

NO.:	TB-6	PROJECT NO.:	29190003
DATE:	5/30/02	SURFACE ELEV.:	*735±

*Elevation estimated from a topographic map

PROJECT NAME: Proposed Office Building 37640 Seven Mile Road - Livonia, MI

PAGE: 1 OF: 1

Depth	SOIL DESCRIPTION	Sample Type	Depth Feet	Penetration Blows for 6"	PID	Moisture %	Natural Wt. P.C.F.	Unconfined Comp. Str. P.S.F.	STR %
0' 6"	Brown moist clayey TOPSOIL - (FILL)								
1' 6"	Brown moist CLAY with traces of silt, sand, gravel and organics - (FILL)		1						
4' 0"	Brown moist stiff CLAY with traces of silt, sand, gravel and organics - (FILL)	SS-1	2	6					
				6					
			3	7					
7' 0"	Variegated moist stiff CLAY with traces of silt, sand and gravel - (FILL)	SS-2		5					
			5	5					
				5					
			6						
9' 0"	Brown moist clayey TOPSOIL/PEAT - (Possible FILL)	SS-3	7	2					
				2					
			8	3					
11' 6"	Brown moist soft CLAY with traces of silt, sand and organics - (Possible FILL)	SS-4		2					
			10	1					
				3					
			11						
12' 0"	Gray wet fine to loose SAND with traces of silt and gravel		12	3					
14' 0"	Gray moist stiff CLAY with trace of silt	SS-5		4					
			13	6					
			14						
19' 0"	Gray wet stiff SILT - Occasional seam of clay	SS-6		4					
			15	5					
				6					
			16						
			17						
			18						
20' 6"	Gray wet very stiff SILT with trace of clay	SS-6		7					
			20	8					
				11					
			21						
	End of boring		22						
			23						
			24						
			25						
			26						

TYPE OF SAMPLE:	DRILLING METHOD: 3 1/4" ID Hollow Stem Auger	GROUNDWATER:
SS-Split Spoon	DRILLING FOREMAN: M. Near	ENCOUNTERED AT: 11' 6"
SL-Split Spoon w/liner	BACKFILL MATERIAL: Natural soils	AFTER COMPLETION: 10' 6"
ST-Shelby Tube	* Pocket Penetrometer Value	
	Standard Penetration Test - Driving 2" OQ Sampler 18" With 140# Hammer Falling 30"; Count Made at 6" Intervals	

Figure No.15

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-1

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (5 inches)	0.4					
		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel						
			4.0	BS-1		19.4		9000*
5		Gray Silty Clay with trace sand, gravel and organic material	5.0	BS-2				
		Brown Sandy Silt with trace gravel						
			8.0	BS-3				
		End of Test Pit @ 8 ft						
10			10					
15			15					

Total Depth: 8 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
Dry during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 16

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-2

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (3 inches)	0.3					
5		Fill: Very Stiff Brown and Gray Mottled Silty Clay with trace sand and gravel	5					
			7.5	BS-1		20.4		5000*
10		Fill: Very Stiff Gray Silty Clay with trace sand and gravel	10					
			11.0	BS-2		16.1		6000*
		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 7.7%)						
			13.5	BS-3		59.8		
		Gray Sandy Silt with trace gravel and clay	14.0	BS-4				
15		End of Test Pit @ 14 ft	15					

Total Depth: 14 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
11-1/2 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 17

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-3

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (3 inches)	0.3					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	5					
			8.0	BS-1		21.8		9000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 14.7%)	10					
		Gray Sandy Silt with trace gravel and clay	11.5	BS-2		65.8		
			12.0	BS-3				
		End of Test Pit @ 12 ft						
15			15					

Total Depth: 12 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
9 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 18

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-4

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches) 0.5						
		Fill: Hard Brown Silty Clay with trace sand and gravel 2.5		BS-1		19.7		9000*
		Brown and Gray Sandy Silt with trace gravel and clay 4.5		BS-2				
5		End of Test Pit @ 4.5 ft	5					
10			10					
15			15					

Total Depth: 4.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
Dry during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-5

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
		Fill: Very Stiff Brown and Gray Mottled Silty Clay with trace sand and gravel	3.5	BS-1		14.9		6000*
5		Brown Sand with trace silt and gravel	5					
		End of Test Pit @ 6.5 ft	6.5	BS-2				
10			10					
15			15					

Total Depth: 6.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
Dry during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-6

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	5					
			5.5	BS-1		24.7		9000*
		Brown and Gray Sandy Silt with trace gravel and clay						
			8.0	BS-2				
		End of Test Pit @ 8 ft						
10			10					
15			15					

Total Depth: 8 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
7 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 21

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-7

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (4 inches)	0.3					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	5.0	BS-1		11.8		9000*
		Fill: Very Stiff Gray Silty Clay with frequent roots	8.0	BS-2		19.0		5000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Matter = 45.6%)	10					
		Gray Sand with trace silt and gravel	13.0	BS-3		237.4		
			13.5	BS-4				
15		End of Test Pit @ 13.5 ft	15					

Total Depth: 13.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
7-1/2 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 22

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-8

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (3 inches)	0.3					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	5					
			7.5	BS-1		14.5		9000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 49.0%)	10					
			12.0	BS-2		184.0		
		Gray Sandy Silt with trace gravel, occasional sand seams	12.5	BS-3				
		End of Test Pit @ 12.5 ft						
15			15					

Total Depth: 12.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
11 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 23

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-9

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (3 inches)	0.3					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	5					
			9.0	BS-1		15.4		9000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 19.0%)	10					
		Gray Sandy Silt with trace gravel and clay	11.0	BS-2		91.2		
			11.5	BS-3				
		End of Test Pit @ 11.5 ft						
15			15					

Total Depth: 11.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
9 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-10

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (4 inches)	0.3					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand, gravel and roots	5					
			8.0	BS-1		14.7		8000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Matter = 18.6%)	10					
		Gray Sandy Silt with trace gravel, occasional clay seams	10.5	BS-2		82.2		
			11.0	BS-3				
15		End of Test Pit @ 11 ft	15					

Total Depth: 11 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
10-1/2 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 25

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-11

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (5 inches)	0.4					
		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand and gravel	4.5	BS-1		19.8		
5		Brown Sandy Silt with trace gravel	5					
		End of Test Pit @ 6.5 ft	6.5	BS-2				
10			10					
15			15					

Total Depth: 6.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
Dry during and upon completion of excavation
operations

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-12

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (5 inches)	0.4					
5		Fill: Hard Brown and Gray Mottled Silty Clay with trace sand, gravel and roots	5					
			7.5	BS-1		14.3		9000*
10		Dark Brown to Black Silty Clay with organic material (PEAT)	10	BS-2				
		End of Test Pit @ 10 ft	15					

Total Depth: 10 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
8-1/2 feet during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 27

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: N/A Longitude: N/A



Test Pit No. TP-13

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (3 inches)	0.3					
		Fill: Hard Brown Sandy Clay with trace gravel	3.0	BS-1		14.4		9000*
		Brown and Gray Silty Sand with trace gravel and clay	4.5	BS-2				
5		End of Test Pit @ 4.5 ft	5					
10			10					
15			15					

Total Depth: 4.5 ft
Excavation Date: September 16, 2020
Inspector: K. Crow, P.E.
Contractor: Carnwath Excavating Co.
Operator: Cody

Excavation Equipment:
Excavator with 2-ft wide bucket

Water Level Observation:
Dry during and upon completion of excavation
operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42625° Longitude: -83.41923°



Test Pit No. TP-14

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (5 inches)	0.4					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel	5					
			7.0	BS-1		19.6		6000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 9.1%)	10.0	BS-2		57.6		
		Gray Sandy Silt with trace gravel and clay	12.0	BS-3				
15		End of Test Pit @ 12 ft	15					

Total Depth: 12 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
7 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

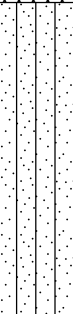
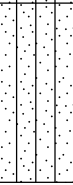
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42628° Longitude: -83.41930°



Test Pit No. TP-15

SUBSURFACE PROFILE					SOIL SAMPLE DATA					
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (5 inches)			0.4					
5		Fill: Hard Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional glass fragments			5					
					5.5	BS-1		12.7		9000*
		Brown Sandy Silt with trace gravel and clay								
					9.0	BS-2				
10		Gray Sandy Silt with trace gravel and clay			10					
					11.0	BS-3				
		End of Test Pit @ 11 ft								
15					15					

Total Depth: 11 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
7 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 30

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42615° Longitude: -83.41928°



Test Pit No. TP-16

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
		Fill: Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel	3.0	BS-1		25.3		2500*
5		Brown Sandy Silt with trace gravel and clay	5					
		Gray Sandy Silt with trace gravel and clay	8.0	BS-2				
			9.0	BS-3				
10		End of Test Pit @ 9 ft	10					
15			15					

Total Depth: 9 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
6 feet during excavation operations

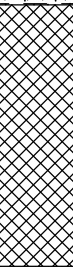
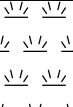
Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan
G2 Project No. 133040s1
Latitude: 42.42613° Longitude: -83.41908°



Test Pit No. TP-17

SUBSURFACE PROFILE					SOIL SAMPLE DATA					
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A			DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (7 inches)			0.6					
		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional brick, glass, metal and ceramic debris			3.5	BS-1		23.8		4500*
5		▼ <								

Total Depth: 13.5 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
6 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 32

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

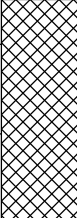
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42607° Longitude: -83.41910°



Test Pit No. TP-18

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
		Fill: Hard Mottled Brown and Gray Silty Clay with trace sand and gravel	3.0	BS-1		16.3		8500*
5		Brown Sandy Silt with trace gravel and clay	5					
		Gray Sandy Silt with trace gravel and clay	8.0	BS-2				
			8.5	BS-3				
		End of Test Pit @ 8.5 ft						
10			10					
15			15					

Total Depth: 8.5 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
5-1/2 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 33

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42635° Longitude: -83.41898°



Test Pit No. TP-19

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (8 inches)	0.7					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel	5					
			8.0	BS-1		20.0		4500*
10		Stiff Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 15.0%)	10					
			12.0	BS-2		71.5		2500*
		Gray Sandy Silt with trace gravel and clay	12.5	BS-3				
		End of Test Pit @ 12.5 ft						
15			15					

Total Depth: 12.5 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
8 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Figure No. 34

Project Name: Victor Parkway Office Building

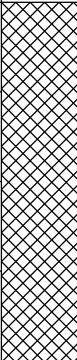
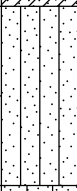
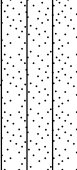
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42622° Longitude: -83.41877°



Test Pit No. TP-20

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (12 inches)	1.0					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel	5					
			5.5	BS-1		21.9		5500*
		Dark Brown Clayey Sand with organic material	6.0	BS-2				
		Brown Sandy Silt with trace gravel and clay	8.0	BS-3				
10		Gray Silty Sand with trace gravel	10.0	BS-4				
15		End of Test Pit @ 10 ft	15					

Total Depth: 10 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
6 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42615° Longitude: -83.41823°



Test Pit No. TP-21

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (9 inches)	0.8					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional ceramic debris	5					
			8.0	BS-1		20.4		5000*
10		Medium Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 54.0%)	10					
			11.0	BS-2		345.0		1000*
		Gray Gravelly Sand with trace silt	12.0	BS-3				
15		End of Test Pit @ 12 ft	15					

Total Depth: 12 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
11 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 36

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42602° Longitude: -83.41803°



Test Pit No. TP-22

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional concrete debris	5					
			7.5	BS-1		15.4		4500*
		Medium Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 19.0%)	9.5	BS-2		104.3		1500*
10		Brown Sandy Gravel with trace clay	10.0	BS-3				
		Gray Sandy Silt with trace gravel and clay	11.0	BS-4				
		End of Test Pit @ 11 ft						
15			15					

Total Depth: 11 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
9 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42590° Longitude: -83.41798°



Test Pit No. TP-23

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (8 inches)	0.7					
5		Fill: Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional roots and tree debris	5					
			6.5	BS-1		18.0		3000*
		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 8.0%)						
			9.5	BS-2		47.5		
10		Brown and Gray Sandy Silt with trace gravel	10					
			10.5	BS-3				
		End of Test Pit @ 10.5 ft						
15			15					

Total Depth: 10.5 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
9 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 38

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

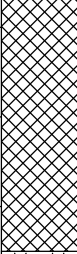
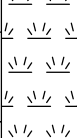
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42590° Longitude: -83.41823°



Test Pit No. TP-24

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (8 inches)	0.7					
		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional tree fragments	3.5	BS-1		33.8		4000*
5		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 6.5%)	5	BS-2		41.7		
		Brown and Gray Silty Sand with trace gravel	6.5	BS-3				
		End of Test Pit @ 6.5 ft						
10			10					
15			15					

Total Depth: 6.5 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
4 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 39

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42600° Longitude: -83.41840°



Test Pit No. TP-25

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (10 inches)	0.8					
5		Fill: Very Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional brick fragments	5					
			6.0	BS-1		15.9		4000*
		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 5.9%)	8.0	BS-2		39.1		
		Brown Sand with trace silt and gravel	9.0	BS-3				
10		End of Test Pit @ 9 ft	10					
15			15					

Total Depth: 9 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
8 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 40

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building
Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan
G2 Project No. 133040s1
Latitude: 42.42603° Longitude: -83.41870°



Test Pit No. TP-26

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (8 inches)	0.7					
		Fill: Hard Mottled Brown and Gray Silty Clay with trace sand and gravel	3.0	BS-1		15.4		9000*
5		Brown Sand with trace silt and gravel	5					
			6.0	BS-2				
		End of Test Pit @ 6 ft						
10			10					
15			15					

Total Depth: 6 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
5 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 41

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42567° Longitude: -83.41710°



Test Pit No. TP-27

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (10 inches)	0.8					
5		Fill: Hard Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional roots	5					
			6.5	BS-1		18.4		9000*
		Medium Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 13.2%)	7.5	BS-2		73.4		1000*
		Gray Sandy Silt with trace clay, frequent clay seams	9.5	BS-3				
10		Gray Sand with trace silt and gravel	10	BS-4				
		End of Test Pit @ 11 ft	11.0					
15			15					

Total Depth: 11 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
6 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 42

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42603° Longitude: -83.41787°



Test Pit No. TP-28

CONSULTING GROUP

SUBSURFACE PROFILE

SOIL SAMPLE DATA

DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (6 inches)	0.5					
5		Fill: Hard Mottled Brown and Gray Silty Clay with trace sand and gravel	5					
			8.0	BS-1		14.6		9000*
10		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 15.4%)	10	BS-2		83.4		1000*
		Gray Gravelly Sand with trace clay	11.0	BS-3				
15		End of Test Pit @ 11 ft	15					

Total Depth: 11 ft
Excavation Date: March 13, 2024
Inspector: K. Crow, P.E.
Contractor: Client Provided
Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
10 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Project Name: Victor Parkway Office Building

Project Location: 7 Mile Road and Victor Parkway
Livonia, Michigan

G2 Project No. 133040s1

Latitude: 42.42618° Longitude: -83.41848°



Test Pit No. TP-29

SUBSURFACE PROFILE				SOIL SAMPLE DATA				
DEPTH (ft)	PRO- FILE	GROUND SURFACE ELEVATION: N/A	DEPTH (ft)	SAMPLE TYPE/NO.	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	PERCENT COMPACTION	UNCOF. COMP. ST. (PSF)
		Topsoil: Dark Brown Silty Sand (8 inches)	0.7					
5		Fill: Stiff Mottled Brown and Gray Silty Clay with trace sand and gravel, occasional brick, concrete and metal debris	5					
			7.0	BS-1		18.1		3000*
10		Fill: Dark Brown to Black Wood, Debris and Landfill Materials	10.0	BS-2				
		Dark Brown to Black Silty Clay with organic material (PEAT) (Organic Content = 43.8%)	12.0	BS-3		192.1		
		Gray Gravelly Sand with trace silt	13.0	BS-4				
15		End of Test Pit @ 13 ft	15					

Total Depth: 13 ft

Excavation Date: March 13, 2024

Inspector: K. Crow, P.E.

Contractor: Client Provided

Operator: Christian

Excavation Equipment:
CAT excavator with 3-ft bucket

Water Level Observation:
6 feet during excavation operations

Notes:
* Calibrated Hand Penetrometer

Excavation Backfilling Procedure:
Backfilled with excavated soils

Figure No. 44

TEST PIT 133040S1.GPJ 20150116 G2 CONSULTING DATA TEMPLATE.GDT 3/19/24

GENERAL NOTES TERMINOLOGY

Unless otherwise noted, all terms herein refer to the Standard Definitions presented in ASTM 653.

PARTICLE SIZE

Boulders	- greater than 12 inches
Cobbles	- 3 inches to 12 inches
Gravel - Coarse	- 3/4 inches to 3 inches
- Fine	- No. 4 to 3/4 inches
Sand - Coarse	- No. 10 to No. 4
- Medium	- No. 40 to No. 10
- Fine	- No. 200 to No. 40
Silt	- 0.005mm to 0.074mm
Clay	- Less than 0.005mm

CLASSIFICATION

The major soil constituent is the principal noun, i.e. clay, silt, sand, gravel. The second major soil constituent and other minor constituents are reported as follows:

Second Major Constituent (percent by weight)	Minor Constituent (percent by weight)
Trace - 1 to 12%	Trace - 1 to 12%
Adjective - 12 to 35%	Little - 12 to 23%
And - over 35%	Some - 23 to 33%

COHESIVE SOILS

If clay content is sufficient so that clay dominates soil properties, clay becomes the principal noun with the other major soil constituent as modifier, i.e. sandy clay. Other minor soil constituents may be included in accordance with the classification breakdown for cohesionless soils, i.e. silty clay, trace sand, little gravel.

Consistency	Unconfined Compressive Strength (psf)	Approximate Range of (N)
Very Soft	Below 500	0 - 2
Soft	500 - 1,000	3 - 4
Medium	1,000 - 2,000	5 - 8
Stiff	2,000 - 4,000	9 - 15
Very Stiff	4,000 - 8,000	16 - 30
Hard	8,000 - 16,000	31 - 50
Very Hard	Over 16,000	Over 50

Consistency of cohesive soils is based upon an evaluation of the observed resistance to deformation under load and not upon the Standard Penetration Resistance (N).

COHESIONLESS SOILS

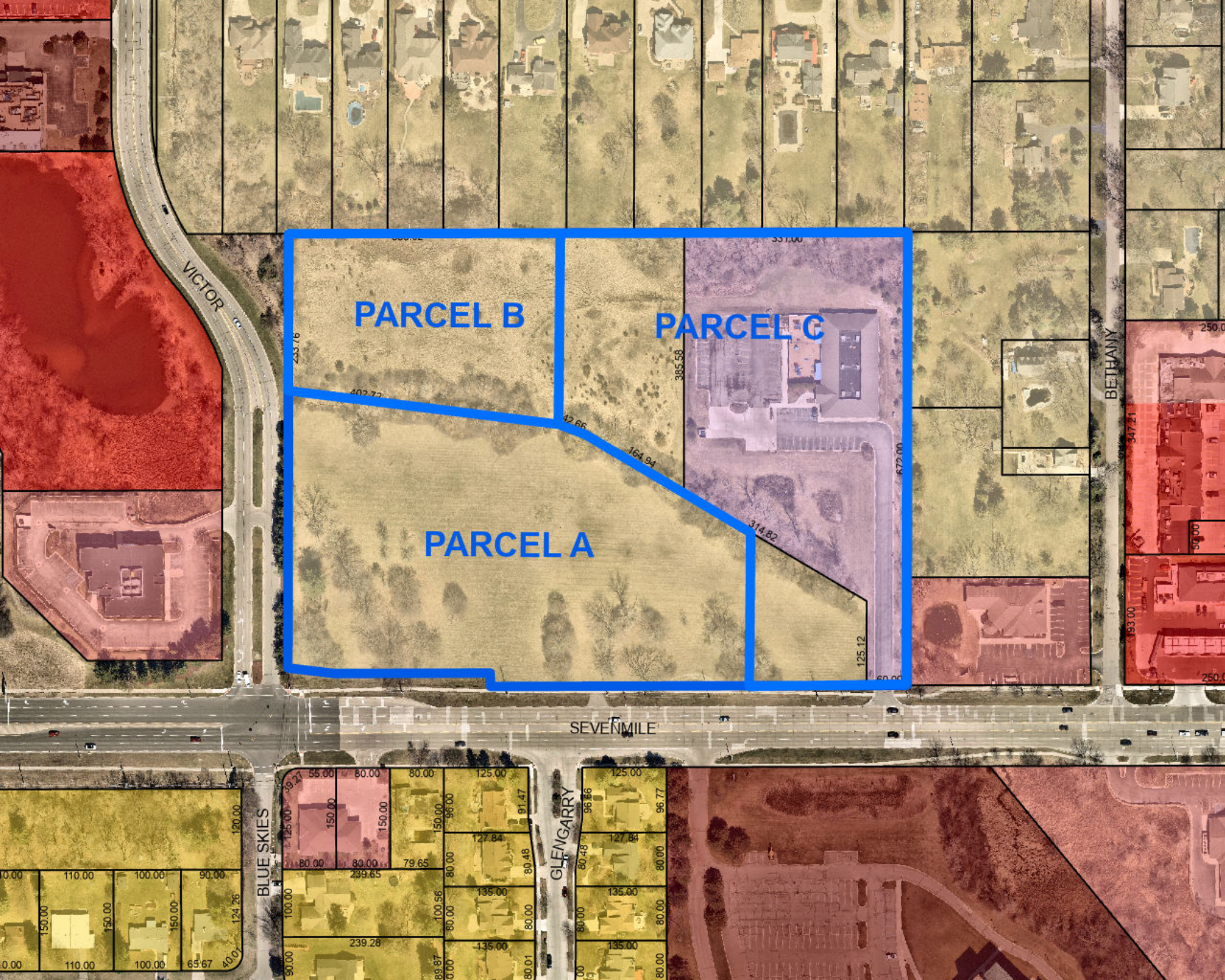
Density Classification	Relative Density %	Approximate Range of (N)
Very Loose	0 - 15	0 - 4
Loose	16 - 35	5 - 10
Medium Compact	36 - 65	11 - 30
Compact	66 - 85	31 - 50
Very Compact	86 - 100	Over 50

Relative Density of cohesionless soils is based upon the evaluation of the Standard Penetration Resistance (N), modified as required for depth effects, sampling effects, etc.

SAMPLE DESIGNATIONS

AS -	Auger Sample - Cuttings directly from auger flight
BS -	Bottle or Bag Samples
S -	Split Spoon Sample - ASTM D 1586
LS -	Liner Sample with liner insert 3 inches in length
ST -	Shelby Tube sample - 3 inch diameter unless otherwise noted
PS -	Piston Sample - 3 inch diameter unless otherwise noted
RC -	Rock Core - NX core unless otherwise noted

STANDARD PENETRATION TEST (ASTM D 1586) - A 2.0 inch outside-diameter, 1-3/8 inch inside-diameter split barrel sampler is driven into undisturbed soil by means of a 140-pound weight falling freely through a vertical distance of 30 inches. The sampler is normally driven three successive 6-inch increments. The total number of blows required for the final 12 inches of penetration is the Standard Penetration Resistance (N).



PARCEL B

PARCEL C

PARCEL A

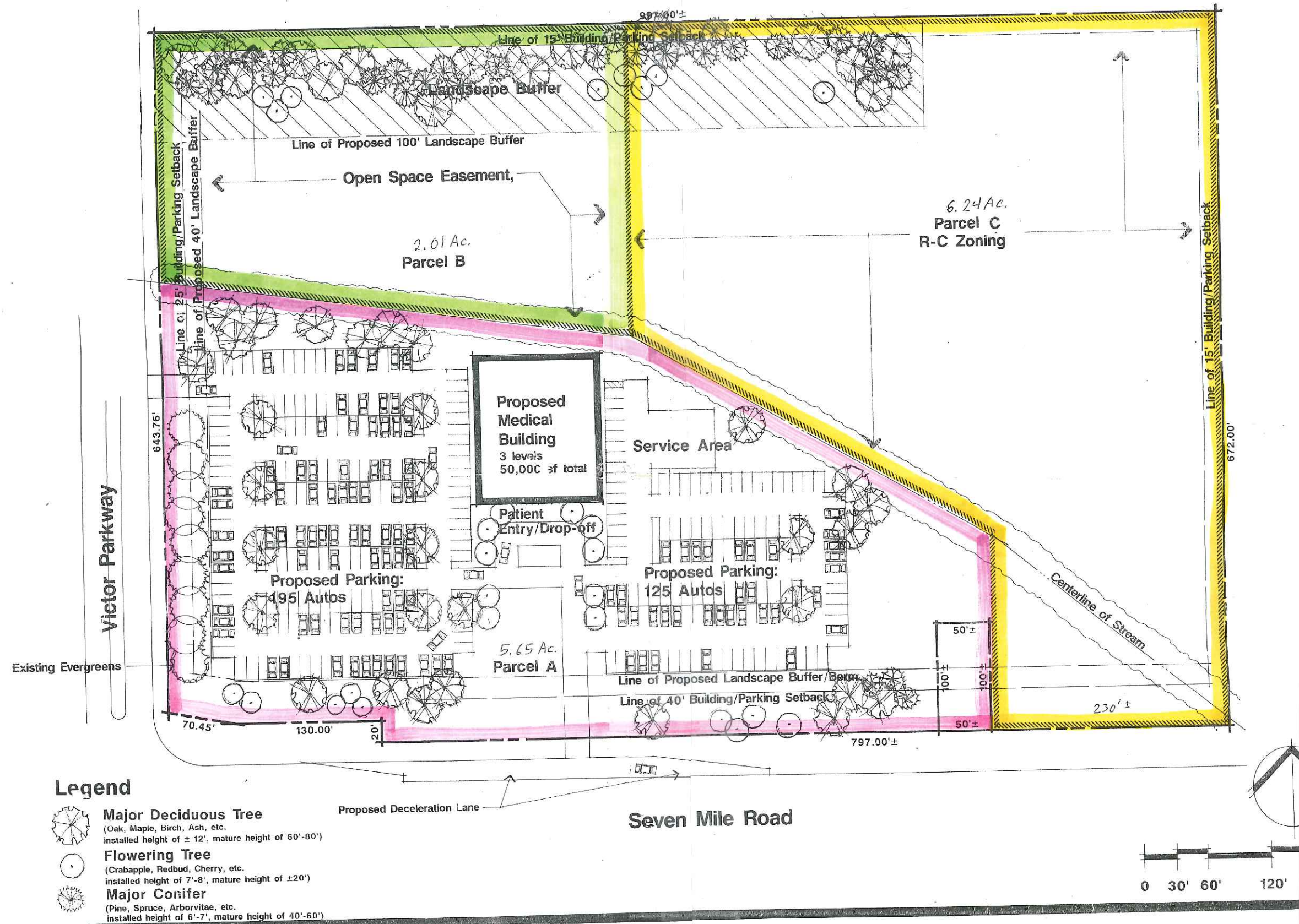
VICTOR

BETHANY

SEVEN MILE

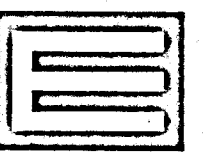
BLUE SKIES

GLEN GARRY



Conceptual Site Plan

Marshall Erdman and Associates



**Marshall Erdman
& Associates, Inc.**
Architecture • Engineering
Manufacturing • Construction

3100 Northwoods Place
Suite F
Norcross, Georgia 30071
Phone: (770) 416-0772
FAX: (770) 416-7646

PROPOSED MEDICAL OFFICE BUILDING FOR OAKWOOD HEALTH SERVICES

LIVONIA
MICHIGAN

SITE LEGEND

EXISTING

- Contours
- Spot elevations
- Trees to be saved
- Trees to be removed
- Storm sewer main / lateral
- Sanitary sewer main / lateral
- Water main / lateral
- Gas main / lateral
- Overhead electrical service
- Overhead electric service
- Overhead telephone service
- Underground telephone service

PROPOSED

- Storm sewer main / lateral
- Sanitary sewer main / lateral
- Water main / lateral
- Gas main / lateral
- Overhead electrical service
- Overhead electric service
- Overhead telephone service
- Underground telephone service

MISCELLANEOUS

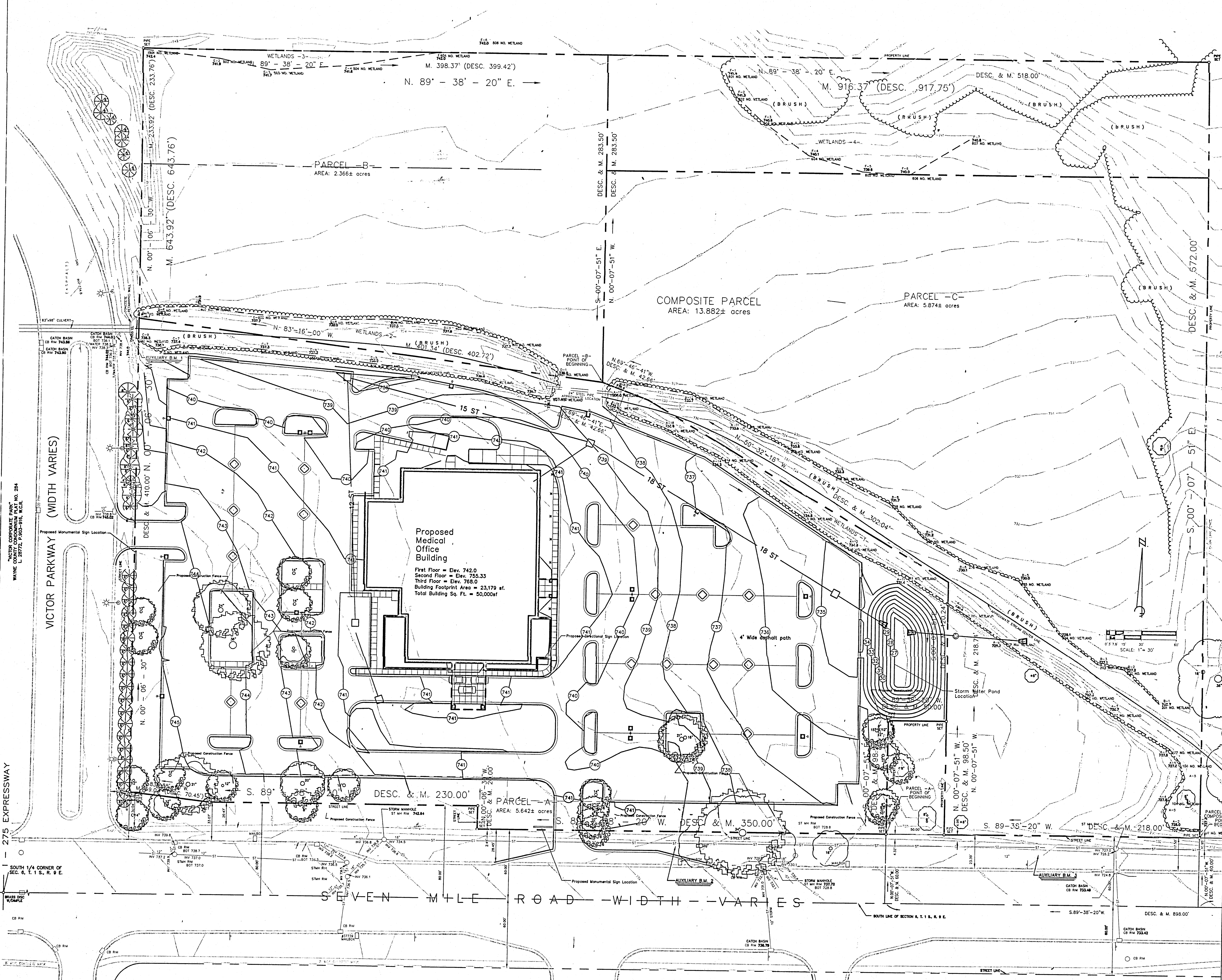
- Property line
- Setback line
- Site fence
- Site paving line
- Water line
- 100 yr. flood line
- Contract limit line
- Landscaping
- Irrigation Area Zone line
- Landscaping Easing line
- Hanging line
- Planting code symbol
- Planting code symbol

SYMBOLS

- Existing Parking lights
- Proposed Parking lights
- Soil boring location & Number
- Precast flared end section
- Concrete manhole
- Storm catchbasins
- Sanitary & Storm Manhole
- Storm gooseneck
- Culvert
- Storm water protection
- Fire Hydrant
- Swamp Connection
- Water Valve
- Water Meter
- Gas Meter
- Power pole
- Handicap sign
- Flag pole
- Concrete Bolard
- Conc. Filled Pipe Bolard
- Light Bolard
- Flood light
- Concrete pavement Slope Arrow

GENERAL NOTES

- Base information is taken from a survey by T. Engineers Inc. Dty. State - 1/2/94
- A soil report has been prepared for the project. Site preparation and footing construction shall be in accordance with the soil report and project specifications.
- Parking lot dimensions are from face of curb to face of curb unless noted otherwise.
- It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damage at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48.



Sheet Name

Grading Site Plan

Project Number

M94068

Drawn by: DSZ

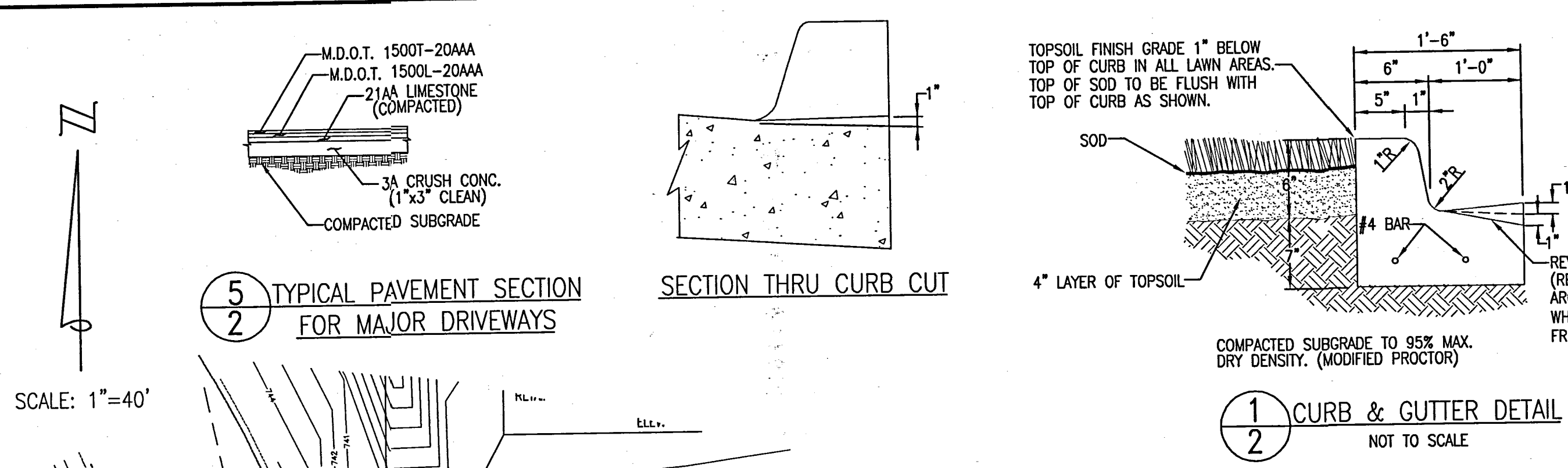
Document Release

3-17-98 Owner review

Sheet Number

C-2

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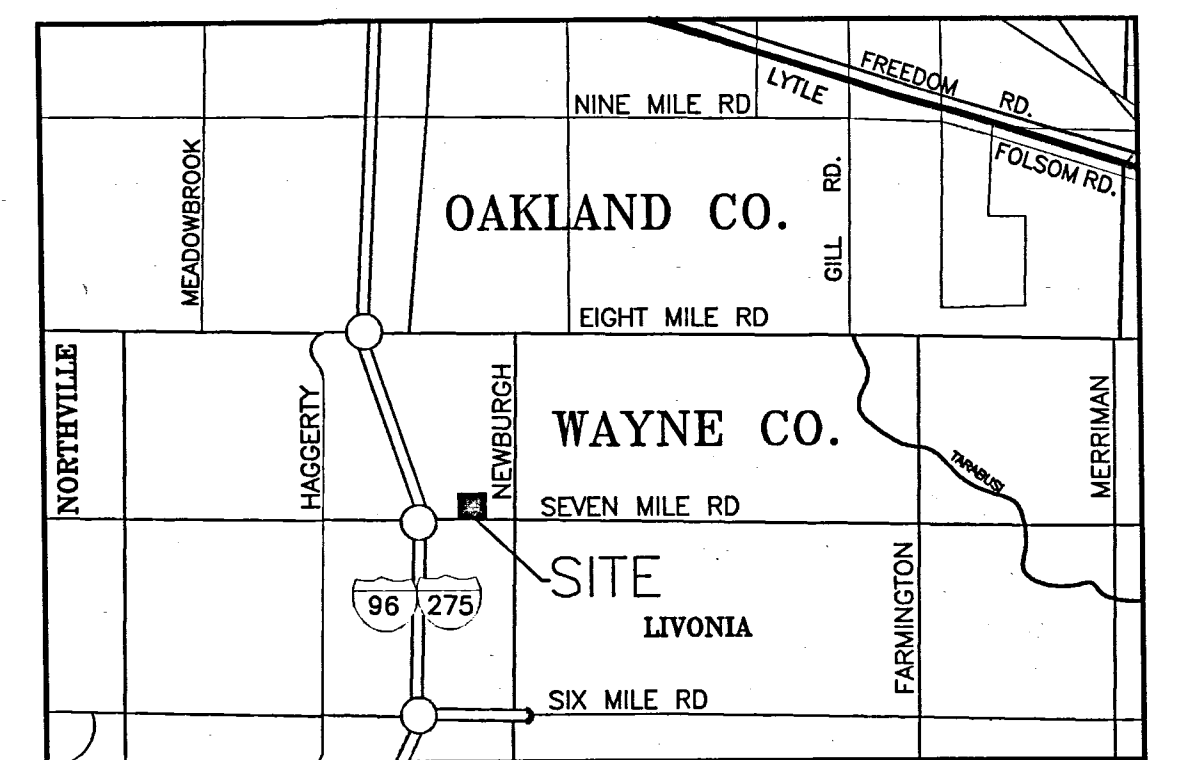
SCALE: 1"=40'

SYMBOL LEGEND

EXISTING	PROPOSED
INLET	PROPOSED SQUARE CATCH BASIN
STORM MANHOLE	PROPOSED HYDRANT
ROUND CATCH BASIN	PROPOSED GATE VALVE & BOX
SANITARY MANHOLE	PROPOSED GATE VALVE & WELL
UNSPECIFIED MANHOLE	BORE AND JACK
POWER POLE	ASPHALT
GUY WIRE	SILT FENCE
FIRE HYDRANT	REMOVE & REPLACE SIDEWALK
METER PIT	PROP. HYD. LABEL
HAND HOLE	PROP. STORM STRUCTURE LABEL
GATE VALVE & WELL	PROP. GATE VALVE LABEL
UTILITY MANHOLE	INLET FILTER
INDICATOR POST & VALVE	SANITARY CLEAN OUT
FOUND IRON	STORM STRUCTURE BY OTHERS
FOUND MONUMENT	SIGN
OVERHEAD ELECTRIC AND TELEPHONE	
GAS MAIN	
TELEPHONE AND LIGHT POLE	
LAMP POLE	
SH SPRINKLER HEAD	
SIGN	
GAS VALVE	
MAILBOX	
METAL POST	
BILLBOARD	
TELEPHONE RISER	
ELECTRICAL RISER	
UNDERGROUND MARKER	
CULVERT	
GAS RISER	
TRAVERSE POINT	
SECTION CORNER	
SOIL BORING	
WETLANDS	
WETLAND BOUNDARY	
8	EXISTING STORM STRUCTURE LABEL
8	EXISTING SANITARY STRUCTURE LABEL

BUILDING DATA

- BUILDING AREA : 1st FLOOR = 25,000 SFT
2nd FLOOR = 25,000 SFT
3rd FLOOR = 25,000 SFT
LOWER LEVEL = 25,000 SFT
TOTAL 100,000 SFT
- BUILDING HEIGHT : MAXIMUM ALLOWED = 6 STORIES
PROPOSED = 3 STORIES



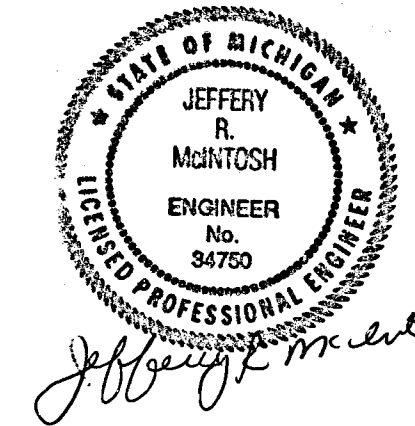
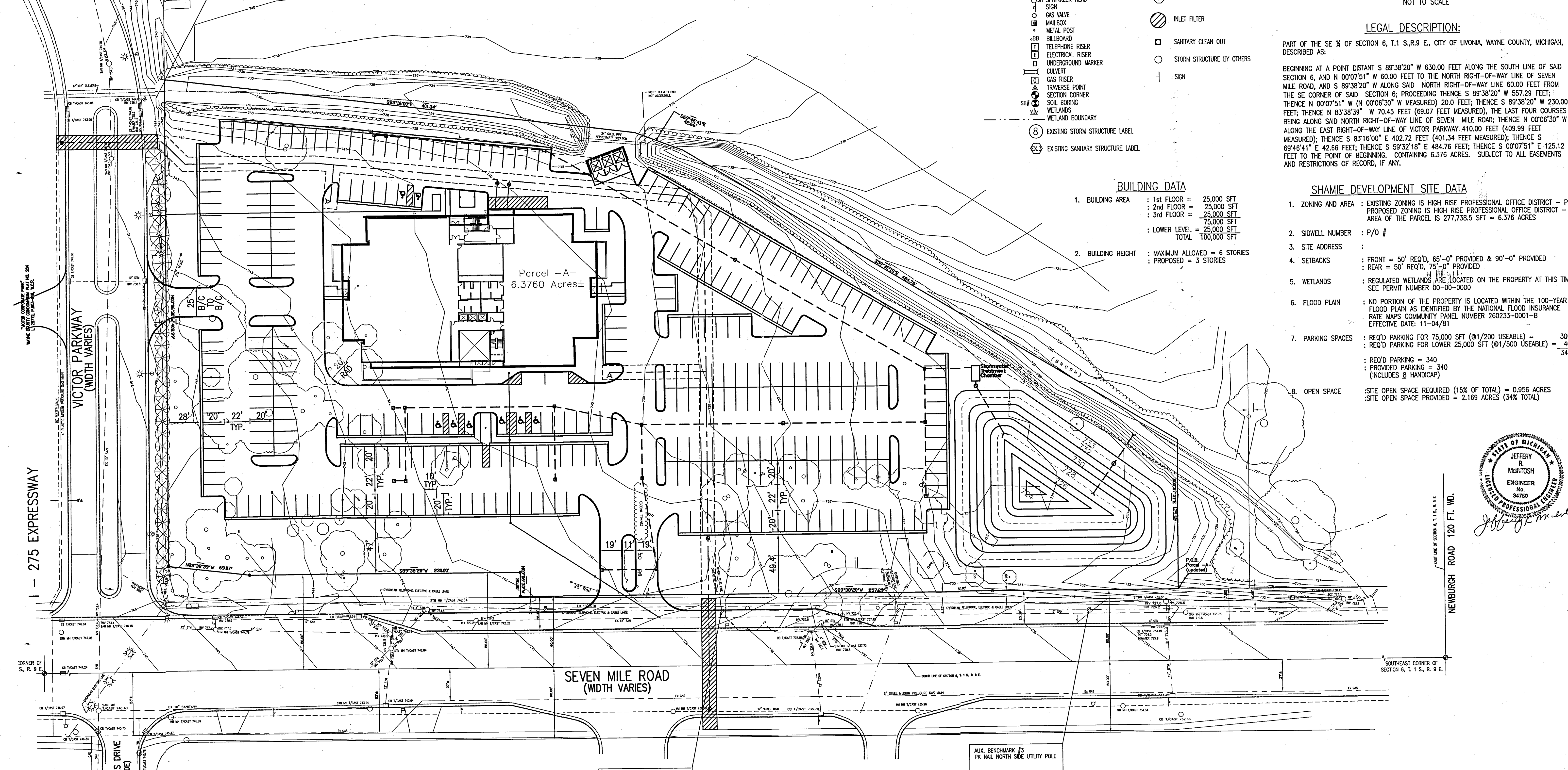
LEGAL DESCRIPTION:

PART OF THE SE 1/4 OF SECTION 6, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89°38'20" W 630.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6, AND N 00°07'51" W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD, AND S 89°38'20" W ALONG SAID NORTH RIGHT-OF-WAY LINE 60.00 FEET FROM THE SE CORNER OF SAID SECTION 6; PROCEEDING THENCE S 89°38'20" W 557.29 FEET; THENCE N 00°07'51" W (N 00°06'30" W MEASURED) 20.0 FEET; THENCE S 89°38'20" W 230.00 FEET; THENCE N 83°38'39" W 70.45 FEET (68.07 FEET MEASURED), THE LAST FOUR COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE ROAD; THENCE N 00°06'30" W ALONG THE EAST RIGHT-OF-WAY LINE OF VICTOR PARKWAY 410.00 FEET (409.99 FEET MEASURED); THENCE S 83°16'00" E 402.72 FEET (401.34 FEET MEASURED); THENCE S 69°48'41" E 42.66 FEET; THENCE S 69°32'18" E 484.76 FEET; THENCE S 00°07'51" E 125.12 FEET TO THE POINT OF BEGINNING, CONTAINING 6.376 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

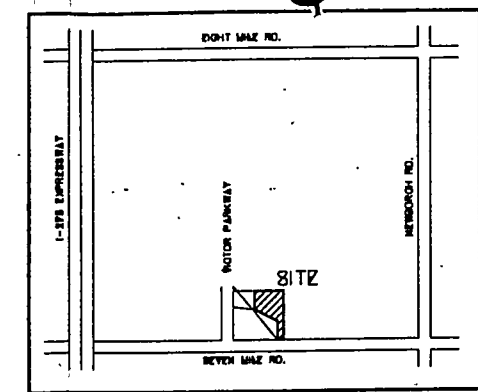
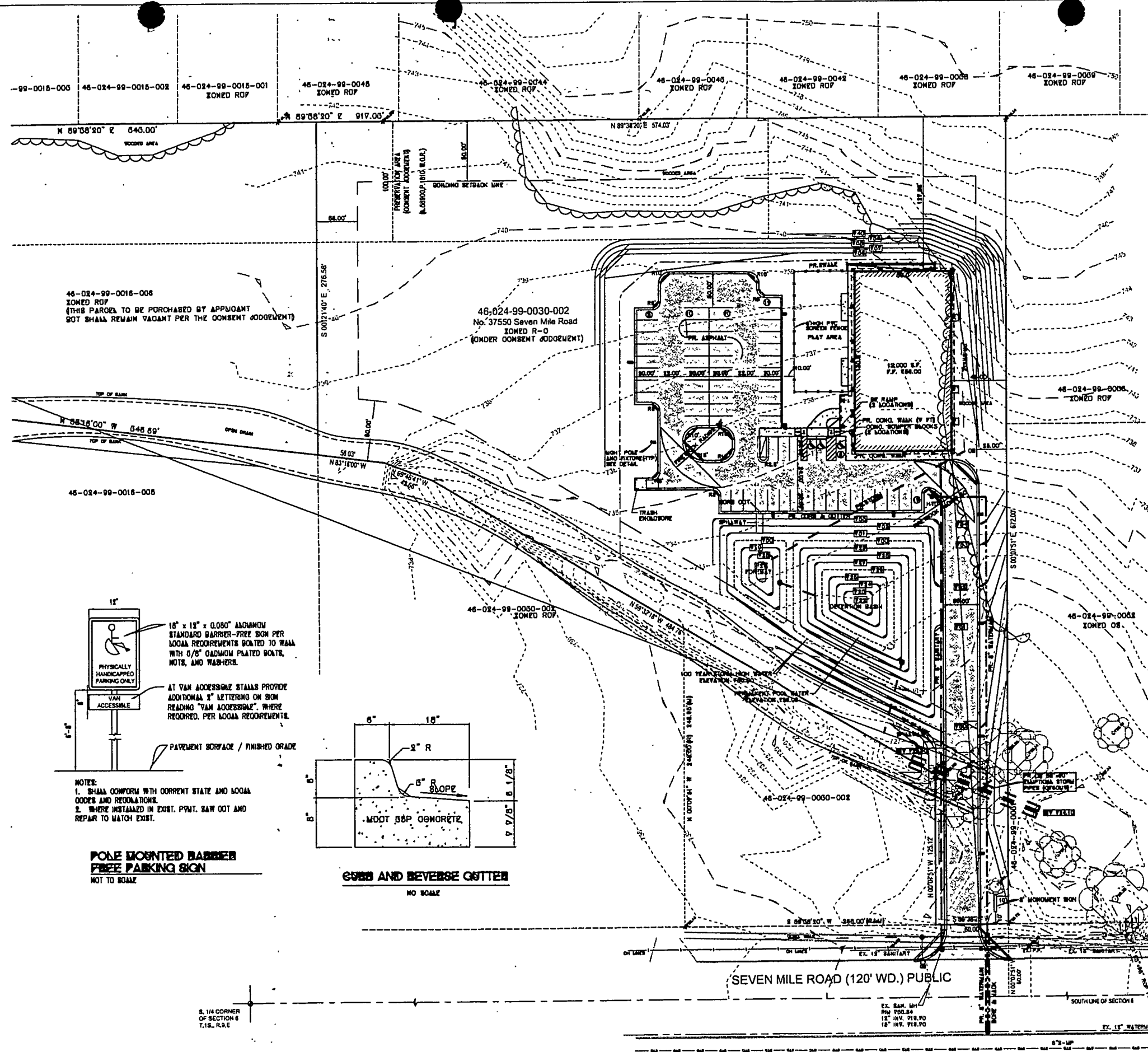
SHAMIE DEVELOPMENT SITE DATA

- ZONING AND AREA : EXISTING ZONING IS HIGH RISE PROFESSIONAL OFFICE DISTRICT - PO
PROPOSED ZONING IS HIGH RISE PROFESSIONAL OFFICE DISTRICT - PO
AREA OF THE PARCEL IS 277,738.5 SFT = 6.376 ACRES
- SIDWELL NUMBER : P/O #
- SITE ADDRESS :
- SETBACKS : FRONT = 50' REQ'D, 65'-0" PROVIDED & 90'-0" PROVIDED
REAR = 50' REQ'D, 75'-0" PROVIDED
- WETLANDS : REGULATED WETLANDS ARE LOCATED ON THE PROPERTY AT THIS TIME.
SEE PERMIT NUMBER 00-00-0000
- FLOOD PLAIN : NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 260233-0001-B
EFFECTIVE DATE: 11-04/81
- PARKING SPACES : REQ'D PARKING FOR 75,000 SFT (01/200 USEABLE) = 300
REQ'D PARKING FOR LOWER 25,000 SFT (01/500 USEABLE) = 40
REQ'D PARKING = 340
PROVIDED PARKING = 340
(INCLUDES 8 HANDICAP)
- OPEN SPACE : SITE OPEN SPACE REQUIRED (15% OF TOTAL) = 0.956 ACRES
SITE OPEN SPACE PROVIDED = 2.169 ACRES (34% TOTAL)



REVISIONS:	ISSUE NO.	SID DATE	SHAMIE DEVELOPMENT II 7 MILE ROAD & VICTOR PARKWAY SITE PLAN	ORCHARD, HILTZ & McCLEMENT, INC. 34935 Schoolcraft Road Livonia, MI 48150 (734) 522-6711 (734) 522-6427 FAX
	S.D. DRN	DATE		
	NP/KC	02/13/03		
	TOPO DRN	JM		
	PROFILE DRN	ENG. DRN		
	APPROVED	SCALE		
	VI	1"=40'		
CLIENT: SHAMIE DEVELOPMENT			SHEET 2 OF 5	
JOB # 806-01-0012			JOB NO. 806-01-0012	

Drawing Path: K:\Projects\reson\800-499\80601012\CADD\Plans-Const\Site.dwg
CLIENT: SHAMIE DEVELOPMENT
DRAWING NAME: Site.dwg
JOB # 806-01-0012



LOCATION MAP

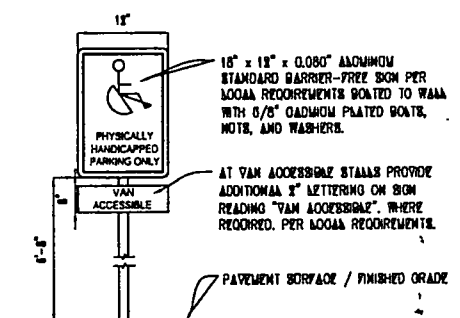
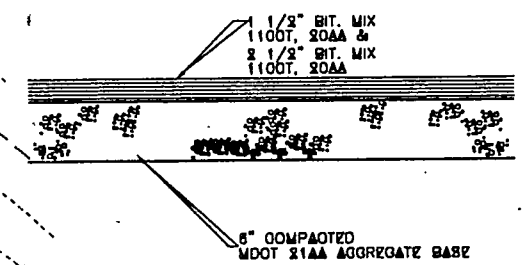
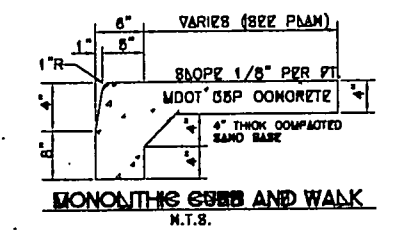
BENCH MARK ELEV. 734.89 (USGS)
RAIL ROAD SPIKE, SOUTH SIDE OF POWER POLE
10' EAST OF PROPERTY LINE AND 42' NORTH OF
SEVEN MILE ROAD.

SITE DATA:

PARCEL NO. 46-024-99-0030-002
SITE AREA: 5.80 ACRES
ZONED R-C (CONDOMINIUM RESIDENTIAL DISTRICT)
TOTAL BUILDING AREA = 12,000 SQ. FT.
PARKING CALCULATION (SIMILAR COMMUNITY USE)
PARKING REQUIREMENTS
1 SPACE PER 100 SQ. FT. OF GROSS BUILDING AREA
12,000 SQ. FT. / 100 = 120 SPACES
TOTAL REQUIRED = 120 SPACES
PARKING PROVIDED = 56 SPACES
PLUS 3 BARRIER FREE SPACES
LOADING AREA
NOT REQUIRED

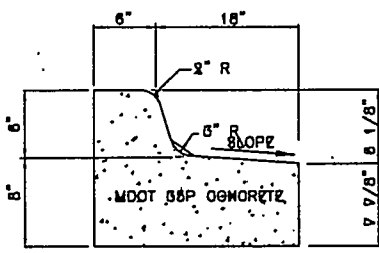
BUILDING SETBACKS
REQUIRED FRONT = 50' PROVIDED FRONT = 230.25'
SIDE = 25' SIDE = 45' EAST
SIDE = 44.18' WEST
REAR = 50' REAR = 127.86'

NOTES: THERE WILL BE NO STORAGE OF HAZARDOUS MATERIAL ON SITE
ALL BUILDING, ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH CITY OF LIVONIA ORDINANCE.
APPLICANT INTENDS TO PURCHASE PARCELS 46-024-99-0030-002 AND 46-024-99-0030-001, HOWEVER, DEVELOPMENT WILL OCCUR ONLY ON THE 5.8 ACRE PARCEL AND THE OTHER PARCEL SHALL BE LEFT VACANT PER TERMS OF CONSENT JUDGMENT.



NOTES:
1. SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. WHERE INSTALLED IN EXIST. PWT. SAW CUT AND REPAIR TO MATCH EXIST.

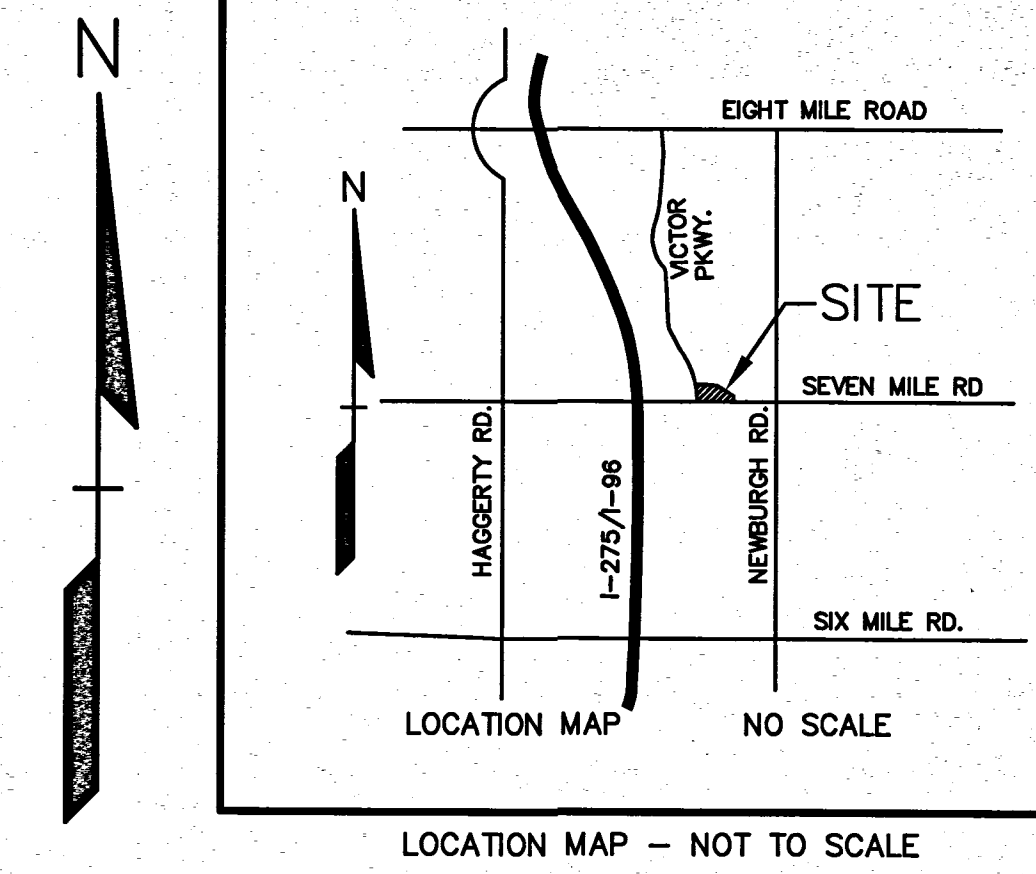
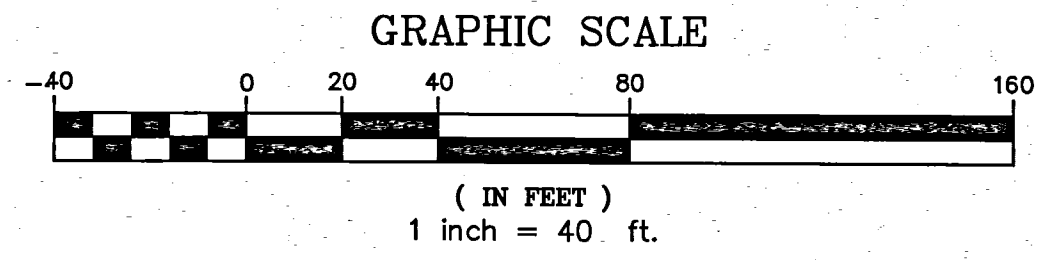
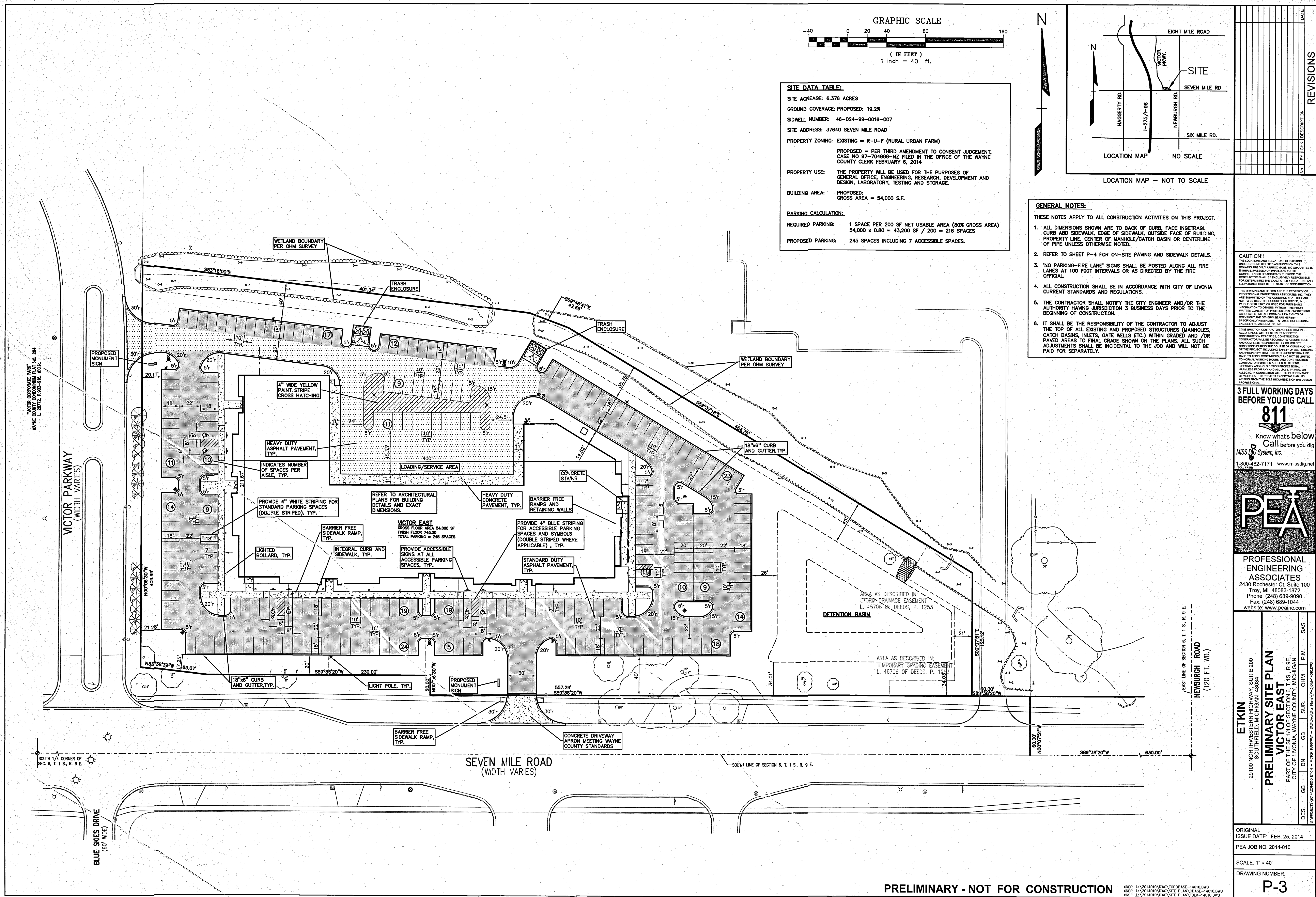
POLE MOUNTED BARRIER FREE PARKING SIGN
NOT TO SCALE



CURB AND REVERSE GUTTER
NO SCALE

SEVEN MILE ROAD (120' WD.) PUBLIC

EXHIBIT D



SITE DATA TABLE:	
SITE ACREAGE:	6.376 ACRES
GROUND COVERAGE: PROPOSED:	19.2%
SIDWELL NUMBER:	46-024-99-0016-007
SITE ADDRESS:	37640 SEVEN MILE ROAD
PROPERTY ZONING:	EXISTING = R-U-F (RURAL URBAN FARM)
PROPOSED =	PER THIRD AMENDMENT TO CONSENT JUDGEMENT, CASE NO 97-704698-NZ FILED IN THE OFFICE OF THE WAYNE COUNTY CLERK FEBRUARY 6, 2014
PROPERTY USE:	THE PROPERTY WILL BE USED FOR THE PURPOSES OF GENERAL OFFICE, ENGINEERING, RESEARCH, DEVELOPMENT AND DESIGN, LABORATORY, TESTING AND STORAGE.
BUILDING AREA:	PROPOSED: GROSS AREA = 54,000 S.F.
PARKING CALCULATION:	
REQUIRED PARKING:	1 SPACE PER 200 SF NET USABLE AREA (80% GROSS AREA) 54,000 x 0.80 = 43,200 SF / 200 = 216 SPACES
PROPOSED PARKING:	245 SPACES INCLUDING 7 ACCESSIBLE SPACES.

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE INLET/GRAB BASIN, EDGE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET P-4 FOR ON-SITE PAVING AND SIDEWALK DETAILS.
 - NO PARKING-FIRE LANE! SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LIVONIA CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. AND ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND PROTECT THE EXISTING UTILITIES OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR'S LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

Know what's below
Call before you dig

MISS DIG System, Inc.
1-800-482-7171 www.missdig.net

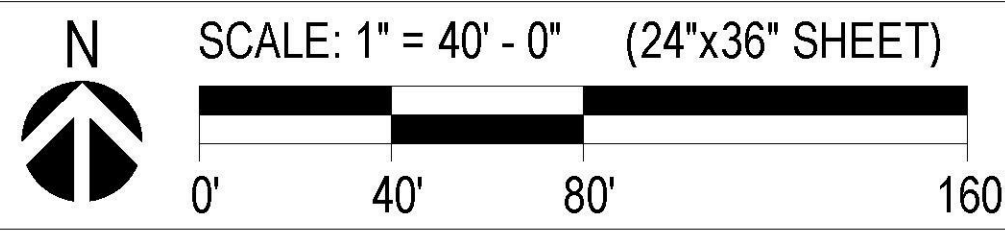
PEA

PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
Phone: (248) 689-8090
Fax: (248) 689-1044
website: www.peainc.com

ETKIN 29100 NORTHWESTERN HIGHWAY, SUITE 200 SOUTHFIELD, MICHIGAN 48034		PRELIMINARY SITE PLAN VICTOR EAST PART OF THE SE 1/4 OF SECTION 6, T.1S, R.9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN	
DES.	GB	ON	GB
SUR.	CHM	P.M.	SAS
ORIGINAL ISSUE DATE: FEB. 25, 2014			
PEA JOB NO. 2014-010			
SCALE: 1" = 40'			
DRAWING NUMBER: P-3			

PRELIMINARY - NOT FOR CONSTRUCTION

XREF: L:\2014\010\DWG\TOP\BASE-14010.DWG
XREF: L:\2014\010\DWG\SITE PLAN\BASE-14010.DWG
XREF: L:\2014\010\DWG\SITE PLAN\TRUCK-14010.DWG





Site Data:

Gross Site Area: 6.38 Ac.
Proposed Units: 100 Units
1 Car Townhomes: 65 Units
2 Car Townhomes: 35 Units
Proposed Density: 15.67 Du. / Ac.

Building Setbacks:
Front Yard: 19' min.
Side Yard: 15' min.
Building Separation: 15' min.

Parking:
Garage Parking: 135 spaces
Apron Parking: 65 spaces
Guest Parking: 30 spaces
Parking Distribution: 2.30 spaces / Du.

Road Width: 24'
Road Length: 1,841 LF
Road Length per Unit: 18.41 LF / Du.

Site Plan Rendering

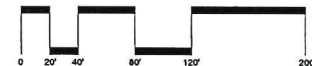
7 Mile & Victor Parkway
Livonia, Michigan
Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 584-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968



STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

OAKWOOD HEALTHCARE SYSTEM,
a Michigan non-profit corporation, KENNETH
STONE, ROBERT J. BAZZETT,
NORMA E BAZZETT, CLARENCE ULLSTROM
and PATRICIA ULLSTROM,
Plaintiff

Case No. 97-704696-CZ
Hon. John A Murphy
Reassigned to
Hon. _____

v

CITY OF LIVONIA, a Michigan Municipal
Organization,

Defendant.

Paul A. Bernier (P39119)
Michael E. Fisher (P37037)
Attorneys for Defendant
33000 Civic Center Drive, FL 4
Livonia, MI 48154
734.466.2520
pbernier@livonia.gov
mfisher@livonia.gov

C. Kim Shierk (P37694)
Attorney for Plaintiffs
Williams Williams Rattner & Plunkett, P.C.
380 N Old Woodward Avenue
Suite 300
Birmingham, MI 48009
cks@wwrplaw.com

FOURTH AMENDMENT TO CONSENT JUDGMENT

At a session said Court, held in the
City of Detroit, County of Wayne,
State of Michigan

On: _____

Present: Honorable _____

Circuit Court Judge

UPON STIPULATION AND CONSENT OF THE PARTIES, by and through their respective attorneys, this court finds:

1. Defendant, City of Livonia (hereinafter "City"), is a municipal corporation, organized and existing under Act 279, Public Act 1909, as amended, MCL 117.1, et seq., located in Wayne County, Michigan.

2. Oakwood Healthcare System ("Oakwood") was the owner of certain land ("Property") that comprised approximately fourteen (14) acres located adjacent to Seven Mile Road and Victor Parkway in the City of Livonia. The legal description of the Property is attached as Exhibit A.

3. The portion of the Property which is approximately 6.376 acres located south of the drainage creek, which traverses the Property, shall be referred to as Parcel A. The legal description of Parcel A is attached as Exhibit B.

4. The portion of the Property which is comprised of approximately two (2) acres and is located north of the drainage creek at the western end of the Property shall be referred to as Parcel B. The legal description of Parcel B is attached as Exhibit C.

5. The portion of the Property that is comprised of approximately five and six tenths (5.6) acres located north of the drainage creek on the eastern side of the Property shall be referred to as Parcel C. The legal description of Parcel C is attached as Exhibit D.

6. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom, the prior owners of the Property, together with Oakwood, the then purchaser of the Property, filed an application with the City seeking to rezone the Property (along with an approximate 6.76 acres of adjoining property hereafter referred to as Parcel A) from RUFC, Rural Urban Farm District, to PO, High Rise Office, which was denied by the City Council on August 26, 1996. Thereafter, a Petition was filed with the City of Livonia Zoning Board of Appeals requesting a use variance which was denied. Ultimately, the then landowners and Oakwood filed a complaint against the City seeking a proposed use of the Property and seeking other relief. Ultimately, all of

the parties resolved their disputes by virtue of the entry of a Consent Judgment on the 22nd day of September, 1997.

7. Kenneth Stone, Robert J. Bazzett, Norma E. Bazzett, Clarence Ullstrom and Patricia Ullstrom previously conveyed the Property to Oakwood and, accordingly, have no further interest in the subject of the litigation and are therefore not a party to this Fourth Amendment to Consent Judgment.

8. On May 22, 2003, this Court entered an Amended Consent Judgment upon the stipulation of Oakwood, S & N Development Company, LLC ("S & N"), who was then the purchaser of Parcel A of the Property from Oakwood, and the City to permit a proposed development on Parcel A.

9. On April 21, 2006, this Court entered the Second Amended Consent Judgment upon the stipulation of Oakwood, Talon-Livonia TLE, LLC ("Talon"), who was then the purchaser of Parcels B and C of the Property, and the City to permit a proposed childcare facility to be constructed on Parcels B and C.

10. On February 6, 2014, this Court entered the Third Amendment to Consent Judgment upon stipulation of Victor East, LLC ("Victor East") which was the then owner of Parcel A of the Property.

11. In that Parcels B and C have been developed, because Talon is bound by the terms of the Second Amendment to Consent Judgment, and in that Talon and Parcels B and C are not affected by the development of Parcel A, Talon is not a party to this Fourth Amendment to Consent Judgment. Therefore, this Fourth Amendment to Consent Judgment is not intended to supersede the Second Amendment to Consent Judgment; but rather, its purpose is to only address the development of Parcel A.

12. Oakwood sold Parcel A to S & N. Oakwood has no further interest in the subject of the litigation and therefore is not a party to this Fourth Amendment to Consent Judgment.

13. Bank of America (hereinafter "B of A") acquired title to Parcel A by foreclosure of its mortgage on Parcel A. B of A sold Parcel A to Victor East who is the current owner of Parcel A therefore S & N and B of A have no further interest in the subject of the litigation and is therefore are not a party to this Fourth Amendment to Consent Judgment.

NOW THEREFORE, this Fourth Amendment to Consent Judgment being presented to the Court pursuant to stipulation of the parties and the Court having determined that this proposed Fourth Amendment to Consent Judgment is reasonable and just, and being otherwise fully advised in the premises;

IT IS HEREBY ORDERED:

Section 1 – Zoning and Development of the Property

1.1 Zoning of Parcel A
The zoning of Parcel A shall remain as set forth in the Amended Consent Judgment.

1.2 Development of Parcel A

From and after the date of this Fourth Amendment to Consent Judgment, the use and development of the subject property shall be as follows:

Development of Parcel A shall be as follows:

A. Parcel A

Regardless of the RUFC zoning classification, Parcel A may be developed and used for the uses set forth in the Amended Consent Judgment.

In addition to the uses set forth in the Amended Consent Judgment, Parcel A may be developed and used for a for-lease residential townhome development to be comprised of approximately 100 units in approximately 15 buildings and with attached garages (the "For-Lease Residential Townhomes") which has minimum setbacks from Seven Mile and Victor Parkway of fifteen (15) feet; minimum perimeter setback of fifteen (15) feet; minimum separation between buildings of fifteen (15) feet; and a maximum building height of thirty-five (35) feet to the mid-point

and three (3) stories in height. The conceptual rendering is attached as Exhibit E ("Conceptual Plan"), in accordance with the terms of this Fourth Amendment to Consent Judgment and the proposed conceptual elevations attached as Exhibit F (the "Building Elevations").

1. Plan Approval

- (a) The Conceptual Plan, a copy of which appended as Exhibit E, is granted conceptual approval.
- (b) Within one (1) year of the date of this Fourth Amendment to Consent Judgment, Victor East shall submit for review and approval by the Livonia Planning Commission and the Livonia City Council pursuant to Section 13.13(12) of the City of Livonia Zoning Ordinance, plans and specifications for the final site plan, which shall include, without limitation, building elevations, preliminary engineering plans, landscaping plans, sign plans, etc. that are substantially consistent with attached Exhibits E and F. The City, as part of its review and approval of the site plan, shall be permitted to impose restrictions and conditions and require modifications as deemed necessary to comply with the City of Livonia Code of Ordinances, except as permitted herein.
- (c) The For-Lease Residential Townhomes shall be constructed of durable, long-lasting materials, including brick, stone, or other masonry products and siding approved by the City. At a minimum, the first floor of the buildings, exclusive of doors and windows, shall be brick, stone, or other masonry products. The second and third floors may contain fiber cement or high-quality horizontal and board and batten vinyl as may be approved by City staff and the Planning Commission.

- (d) The City shall issue on a timely basis and without unreasonable delay, all such final site plan approval; and thereafter building and other permits as shall be necessary or appropriate for the development and construction of the For-Lease Residential Townhomes and subject to the conditions of this Fourth Amendment to Consent Judgment.
- (d) The design of the For-Lease Residential Townhomes, including the materials used in construction, shall comply with applicable ordinance standards.
- (e) Victor East shall commence construction of the For-Lease Residential Townhomes within one (1) year of receiving final site plan approval.

2. Additional Conditions

- (a) The development of Parcel A shall be subject to the following conditions:
 - (i) The building and development shown in the Conceptual Plan, and the final site plan, shall comply with the development standards of Section 5.02 of the City of Livonia Zoning Ordinance, as amended, and with the NM1, Neighborhood Multifamily District Regulations as a Planned Residential Development, and all other ordinances and regulations of the City, and all building code and engineering requirements, except as permitted herein.
 - (ii) In the event Parcel A is not developed for, or ceases to be actively used for the For-Lease Residential Townhomes for a period in excess of three (3) years, then any other

proposed use of Parcel A for purposes other than expressly permitted under the RUFC zoning classification shall be subject to approval of the Livonia City Council, which approval shall not be unreasonably withheld, so long as the proposed use of Parcel A is For-Lease Residential Townhomes use or similar or lesser intensity, as provided in this Fourth Amendment to Consent Judgment. Any subsequent approval given by the Livonia City Council, under this subparagraph shall be embodied into an amendment to this Fourth Amendment to Consent Judgment and entered with this Court. If the Livonia City Council approved a use under this subparagraph, Victor East or its successor in interest shall be required to obtain site plan approval for any approved use through the procedures in place.

- (iii) The development, construction and use of Parcel A as described above shall not be considered to be non-conforming; however, Livonia's Zoning Ordinance, Section 12.01, shall control the continuation of the uses as though it were non-conforming in the event paragraph (ii) above becomes operative.

(b) Building and Other Permits for Parcel A

Pursuant to the other provisions of this Fourth Amendment to Consent Judgment, the City will issue building permits and all other permits necessary to enable the construction of the For-Lease Residential Townhomes, in accordance with the Conceptual Plan.

Victor East shall be required to pay all necessary fees and otherwise comply with the City's bonding requirements and ordinances.

- (c) The City agrees to approve the installation of a conforming ground sign on Parcel A at the curb cut along Victor Parkway.

Section 2 - Enforcement of Fourth Amendment to Consent Judgment

2.1 Enforcement of Fourth Amendment to Consent Judgment

In the event of a proceeding to enforce this Fourth Amendment to Consent Judgment, any party may seek to recover costs and attorney fees in addition to any other applicable and available relief.

Section 3 – Additional Provisions

3.1 The terms and provisions of this Fourth Amendment to Consent Judgment shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The parties and their respective successors and assigns treat and cooperate with one another in good faith and shall neither take any action which is contrary to or interferes with the spirit of this Fourth Amendment to Consent Judgment, nor omit any action which is necessary or convenient to or consistent with the spirit and intent of this Fourth Amendment to Consent Judgment.

3.2 The parties shall execute any and all documents and/or enter into such agreements as are necessary or convenient to carry out the intent of this Fourth Amendment to Consent Judgment.

3.3 This Fourth Amendment to Consent Judgment is declared to be in recordable form, and the covenants contained herein are declared to be covenants running with the land and all portions or divisions thereof, and the Wayne County Register of Deeds be, and hereby is, ordered to record a true copy of this Fourth Amendment to Consent Judgment in the land records of Wayne County.

3.4 The terms of this Fourth Amendment to Consent Judgment may be amended to, changed or modified but only by written agreement executed by the parties hereto and approved and ordered by this Court.

3.5 To the extent that this Fourth Amendment to Consent Judgment conflicts with any City Ordinance requirements, the terms of this Fourth Amendment to Consent Judgment shall control. To the extent that this Fourth Amendment to Consent Judgment is silent on issues regulated by City Ordinances, then the City Ordinance shall control, provided that the application of any such Ordinance to this development shall not prevent or impede the construction or furtherance of the development as approved herein.

3.6 Notwithstanding anything herein to the contrary, the terms, conditions, restrictions, and covenants of this Fourth Amendment to Consent Judgment are expressly subject to and shall be superseded by any future change in the zoning classification applicable to Parcel A which is approved by the City and the owner of the Parcel A which is subject to a change in zoning classification (in which case, the requirements of the zoning classification and any other agreement between the affected parties would control).

3.7 This Court retains jurisdiction to assure compliance with the terms of the Fourth Amendment to Consent Judgment.

Circuit Court Judge

CITY OF LIVONIA

VICTOR EAST, LLC,
a Michigan limited liability company

By: _____

Douglas M. Etkin

Its: Manager

By: /s/ Maureen Miller Brosnan

Maureen Miller Brosnan

Its: Mayor

By: /s/ Lori Miller

Lori Miller

Its: City Clerk

/s/ Paul A. Bernier
Paul A. Bernier (P39119)
City Attorney
Attorney for Defendant

Pursuant to Council Resolution # 389-23
Adopted by City Council on Dec. 13, 2023

3.4 The terms of this Fourth Amendment to Consent Judgment may be amended to, changed or modified but only by written agreement executed by the parties hereto and approved and ordered by this Court.

3.5 To the extent that this Fourth Amendment to Consent Judgment conflicts with any City Ordinance requirements, the terms of this Fourth Amendment to Consent Judgment shall control. To the extent that this Fourth Amendment to Consent Judgment is silent on issues regulated by City Ordinances, then the City Ordinance shall control, provided that the application of any such Ordinance to this development shall not prevent or impede the construction or furtherance of the development as approved herein.

3.6 Notwithstanding anything herein to the contrary, the terms, conditions, restrictions, and covenants of this Fourth Amendment to Consent Judgment are expressly subject to and shall be superseded by any future change in the zoning classification applicable to Parcel A which is approved by the City and the owner of the Parcel A which is subject to a change in zoning classification (in which case, the requirements of the zoning classification and any other agreement between the affected parties would control).

3.7 This Court retains jurisdiction to assure compliance with the terms of the Fourth Amendment to Consent Judgment.

VICTOR EAST, LLC,
a Michigan limited liability company

By: 

Douglas M. Etkin

Its: Manager

Circuit Court Judge

CITY OF LIVONIA

By: 

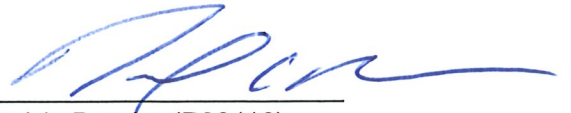
Maureen Miller Brosnan

Its: Mayor

By: 

Lori Miller

Its: City Clerk



Paul A. Bernier (P39119)
City Attorney
Attorney for Defendant

Pursuant to Council Resolution # 389-23
Adopted by City Council on Dec. 13, 2023

PARCEL DESCRIPTION (EXCEPT THE OUTLOT):

Part of the SE 1/4 of Section 6, T.1 S., R.9 E., City of Livonia, Wayne County, Michigan, described as:

Beginning at a point distant S 89°38'20" W 630.00 feet along the South line of said Section 6, and N 00°07'51" W 60.00 feet to the North right-of-way line of Seven Mile Road from the SE corner of said Section 6; proceeding thence S 89°38'20" W 218.00 feet (217.29 feet measured) along the North right-of-way line of Seven Mile Road; thence N 00°07'51" W 98.50 feet; thence S 89°38'20" W 50.00 feet; thence S 00°07'51" E 98.50 feet; thence S 89°38'20" W 350.00 feet; thence N 00°07'51" W (N 00°06'30" W measured) 20.00 feet; thence S 89°38'20" W 230.00 feet; thence N 83°38'39" W 70.49 feet (69.07 feet measured), the last four courses being along said North right-of-way line of Seven Mile Road; thence N 00°06'30" W 643.76 feet along the East right-of-way line of Victor Parkway; thence N 89°38'20" E 917.75 feet; thence S 00°07'51" E 672.00 feet to the Point of Beginning. Containing 13.90 acres. Subject to all easements and restrictions of record.

EXHIBIT A

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY
LINE OF SEVEN MILE ROAD, AND S 89 DEGREES 38
MINUTES 20 SECONDS W ALONG SAID NORTH
RIGHT-OF-WAY LINE 60.00 FEET FROM THE SE CORNER OF
SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES
38'20" W 657.29 FEET; THENCE N 00 DEGREES 07 MINUTES
51 SECONDS W (N 00 DEGREES 06 MINUTES 30 SECONDS
W MEASURED) 20.0 FEET; THENCE S 89 DEGREES 38
MINUTES 20 SECONDS W 230.00 FEET; THENCE N 83
DEGREES 38 MINUTES 39 SECONDS W 70.45 FEET (69.07
FEET MEASURED), THE LAST FOUR COURSES BEING
ALONG SAID NORTH RIGHT-OF-WAY LINE OF SEVEN MILE
ROAD; THENCE N 00 DEGREES 06 MINUTES 30 SECONDS W
ALONG THE EAST RIGHT OF WAY LINE OF VICTOR
PARKWAY 410.00 FEET (409.99 FEET MEASURED); THENCE
S 83 DEGREES 18 MINUTES 00 SECONDS E 402.72 FEET
(401.34 FEET MEASURED); THENCE S 69 DEGREES 48
MINUTES 41 SECONDS E 42.66 FEET; THENCE S 69
DEGREES 32 MINUTES 18 SECONDS E 484.76 FEET;
THENCE S 00 DEGREES 07 MINUTES 51 SECONDS E 125.12
FEET TO THE POINT OF BEGINNING. CONTAINING 6.376
ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD, IF ANY.

EXHIBIT B

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9 E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6 AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET AND S 89 DEGREES 38
MINUTES 20 SECONDS W 288.00 FEET ALONG THE NORTH
RIGHT-OF-WAY LINE OF SEVEN MILE ROAD AND NORTH 00
DEGREES 07 MINUTES 51 SECONDS W 248.60 FEET AND
NORTH 69 DEGREES 32 MINUTES 18 SECONDS W 243.96
FEET AND NORTH 69 DEGREES 46 MINUTES 41 SECONDS
W 42.88 FEET AND N 83 DEGREES 16 MINUTES 00
SECONDS W 68.03 FEET FROM THE SOUTHEAST CORNER
OF SAID SECTION 6, PROCEEDING THENCE N 83 DEGREE
16 MINUTES 00 SECONDS W 346.89 FEET; THENCE N 00
DEGREES 08 MINUTES 30 SECONDS W 233.76 FEET ALONG
THE RIGHT-OF-WAY LINE OF VICTOR PARKWAY; THENCE N
89 DEGREES 38 MINUTES 20 SECONDS E 343.00 FEET;
THENCE S 00 DEGREES 21 MINUTES 40 SECONDS E 276.58
FEET TO THE POINT OF BEGINNING, CONTAINING 2.01
ACRES. SUBJECT TO EASEMENTS OF RECORD.

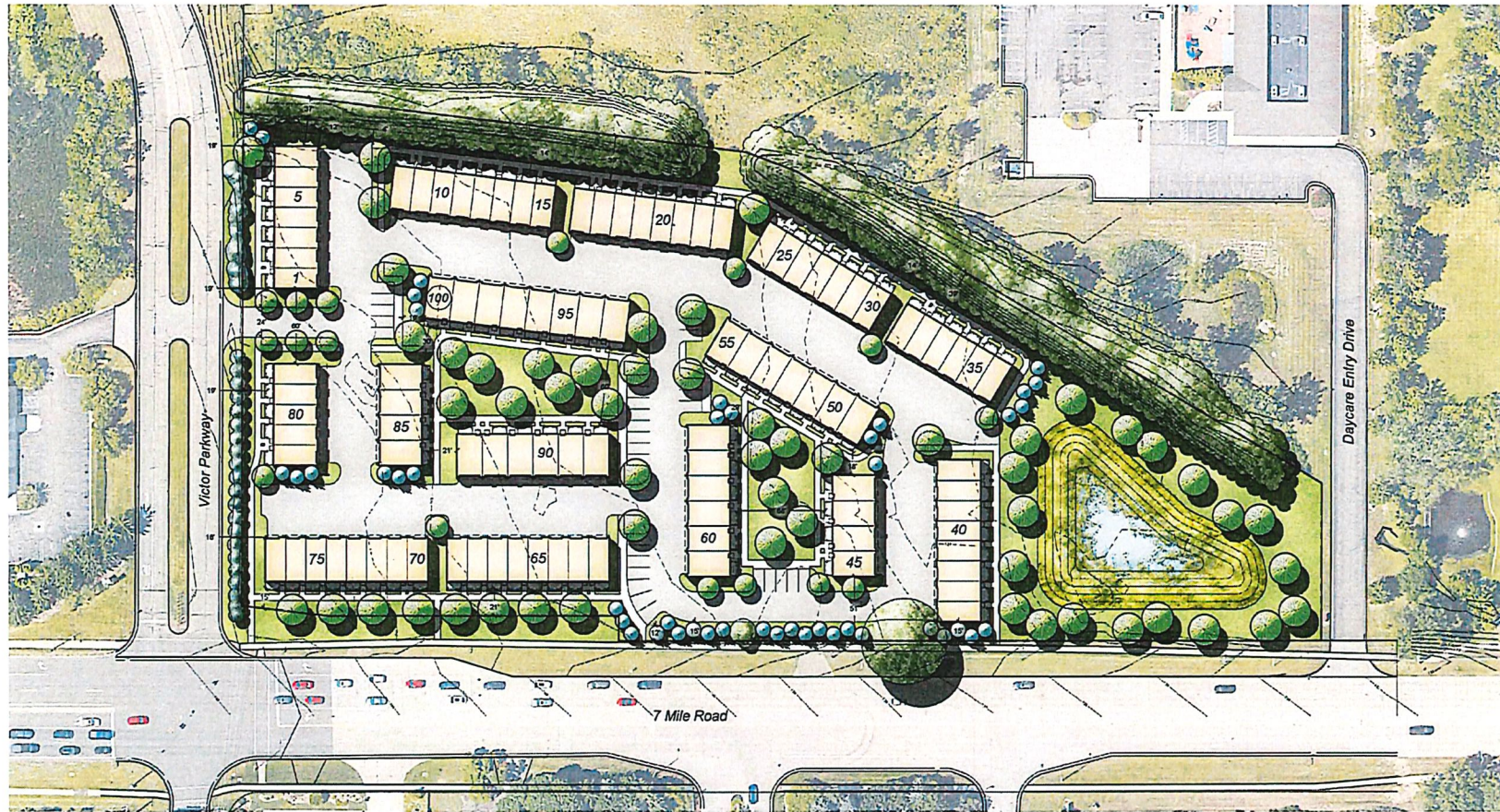
EXHIBIT C

PART OF THE SE $\frac{1}{4}$ OF SECTION 6, T.1 S., R.9E., CITY OF
LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT DISTANT S 89 DEGREES 38
MINUTES 20 SECONDS W 630.00 FEET ALONG THE SOUTH
LINE OF SAID SECTION 6, AND N 00 DEGREES 07 MINUTES
51 SECONDS W 60.00 FEET TO THE NORTH RIGHT-OF-WAY
LINE OF SEVEN MILE ROAD FROM THE SE CORNER OF
SAID SECTION 6; PROCEEDING THENCE S 89 DEGREES 38
MINUTES 20 SECONDS W ALONG SAID NORTH
RIGHT-OF-WAY LINE 60.00 FEET; THENCE N 00 DEGREES
07 MINUTES 51 SECONDS W 125.12 FEET; THENCE N 69
DEGREES 32 MINUTES 18 SECONDS W 484.76 FEET;
THENCE N 69 DEGREES 46 MINUTES 41 SECONDS W 42.68
FEET; THENCE N 83 DEGREES 16 MINUTES 00 SECONDS W
58.03 FEET; THENCE N 00 DEGREES 21 MINUTES 40
SECONDS W 276.58 FEET; THENCE N 89 DEGREES 38
MINUTES 20 SECONDS E 574.03 FEET; THENCE S 00
DEGREES 07 MINUTES 51 SECONDS E 672.00 FEET TO THE
POINT OF BEGINNING, CONTAINING 5.603 ACRES.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF
RECORD, IF ANY.

EXHIBIT D

EXHIBIT E



Site Data:

Gross Site Area:

Proposed Units:

1 Car Townhomes:

2 Car Townhomes:

Proposed Density:

Building Setbacks:

Front Yard:

Side Yard:

Building Separation:

6.38 Ac.

100 Units

65 Units

35 Units

15.67 Du. / Ac.

19' min.

15' min.

15' min.

Parking:

Garage Parking:

Apron Parking:

Guest Parking:

Parking Distribution:

Road Width:

Road Length:

Road Length per Unit:

135 spaces

65 spaces

30 spaces

2.30 spaces / Du.

24'

1,841 LF

18.41 LF / Du.

Site Plan Rendering

7 Mile & Victor Parkway

Livonia, Michigan

Robertson Brothers Homes

June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968

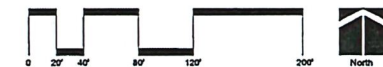


EXHIBIT F



UNAPPROVED MINUTES

1

MINUTES OF THE 29th MEETING OF THE CITY OF LIVONIA BROWNFIELD REDEVELOPMENT AUTHORITY

The 29th Meeting of the Brownfield Redevelopment Authority of Livonia was called to order at 4:00 p.m. on Wednesday, November 12, 2024, by Chairman Scheel at City of Livonia City Hall

MEMBERS PRESENT: Lynda Scheel, Chairman
Ken Harb, Vice Chairman
Dillon Breen, Secretary
Andrew Lendrum, Treasurer
Nicholas Lomako
Steven Vandette
Melissa Karolak (arrived at 4:15pm)

MEMBERS ABSENT: Dan West

OTHERS PRESENT: Mark Taormina, Planning & Economic Dev. Director
Jacob Uhazie, Assistant Planning Director
Stephanie Reece, Program Supervisor
James Clarke, Robertson Homes
Jennifer Theney, Robertson Homes
Tom Wackerman, ASTI Environmental
Darian Neubecker, Robertson Homes

CONSIDERATION OF A REQUEST BY ROBERTSON BROTHERS HOMES FOR APPROVAL OF A BROWNFIELD PLAN AND TAX INCREMENT FINANCING FOR THE "7 AND VICTOR PROJECT," CONSISTING OF 100 RESIDENTIAL TOWNHOMES ON THE NORTH SIDE OF SEVEN MILE ROAD BETWEEN VICTOR PARKWAY AND NEWBURGH ROAD IN THE SOUTHEAST ¼ OF SECTION 6.

Ms. Scheel: Thank you. And next we are on to item number nine. So, this is for the consideration of a request by Robertson Brothers Homes for approval of a brownfield plan and tax increment financing for the Seven and Victor project, consisting of 100 residential town homes on the north side of Seven Mile Road between Victor Parkway and Newburgh Road in the southeast quarter of section six.

Mr. Taormina: Thank you, Madam Chair. And just before I begin, I want to thank Julie Alexander in the Treasurer's Office for her work in compiling and putting together the tax capture tables. She took over for Sharon Dolmetsch, who did this work for several years. This was Julie's first time doing it, and we

greatly appreciate her efforts. The subject property is at the northeast corner of Seven Mile and Victor Parkway. The project would consist of 100 townhomes on 6.38 acres. Multi-family housing is allowed under a consent judgment approved by the City Council last December. This property has a long legal history, commencing in 1997 when the city approved a consent judgment with Oakwood Health Systems. Oakwood had sued the city after being denied a request to rezone the property from RUF to PO, Professional Office, to build a medical office and ambulatory care facility. The consent judgment divided the roughly 14-acre site into three parcels, which I will briefly describe. Parcel A is the site that is under consideration. It lies south of a drainage course that flows southeasterly across the middle of the site. The original consent judgment allowed Oakwood to build a three-story, 50,000-square-foot medical office on Parcel A with parking for approximately 320 cars. It also set forth the future use and development of Parcels B and C. Parcel B, which lies on the north side of the creek at the west end of the property, is about two acres in size. The consent judgment treats parcel B as open space and is subject to an open space preservation agreement. Parcel C is mainly on the north side of the creek at the east end of the property. Parcel C was approved under the original consent judgment to be developed as multi-family housing. However, in 2006, the City Council amended the consent judgment, allowing for the development of a child daycare facility on Parcel C. The consent judgment also stipulates a requirement for a landscape buffer 100 feet in width along the north end of Parcel B and a portion of Parcel C.

Oakwood never built the medical facility. Parcel A was then sold to S&N Development Company. Next, I'll briefly show the iteration of the various site plans that were approved for this site. First is the plan that was approved as part of the original consent judgment showing how Parcel A was to be developed by Oakwood for the medical office building. Next is the actual site plan for the medical building that was never built. The next plan was approved under the First Amendment to the consent judgment by S & N Development. It shows a three-story, 100,000-square-foot general office building that was also never constructed. In 2014, Etkin Equities purchased Parcel A from S&N and amended the consent judgment for a third time. Etkin's plan was for a one-story, 54,000-square-foot research office building. Etkin later partnered with a company called DTN to

propose developing Parcel A and portions of Parcels B and C for medium to high-density residential. A plan was presented to the City Council in 2019 to rezone the property to R-8, High-Density Residential, but was rejected. In the latest iteration, Etkin has partnered with Robertson Brother Homes with a plan that would lower the density and construct townhomes only on Parcel A. The current plan represents the fourth amendment to the consent judgment.

The submitted Act 381 Brownfield Plan describes the project, the brownfield conditions that are present on the site, and all of the other required plan elements under the statute. The site is eligible as a brownfield because it was previously used for residential, and it is considered a “facility” as that term is defined in Part 201 of the Michigan Department of Natural Resources and Environmental Protection Act. Historical records show that the property was previously farmed and contained three houses. In the mid-70s, evidence suggests that portions of the site underwent considerable disturbance, which coincided with the construction of the I-275 Expressway. It is believed that a significant amount of construction spoils was deposited over the site’s low-lying areas, which contained peat. By the late 1990s, all the structures on the property had been removed, including a 1,000-gallon underground storage tank, which was the subject of two release incidents that were subsequently granted regulatory closure. Then, in 2024, as part of the due diligence for this townhome project, ASTI conducted some additional subsurface investigations and testing. Testing at two of the locations revealed the presence of arsenic and selenium at levels that exceed the State’s residential criteria. The presence of these heavy metals provides the basis for eligibility under the Brownfield statute. Both were detected at depths from soil borings taken in the north-central and northeast parts of the site. There is a plan that shows where that was done, and I’m sure the petitioner will show us in greater detail. The Brownfield Plan includes a single tax parcel at 37640 West Seven Mile Road.

The project involves constructing 100 rental townhouse-style residential units and the associated parking and landscaping. The concept plan shows 15 buildings, each containing four to eight apartment units per building. These townhomes would range in size from about 1,300 to 1,600 square feet. As you can see, the plan is for one access drive off Victor Parkway. The plan also shows additional green

spaces in the form of courtyards and a stormwater detention basin in the site's southeast corner, adjacent to Seven Mile Road. The proposed development would encompass areas of the site where the fill and the naturally occurring peat are located, including where the contaminated soils were discovered. Tax Increment Financing over an estimated 10-year period is proposed to reimburse the Developer for addressing the construction constraints resulting from these conditions.

Table 1 in the Brownfield Plan summarizes the costs of all the eligible activities, broken into three basic categories. The first is the "EGLE"-eligible activities. The second is the "Local Only" activities, and the third is categorized as "Other" costs. The EGLE-eligible costs total \$75,200 and include mostly soft costs related to Brownfield pre-approved eligible activities. These are the Phase 1 and Phase 2 Environmental Studies, the Baseline Environmental Assessment, the Due Care Investigation, and the preparation of the Brownfield Plan. The statute treats these as pre-approved eligible activities and allows for the capture of state school taxes to pay for the costs associated with them. Next is the Local Only category, divided into two sections: Environmental Response Activities and Non-Environmental Activities. The Environmental Response Activities include removing, transporting, disposing, and backfilling the contaminated fill materials and some soil characterization and verification sampling. Thus, the Environmental Response Activities are related primarily to the contamination issues on the site. The Non-Environmental Activities also called the MSF-eligible activities, are really the various site preparation and construction costs due primarily to the poor soil conditions. These constitute the highest costs of the project, including installing the deep footings and the geo pier foundations, upgrading the road detail, exporting the unstable peat material, and then backfilling and importing with clean fill, as well as mass balancing and grading activities. Added together, the Environmental and Non-Environmental costs total about \$1.65 million. Of this, roughly \$1.4 million are construction costs with the two largest being the geo piers, \$450,000, and exporting the peat and the unstable fill material, just over \$400,000. Including the EGLE-eligible activity costs, a contingency, and Brownfield Plan implementation, the total is about \$1.985 million, all of which is reimbursable back to the developer. The final category,

Other Costs, includes the City's Administrative Costs and contributions to the LSRRF and the State Brownfield Revolving Fund. That brings the total costs to \$3.536 million.

Tax increment revenues captured on the value of the Real Property above the established base value would be used to reimburse the developer for the proposed \$1.985 million in eligible costs. This is the same process used for all the projects that have come before the Authority. In this case, the base taxable value of the property, which is established according to the current preconstruction taxable value, is \$536,413. Table 2 in the Brownfield Plan provides the yearly estimates of the property's taxable value and the capture amounts for each taxing authority. Construction would be completed by 2027, which would be the first year of tax capture based on an estimated taxable value of approximately \$7.5 million. We checked this number with the City Assessment Department which they feel is accurate. One of the assumptions built into the revenue projections is a 1% annual growth in the project's taxable value. Non-capturable millages include the Zoo, the Art Institute, and School Debt. Table 3 itemizes the reimbursements, including estimates of the total state and local incremental revenues collected yearly and how much goes to the developer, the LBRA for administrative fees, the State Brownfield Revolving Fund, and the LSRRF. The proposed duration of the plan would be 10 years for full reimbursement of the eligible expenses to the developer. The ensuing five years of capture would go to the LSRRF. The administrative fee would equal 10% of the annual local tax capture, which would total about \$350,000 after 15 years. The average yearly disbursement to the Developer would be about \$191,000. As previously mentioned, 2027 would be the first year of tax capture. 2036 would be the final year of distributions to the Developer. The tax capture from the school district is limited to the plan's first year to cover the \$75,200 pre-approved eligible activity costs. The final thing to review quickly is the Development and Reimbursement Agreement. This basically outlines the obligations between the LBRA and the Developer, including the approximate reimbursement amounts, the duration and timing of the payments, and the distribution of the funds to the LSRRF. It includes a requirement for submission of costs by the Developer, and payments, which the LBRA would reimburse the Developer for eligible costs up to a maximum of \$1.985 million. The payments would include 90% of the tax

increment revenue to the Developer, 10% for administrative fees, and deposits to the LSRRF for the five years following the reimbursement of all the costs of the Developer. For the last five (5) years of the plan, 100% of the tax increment revenues would be deposited to the LSRRF, but not beyond the Winter 2041 taxes. I will note that even though the plan projects 2036 as the end date when the Developer would be fully reimbursed for all eligible costs and Brownfield Plan costs, the proposed agreement would allow up to five (5) more years of cost recovered to reach the maximum amount of \$1.985 million. As part of any approving resolution, the LBRA should consider the year the maximum reimbursement amount is reached, or 2036, whichever occurs first. This is consistent with all the TIF plans the Authority has previously approved. The Development and Reimbursement Agreement also contains provisions for adjustments and the term going out to the winter 2041 tax year. With that, Madam Chair, I will answer any questions that the Board may have at this time.

Ms. Scheel: Okay, so we'll go with questions from our board to you before we bring up the folks from Robertson Homes. So, does anybody have any questions for Mark first before we hear from Robertson Homes?

Mr. Harb: How do we decide whether it's 10 or 20 years for reimbursement?

Mr. Taormina: You look at the projections provided in the Brownfield Plan. The estimate is that it would take 10 years to fully reimburse all eligible costs. And then you set that limit. If they get fully reimbursed, then fine. If not, the payments stop at the end of the established period you set. That's been the city's policy since the inception of the LBRA.

Ms. Scheel: Anybody else have any other questions for Mark? Mark, I have a couple. So, this is real property only, right, not personal?

Mr. Taormina: Correct.

Ms. Scheel: Okay, will this have to go back before Planning and Council for site approval?

Mr. Taormina: Yes, but remember that the conceptual plan approved as part of the consent judgment sets the framework for how the

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site will be developed. So, we have a general layout. There are a lot of details that the Planning Commission and the City Council must review, such as landscaping, site lighting, building, building architecture, and parking. The items they typically review as part of the site planning process. However, the general layout and the zoning effectively are in place for the approval of the townhome development.

Ms. Scheel: So, it would go through the normal planning and then on the council, just like the normal. Okay, and then my question, from looking at this is, where's going to be enough parking?

Mr. Taormina: Yes. Each apartment will have a garage space. Unfortunately, I don't know if the renderings show this, but there are garages. One or two for each unit.

Ms. Scheel: Okay, and then the parking that showing is for visitors or people?

Mr. Taormina: Correct.

Ms. Scheel: Okay, those are my questions so far.

Mr. Lomako: I have a follow-up on the Planning Commission involvement. So, this general development plan in terms of setbacks and number of units per building is set as presented.

Mr. Taormina: That's correct.

Mr. Lomako: Okay. My only challenge, just for the record, is that the eastern most building closest Seven Mile, that setback for it, the number of units in that building seems insufficient to me. But that gave me pause, notwithstanding the Planning Commission involvement and council involvement there, I think there's something the agreement that says material changes will be brought back here, is that true? I just want to make sure I understand what that means. Material changes to the plan have to be approved here at the Brownfield authority. I think I read that in the agreement.

Mr. Taormina: I don't know what section that is.

Mr. Lomako: So, maybe the applicant can address that. Thank you. That's all I have.

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Ms. Scheel: You're welcome. Any other questions before we bring... Okay? Seeing none. We have people from the Robertson Brothers Homes here. If you could introduce yourselves to us. Welcome.

Tom Wackerman, ASTI Environmental, and we've got a whole slew of people here from Robertson brothers. They will introduce themselves in just a second. Thank you for that thorough introduction. I would make one comment on it, however, none of these are construction costs, it says that in your staff report, these are all site preparation costs, which makes them eligible under Act 381, for reimbursement. We're going to present the project in just a second. We'll go through a couple of details. The issue here is primarily site stability, soil stability. That's the problem. That's why this site has been such a challenge, and that's what all of this is designed to take care of. Yes, it's a facility. Yes, they're going to be challenges in terms of the environmental, we'll talk about those as well, but the big issue here is it needs to be buildable before anybody can put anything on it. So with that, Darian.

Darian Neubecker, Robertson Homes. I want to thank Mark. He did a phenomenal job, kind of bringing you guys up to speed on this site. We're the fourth or fifth, fourth consent judgment, and court modification, so hopefully the fourth time on this site with this plan. So about two years ago, Doug Etkin called us and said, hey, I got a site in Livonia. I'd love you to take a look at it, see if there's something you can do. I tried to try to work the office angle and the office markets, obviously a challenge and I've also tried to do all that. I think residential is an appropriate use, but I went down a path with DTN and the apartment community, and that was not well received, I don't think by the neighborhood ultimately. Now, what Doug did try to approve before was a four-story building. I think it was very intense. I think there was 200 plus units in it. So, he said, I know you guys do a lot of townhouses or three-story structures. Is there something you can do with the site. We thought it was an appropriate use from a townhome standpoint. It's the northeast corner, obviously, at Victor Parkway and Seven Mile, so it's got a sense of place. It gets a good transitional use from a residential standpoint, for the site. The challenge that we came up with early on, which is what we'll talk about today, is just the geotechnical issues on the site. There is some environmental as Tom said, but mostly it's geo technical.

Essentially it was farmed for 50 years. There were low lying areas, and whether it was when they were expanding I-275 or another road project, at some point in time, they filled in the site with uncompacted fill which you really can't put buildings on. They can shift and crack and move around so as well as put road patterns on, so the challenge on this site is a geotechnical issue. The one point I think I'll make, which I think you're probably aware, but the costs that we're asking for, these are extraordinary costs. These are not costs...if this site were, you know, a cornfield and they didn't have any soil issues, we would scrape the site, put the roads in, put the buildings up, and we wouldn't have any incremental cost. These costs here are the front-end costs are the testing to identify the phase one, phase two, all the geotechnical reports we've already done, and we've been on the site two or three times. We've done test bits. We've done enough to feel comfortable that we have our arms wrapped around roughly what the issue is. The other costs are, how are we going to deal with this, which I'm going to do in a second. But you know what we're going to deal with in terms of how we place buildings on 11 feet of fill that is underlying, generally, by two to three feet of peat, as well as, what are we going to do for the roads and utilities that we're going to place on the site, so that when we put those things in place, the buildings don't drop or shift, and the road doesn't drop, or the utilities don't drop, none of which is a good scenario. So, the only other thing I'll add, this is tangential. This is really not...It doesn't have anything to do with the Brownfield. But one of the things that I think was a concern in the past was what's going to happen to the open space, I know, Mark, conservation even over most of this, I think the whole lot was ever going to happen, but we were in conversations, and it was, you know, identified as if we could give certainty to that entire corner, I think that'd be a positive benefit to the city and the project. So, we were able to secure the entirety of the balance of the site. So, when we go, you know, if we're successful tonight, and go back for a final site plan, we are going to go with the site plan that's going to show exactly that to be a lower left-hand corner, and all of that is going to be added in this permanent open space as part of the condominium. So, it'll never be developed. It'll be open space whether we program it as a, you know, as a passive recreation area with benches, seating, whether we do a little bit of berm and screening work, I think there may be some chances to reduce some of the costs in this plan if we can build some screening or some berming on that site to the

north. But I think it's a benefit to the site. I think it might be a benefit, ultimately, the Brownfield, depending on how we're able to utilize that location. In terms of elevations, these are sample elevations we build. We probably build about 100 townhouses a year across the metro Detroit. We're very familiar with the project type. Oftentimes, we go to a community they want one elevation for a particular site, and we go to a different community, and they are looking for different elevation. So, we've indicated to the staff we're completely open and willing to work on whatever type of elevation everybody thinks is appropriate. So that's just an entire pallet of things we've done in the past. It doesn't even necessarily represent what we can do on this site. These are floor plans. So, there's two different product types we'll build. One is a 16-foot-wide unit. It does have a one car attached garage underneath on the first floor. And then the second unit is a 20-foot wide with a two-car attached garage on the first level. It has an apron on the back of it, which we'll get to on the site plan, but there's...all the units have either one or two car closed parking for the residents and there's always...the one car have an apron right behind the garage, so that if you had a second car. So, two folks are living there, one can park in, one could park out, and they get into who could park in and who can park out, but then the others, all the other parking you see on the site plan is intended for guest parking. So, everybody that lives here, short of three people living in a unit, is going to have the ability to privately park the car. 1,300 square foot units are two bedrooms and then the bigger units are 1,600-foot three-bedroom units. In terms of the project highlights. I'll blow through this briefly. I think that the product type is well received. I think the neighborhood, the folks that are aware of the site, when they realize it's three story versus four story, I think it will be well received. I think the reduction from 200 to 100 units in density, was well received. I think it helps with the concerns about traffic. It's parked sufficiently, in our opinion. I think it's an appropriate use, transitional to other areas. And I think there may even be some other multi-family opportunities coming in that quarter soon as well. The development area is six acres. We (inaudible) in the three acres that we bought to the north. It's a total of 10 acres, 100 units. It's like 10 units to the acre, which, depending how you look at transitional use, you think that that's high density, or think that it's not high density. We build as high as 18 units to the acre, and we've obviously built suburbs that are detached, single family at two units to the acre. But I think for this

location, at a hard intersection, it's appropriate density. The zoning is a consent judgment. We talked about the 100 units. You know, the open space, it was originally three acres, 48% open space, but the addition of the land of the north, if we move forward with site, is going to be six and a half acres, or almost 60 some percent open space. So, there's going to be a lot of open space. There's density, but it's condensed on the site plan because it's three-story products. Tom, do you want to talk about this?

Mr. Wackerman: Yeah, let me talk about this. So, a couple of other points before I talk about this very briefly. First one is Robertson Brothers is not new to this game. They've done a lot of Brownfield conversions or retrofits, so they understand this process, just as you understand it, but the second thing I wanted to bring up is, Nicholas, you asked about substantive changes. The function, if I may, the function of the Brownfield plan is to determine costs and payback period. That payback period uses a bunch of assumptions. In this case, future taxable value increase, annual increases, things like millage rates, things like that. When people talk about a substantive change in the Brownfield plan. They're really talking about that equation, that math equation. What you're approving today is a dollar amount for reimbursement and an estimated reimbursement period. The intent is not to go into the planning or subvert or second guess the planning process. So as long as we keep to that, I think that's a good process. So very quickly, this is the number of test pits that were done on the property, and then in gray behind it, you can see some of the other borings. So, you can see there was a lot of work done. And just quickly to understand how it lays out. it's the Ronald Reagan School of Economics. Green is good, red is bad, right? And so here is where all the fill material is, and that's overlaying natural peat, as Darien had said, go to the next slide. And the interesting thing about that is that absolutely follows the 1973 contours prior to dumping there. It makes perfect sense. The site had a swale in it or a lower area in it. Through here it was sloping to this side, and it was built up all along here. And that's exactly where we found the fill material. The fill material is a combination of stuff, given the age, it's probably from I-275 when they were moving soils around. And so we went out to some of the areas that had the greatest fill and we took three extra borings. Next slide, please. To determine if there were any issues associated with those borings. These are the three borings. In these two borings, we identified heavy

metals. We then did what's called adaptive cluster sampling to determine the footprint of that. And as you can see here, in this area, we didn't completely define the footprint. Over here, we didn't either. So, there's still some more sampling work that needs to be done, and that's in the costs that are in your Brownfield plan. There may also be ways to manage this, other than dig and dump. That'll be determined when we talk about soil balance on the property, but in essence, it is a facility because of exceedance of GSI for selenium and state like fall for arsenic, fill, which therefore exceeds direct contact criteria. Next slide.

Mr. Neubecker: I'm happy to do this one.

Mr. Wackerman: Yeah, this, this is the fun one. So, this is the cross section showing the issue and the solution to it.

Mr. Neubecker: Yeah, so, and I think Mark actually asked me to put this together, and I think it helps, hopefully, is there a copy in everybody's packet or is this the first time? So, the issue you run into with peat...peat is very wet. Right now, if you walk down on the site, the ground is stable, but peat can be very easily compressed. It doesn't have a whole lot of compressive strength, so if you put weight on peat, even if it's eight feet down, 10 feet down, it can compress. And then the whole surface elevation drops. We recently are...you know, if you've ever been to the intersection of Grand River and downtown Novi, we have a site going on there that had a lot of issues. In fact, peat is very hard to predict, and we had it all planned on how we were going to handle that peat. And at the end of the day, when we got out there, it was something we didn't expect it to do, and it actually literally squirt out the side of a pond that we were preserving. And so then we had 50,000 truck yards of peat that we had to haul for the water part in two months to get it out of the site. So it's a very challenging substance to deal with. It can be dealt with, but it does act unpredictable. So, I'm going to start with two approaches, one of which is, how do you deal with it when you got a building, and how do you deal with it when you have the road pattern in between the buildings that we're talking about. The southern section of the site, as Tom mentioned, is basically at grade and doesn't have peat, you know, or at least it has peat at the surface, which is much easier to deal with. The northern section of the site they filled in the site, and so they filled in over they filled in fill it doesn't support structures over top of peat that doesn't support

structure. So how do we support the buildings that are along that northern section of the site plan? Well, you can do a couple things. One, you can dig off the entire site, like we could just scrape, you know, I think it's about 11 feet of fill in its worst areas with two feet of peat underneath. So, we can scrape the entire northern section of the site and then fill it back in 13 feet. From an economic standpoint, that's not going to make any sense. You're in the millions of dollars. You're in the multiple, or multiple millions of dollars to do something like that. The approach that you typically would see on a site like this, and the one that we're going to take is you can either do the helical piers, which helical piers, which are little, you know, they're literally like pilings, but they're metal, and they get screwed and drilled into the ground until they get all the way below the fill. All the way below the peat, and then they hit an area where they can actually get resistance and support a structure. And you do them about 10 feet on center, and then you put beams over top of them, and then you can set up a house on top of that. The structure that, or the system that we're actually using, is very similar. It's actually called geo piers. In this case, it's rammed aggregate piers. You basically you drill holes and you pound one by three aggregate into the ground. And by pounding it into the ground, it pushes out and it improves the ground around it. Keep pounding until it hits a point where you're through the peak, and it creates enough resistance that you can set a building on top. It's a solution that's used nationwide. It's actually ATS tested solution, so it's validated, it's vetted. It's what we used up at Novi, and I know it'll work. So what you're seeing here is this whole section right here. This is the...basically all the way down to this layer is 11 feet of fill. And then below that is two to three feet of peat. So, you see a standard three story building here, your foundations here, normally you would just go 42 inches down. Here, you're having to drill and ram just aggregate piles all the way down. And usually they go out about 20-25 feet. They go down ultimately, until they hit a certain amount of resistance. But in general, in this case, it's probably 25 feet. And then you set the buildings on top of that. And then, in terms of the garage slabs, This is a garage or the car parts on the first level. It's much smaller solution, because you're carrying less weight. So the buildings themselves, it's \$8,000 to \$10,000 a unit. They come in, the contractor comes in, out of state, they put them all in over a two-week period of time and it's done. I want to say it's not risky. It's risky, but we've done it. We know what the numbers. There's

a certain amount of certainty to that. The challenge you run into is in between these units, where the garages are, that's where those drive sections come in. And you not going to just completely improve where the drive sits or where the road is going to sit, and that's where your water lines run, and that's where your sewer lines are. So, what we're proposing here, because, you know, (inaudible) solution, is not going to be a solution for that. This situation is we're going to have to dig out on that whole northern section. That entire road is going to be dug down to the bottom, at least. That's our assessment right now, and that's what our costs are planning for. Because we're going to dig all that fill out, we're going to take the peat out and we're going to build that whole road base back up about 60 feet wide, and that's the \$447,000. You got to take the soil out, and then you got to bring clean fill back in, and then build up the lifts. So that's how we're proposing to handle it. There's, I think, \$100,000 and Tom will go over the cost. There's another \$100,000 to deal with any...some of the environmental we found to get rid of it. But the general situation is the better part of a half million, \$550,000 for the buildings, and the better part of \$500,000 to \$600,000 for the roads themselves. Then you add in the testing we've already done. You added a contingency on top of it, and then you added general masquerading, because when we start moving this dirt around on site, it's hard to separate. You don't come out and do one activity, stop and then do the next activity. It's kind of happening all at the same time, but that's in a nutshell, what the situation we're facing. Any questions?

Ms. Scheel: Does anybody have any questions on this slide? On this slide? Go ahead. Mr. Harb.

Mr. Harb: So where are you going to have to put the peat? Where are you going to deliver it to?

Mr. Neubecker: So, that's a great question. There's a number of answers. So, depending on the time of year when we take the peat out, if we have enough time, we can mix it with soil on site, topsoil and regular soil. If you can mix it, we can dramatically reduce some of the costs we have in there, because you can actually sell peat. If you have it in the spring and in the summer, and the landscapers are looking for peat and it's on the road, you can actually sell it. So, the good news is, some of these costs we have depending on the approach we can

take in the field, and what I say up here, and what we do in the field, it may change and the area, may grow or shrink. We're going to find out when we get there. But if we're able to do certain things, like to sell peat because the time of the year works, then we, you know, we're only going to submit the cost we actually spend. So hopefully we're able to save some money. Ultimately, if we don't have a seller for it, and we can't mix it, or time doesn't allow, it'll either go to a landscaper and they'll set it in their yard to reuse, or worst case, it'll go to a landfill. We're assuming it's going to go off, not to a landfill. It can go to a landscaper or somewhere to be reused. We're not assuming... I think we assumed \$30 a truck yard to load it and haul it off. The other option is the open land. If we can build like a four-foot berm on that open land to the north, we can save a fortune to haul it up there, spread it and then re-topsoil and reseed on top.

Mr. Wackerman: I would add that the Brownfield plan includes the costs because of facility, right? You have to handle the soil in a very specific way, includes the cost to support testing to allow that to happen.

Mr. Neubecker: Yeah. Tom's right. We have to test it first to make sure that that section of dirt is cleaned correctly.

Mr. Harb Another precedence may sound silly, but you have a garage and a two story condo, right? First floors, living room, second floor, probably the bedrooms, yeah, that type of thing. Why wouldn't that be considered three story?

Mr. Newbecker: This is three stories.

Mr. Harb: But you were saying earlier that it's a two story.

Mr. Neubecker: Oh, if I did, my mistake. It's a three-story, three-story product.

Ms. Scheel: Any other questions?

Mr. Wackerman: Okay, real quick closing slides. Thank you. So, as Mark said, the Brownfield plan is divided into two categories, one of the pre-approved activities, these are allowed to be captured from both local and school taxes without state approval. That's \$75,200. Next slide, please. And then the bulk of it, as we've just discussed, is this site preparation work. This site can't be built on without this site preparation work. This is the

biggest impediment to making this work. This is about 1.9 million, some of that includes environmental work up here. The thought right now is dig and dump the hot sections, do verification sampling, and then do site characterization on other soils that may be used elsewhere. And then final slide. The third category are the other expenses the LBRA, local and state, 10 year capture, five year additional years for the LBRA. I'd mentioned one thing about the caption, we go into Brownfield plan, obviously, if you have any questions. But that is, that is based, as you know, on a number of assumptions, assumptions of future taxable value, assumptions of annual increase, assumptions of future millage rates, assumptions of costs. So, if there's any way we could take that number, and I think it's 2032 what you said, I don't have the table in front of me. Whatever the last payment dated to 2036 and add at least a year to that. For those, for the various pluses and minuses on those assumptions, that would be a great thing, rather than just using the table. But right now, you got the tables in front of you. Any questions on the three tables that Mark brought up, the eligible activity tables, which I just showed you here, the tax capture assumption tables or the reimbursement assumption tables.

Ms. Scheel: Does anybody have any other questions for Tom, right now? I have a question. So, because of all the things that you found on this site that it needs to be remediated, are we going to have to monitor this site forever or once you remediate it and take everything out, that we don't have to monitor the soils for gases or anything?

Mr. Wackerman: There are no gas issues here. There are no vapor issues at all. So that takes away a big issue that's been plaguing properties in the State of Michigan for the last couple of years. The only issue is heavy metals. So, the only issue would be, if those heavy metals are within the top 12 inches, then you'd have to have a due care plan, but the assumption here is that part of the soil balance on the site is going to take those two hot spots and remove them. So, the objective and the data will tell us whether we meet that objective is, is to make it so there are no additional conditions on the property going forward, but assuming if there are, the additional conditions, would be maintaining 12 inches of clean fill over the entire site.

Ms. Scheel: There'll be no monitoring that is needed.

Mr. Wackerman: No monitoring. There's no operation and maintenance issues long term.

Ms. Scheel: Okay, thank you.

Mr. Harb: So where you did your drilling, is that where the road is, generally?

Mr. Wackerman: if you could go back, Mark, one more forward, is this primarily, but I don't even know...

Mr. Neubecker: I didn't do an overlay, but it might be a little south, but yes, there's a...

Mr. Taormina: There's an overlay right here.

Mr. Wackerman: Oh yeah, there we go. I don't have my bees on here, so I'm deficient.

Mr. Harb: So, you're planning on removing ten feet or so anyway, right?

Mr. Harb: So, it's going to take care of a lot of the...

Mr. Wackerman: if that coincides yes, and that when I... so, when I said, if the soil balance works correctly, we'll be taking out those hot spots. What I mean by that is, you've got to take out certain amount of soil for roads or for other problems on the site. Too much soil, for example, maybe the retention basin generates too much soil. That's the soil balance. And so our philosophy has always been, for example, if you've got to take out soil from your retention basin, and that has to go off site, because it's too much soil, we'd rather have you take it from the contamination area, take that soil off site and then keep this on site because it's clean soil. That's what I meant by soil balance. So, there will be a bit of a dance as to where the excavations are going to be, how they're going to be done, when they're going to be done, but when we're done, we're still going to have to do the verification sampling, we're still going to have to dispose of the contaminated soils in a type two landfill. We're still going to have to prove that the remaining soils can be used for other things, right?

Mr. Harb: Thank you.

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Ms. Scheel: Okay, open for questions. Anybody have any questions for Mark at this point, or from anybody that spoke from the Robertson? I have a question, Mark. I'm going to direct it to you, and if it needs to go...so just for talking purposes, are these...these are meant to be town homes. Are these meant to be owned or rented?

Mr. Taormina: Rented.

Ms. Scheel: These are going to be rental units. Is there a projected timeline as to when they're looking...I know they've got to get through Planning and Council, but is there a projected timeline as to when they would like to start construction that you know of?

Mr. Taormina: I'm going to defer that too.

Mr. Neubecker: So, I mean, I'm hopeful that coming out of today, we will be moving forward. We're gonna have to move forward the full size plan. Nick, I'm not convinced that those buildings are gonna exactly stay where they're at. That was a concept that was for the consent judgment. So, I'm not convinced...that issue may come up down the road, but the idea is to go forward with the final site plan approval through the normal approval process. In 2025 and I'd love to be in a position to be moving dirt late summer, fall of 2025. Ideally, we'd be paid by this time next year, and then we'd start vertical construction. It'll take us about a year. It'll take us six months to develop well, probably five months to develop it. In terms of getting all the roads in, and then about 10 to 12 months to build it vertically. We can build 10 to 12 units a month pretty easily. So ideally, we're paved this time next year and we're fully complete and finishing leases up at this time in 2026.

Ms. Scheel: So, your goal is to keep it moving right along. You're not waiting for a couple of years to get started.

Mr. Neubecker: We want to move.

Ms. Scheel: Okay, great. Anybody else have any other questions? So if there's no other questions, there is a draft resolution on page four of item nine, if you want to look at what that is, and if somebody would like to make a motion. Anybody comfortable with making the motion?

Mr. Lomako: I have a question. The blank in that resolution? What are we attempting to do there in that?

Ms. Scheel: Mark you want to speak to that, if there's anything that we want to put in there.

Mr. Taormina: That was left blank on purpose for any conditions that the Board wanted to include as part of the resolution, such as limiting the Developer's reimbursement period to a maximum of 10 years, and also establishing the maximum amount of reimbursement to \$1.985 million.

On a motion by Harb, seconded by Lendrum, and unanimously adopted, it was:

#15-2024 **RESOLVED**, That the Act 381 Brownfield Plan for the "7 and Victor Project" dated August 1, 2024, together with the proposed Development and Reimbursement Agreement between the City of Livonia Brownfield Redevelopment Authority (LBRA) and Robertson Brothers Company, seeking the use of Tax Increment Revenues for the development of the property at 37640 W. Seven Mile Road, as presented to the LBRA at its meeting of November 12, 2024, are hereby approved, subject to a maximum duration of 10 years of tax capture commencing in the year 2027 for reimbursement to the developer for eligible activities costs not to exceed \$1,985,199, and further subject to final approval by the Livonia City Council.

Chairman Scheel declared the motion is carried and the foregoing resolution adopted.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD JANUARY 6, 2025**

Meeting was called to order at 8:20 p.m. by Council President McCullough. Present: Carrie Budzinski, *Lynda Scheel**, Scott Morgan, Laura Toy, Rob Donovic, Vice President Martha Ptashnik, and President McCullough. Absent: None. (**Lynda Scheel was appointed to fill vacant Council position at the 256th Special Meeting held immediately preceding the Study Meeting of January 6, 2025.*)

1. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: the property located South of Eight Mile Road and East of Merriman Road, in the Northwest, 1/4 Section 2, 19902 Merriman Court (Petition 2024-11-LS-15). To waive the required fifty (50) feet wide dedicated public right-of-way to a thirty (30) feet wide right of way for vehicular access to proposed parcels "A" and "B".

Mark Taormina, Planning and Economic Development Director, presented the proposed lot split to Council.

The Petitioner was present to answer any questions of Council. The Petitioner indicated he bought this property with the intent to develop two (2) new residential homes. He estimated the value of the homes at between \$500,000-\$550,000. He stated he resides at the property just west of the proposed lot split and felt a 50' wide right-of-way for vehicular access was burdensome and proposed to reduce it to 30'.

Todd Zilincik, City Engineer, responded to Council questions regarding the public right-of-way being 50' wide and stated the various safety reasons for the requirement.

Following discussion by Council, it was agreed that the Council and Petitioner may reach a compromise of 40' feet as the dedicated public right-of way.

DIRECTION:	APPROVING	REGULAR
------------	-----------	---------



LETTER TO THE LIVONIA CITY COUNCIL

1.

Assessing
December 16, 2024

MEETING DATE

S010625/R011525

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: the property located South of Eight Mile Road and East of Merriman Road, in the Northwest $\frac{1}{4}$ of Section 2 (19902 Merriman Court) and to waive the required fifty (50) feet wide dedicated public right-of-way to proposed parcels "A" and "B."

BACKGROUND DETAILS

December 16, 2024

Honorable Members City Council
City of Livonia, Michigan 48154

SUBJECT: **PROPOSED LOT SPLIT (Petition 2024-11-LS-15)**

TAX ITEM NUMBER: 006-99-0113-000

LOCATION: South of Eight Mile Road, and East of Merriman Road

ADDRESS: **19902 Merriman Court**

Dear Council Members,

This office has been requested by Vince Longo, of Vision Family Homes owner of the referenced parcel, to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council due to both parcels "A" and "B" do not comply with Section 16.32.030b (1) of the Code of Ordinances, where vehicular access must be from a dedicated public right-of-way at least 50 feet wide. Currently a 30 foot wide private easement is proposed for access.

Respectfully submitted,

Mark Taormina
Planning Director

Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

Maureen Miller Brosnan, Mayor

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To approve as submitted based on recommendations of the individual department responses.

ATTACHMENTS

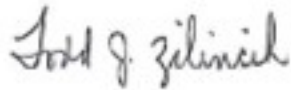
1. Merriman Court-split to Council

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: December 16, 2024



Todd Zilincik, P.E., City Engineer

Date: December 16, 2024



Maureen Miller Brosnan, Mayor

Date: December 20, 2024

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
WAFI DINARO
PETER H. VENTURA
PATRICK DROZE



MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT
DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT
COORDINATOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290

DATE: November 18, 2024

TO: Kathie Siterlet, Assessment

FROM: Mark S. Taormina, Planning Director

SUBJECT: Proposed Lot Split (Petition 2024-11-LS-15)
Tax Item 006-99-0113-000 (19902 Merriman Court)

As requested, the Planning Department has reviewed the above-referenced lot split by Vision Family Homes, LLC, for compliance with the Livonia Zoning Ordinance. The subject property is located at the north end of Merriman Court in the Southwest $\frac{1}{4}$ of Section 2. Merriman Court terminates at Pembroke Avenue, a 30-foot-wide public right-of-way that borders the west side of the subject property and extends west for approximately 102.5 feet, providing access to two (2) existing homes. The property's zoning is RUF, Rural Urban Farm, which requires a minimum lot size of 15,000 square feet and minimum lot dimensions of 75 feet in width by 150 feet in depth.

The subject parcel is vacant. It measures 163.4 feet in width by 266.64 feet in depth for a total land area of 43,568.98 square feet (1.00 acres). Exhibit "B" of the survey shows the division of the parent parcel into two (2) parts: Parcel "A," the westerly lot, and Parcel "B," the easterly lot. Both parcels would measure 81.7 feet by 266.64 feet for 21,784.48 square feet (0.42 acres). The survey shows a 30-foot-wide private easement forming a continuation of Pembroke Avenue. The easement would extend across the entire width of Parcel "A" providing ingress, egress, and utilities to both parcels.

As proposed, Parcels "A" and "B" conform to the minimum lot size requirements of the Zoning Ordinance. However, Section 16.32.030b)(1) of the Code of Ordinances stipulates that vehicular access must be from a dedicated public right-of-way at least fifty (50) feet wide. The 30-foot-wide private easement would not comply with this requirement. Therefore, it is recommended that the easement be replaced with a dedicated public right-of-way. If the right-of-way has a planned width of 30 feet, then Council approval is required since it would not conform to the 50-foot minimum standard. Increasing the right-of-way to fifty (50) feet would comply with Section 16.32.030b)(1). Additionally, both parcels would still meet the minimum Zoning Ordinance lot size requirements.

It's important to point out that extending the right-of-way across the entire frontage of Parcel B would increase development costs and potentially facilitate the future development of the adjacent, undeveloped property (Tax I.D. 006-99-0125-000). On the other hand, providing a "spite strip" would keep this parcel landlocked and hamper its future development.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

November 20, 2024

Mrs. Kathie Siterlet
Assessor's Department
City of Livonia

Re: Lot Split Request - #19902 Merriman Court (006-99-0113-000)

Dear Mrs. Siterlet;

The Engineering Division of Public Works has reviewed the legal descriptions and drawings provided to this office on November 12, 2024, to split the above referenced parcel. We have no objections to the proposal, although we would like to note the following items:

1. The legal descriptions provided with the submittal appear to be correct and should be used should the split be approved.
2. Should the split be approved, the west parcel ("A") shall be assigned the address of **#31050 Pembroke Avenue**, and the east parcel ("B") shall be assigned the address of **#31030 Pembroke Avenue**.
3. The current lot split proposal is indicating a 30' wide ingress/egress easement across the south edge of the proposed parcel "A". Instead of an easement, this would be required to be dedicated public right-of-way so that parcel "B" has frontage onto a public right-of-way. The legal descriptions will need to be revised accordingly and an additional description for the right-of-way dedication will need to be produced.
4. There are public sanitary sewer and storm sewers, in dedicated easements, running along the south edge of the parcel. These easements should be shown on the proposed split drawings. (see attached utility plan)
5. The owner will need to extend the public water main across parcel "A" should the lots be developed. In order to complete this, permits will be required from the City and EGLE.
6. As required for any new lot split, the owner will need to contact DTE Energy and provide a land split application for service planning. (see attached application)

If you have any questions, or need any additional information, please feel free to contact me at (734) 466-2608.

Sincerely,



David W. Lear, P.E.
Assistant City Engineer

cc: File

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

ROBERT STROBLE
ASSISTANT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580

DATE: December 2, 2024
TO: Kathie Siterlet
FROM: Jerome Hanna
SUBJECT: Lot Split
006-99-0113-000 – 19902 Merriman Ct.

Pursuant to your request, the Inspection Department has reviewed the proposed lot split made by Vision Family Homes LLC, owner of 19902 Merriman Ct., Livonia, MI 48152 to divide the property referenced above. The property is located on the Northeast corner of Merriman Ct. and Seven Mile Road, between Merriman Ct. and Bainbridge Ave. in the Southwest ¼ of Section 02. The parent parcel is zoned R-U-F, which requires a minimum lot width of 75 feet, depth of 150 feet and minimum area of 15,000 square feet.

The parent property is as follows:

- A. **19902 Merriman Ct.** is 163.4 feet wide and 266.64 feet deep. Currently, the property is undeveloped.

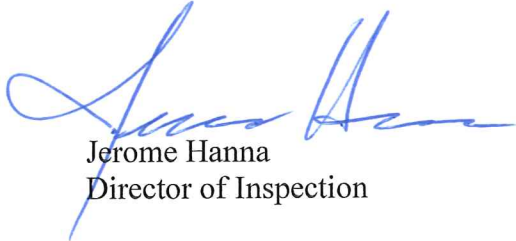
The proposal is to divide 19902 Merriman Ct. into two parcels. Parce A, with frontage on Merriman Ct. and Parcel B, with access to Merriman Ct. via an ingress/egress easement across parcel A.

The individual parcels are now described as:

- A. **Parcel A** becomes a vacant lot containing the ingress/egress easement, 81.7 feet wide and 266.64 feet deep, for a total area of 21,784.5 square feet (0.5 acres) and is compliant to the Livonia Zoning Ordinance for minimum lot size and area,
- B. **Parcel B** becomes a vacant lot containing 81.7 feet wide and 266.64 feet deep, for a total area of 21,784.5 square feet (0.5 acres) and is compliant to the Livonia Zoning Ordinance for minimum lot size and area.

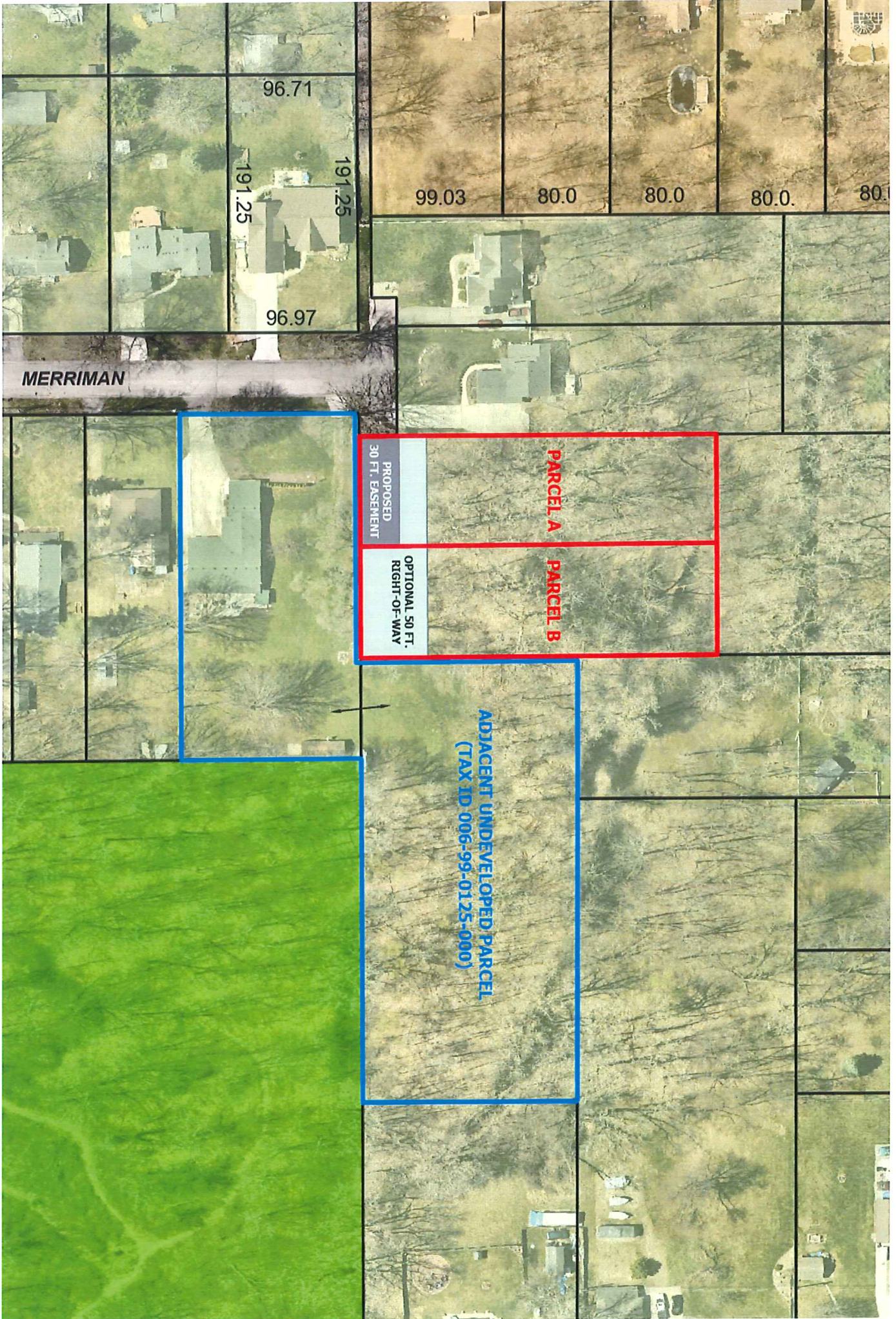
Lot Split
19902 Merriman Ct
December 2, 2024
Page 2

The result of this proposed property division conforms to the Zoning Ordinance. This department has no objection to the proposed property division. I trust this provides the requested information.



Jerome Hanna
Director of Inspection

JH/kdt



MERRIMAN

96.71

191.25

191.25

96.97

99.03

80.0

80.0

80.0

80.0

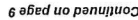
PARCEL A

PARCEL B

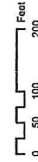
PROPOSED
30 FT. EASEMENT

OPTIONAL 50 FT.
RIGHT-OF-WAY

ADJACENT UNDEVELOPED PARCEL
(TAX ID 006-99-0125-000)



City of Livonia



T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2024, City of Livonia

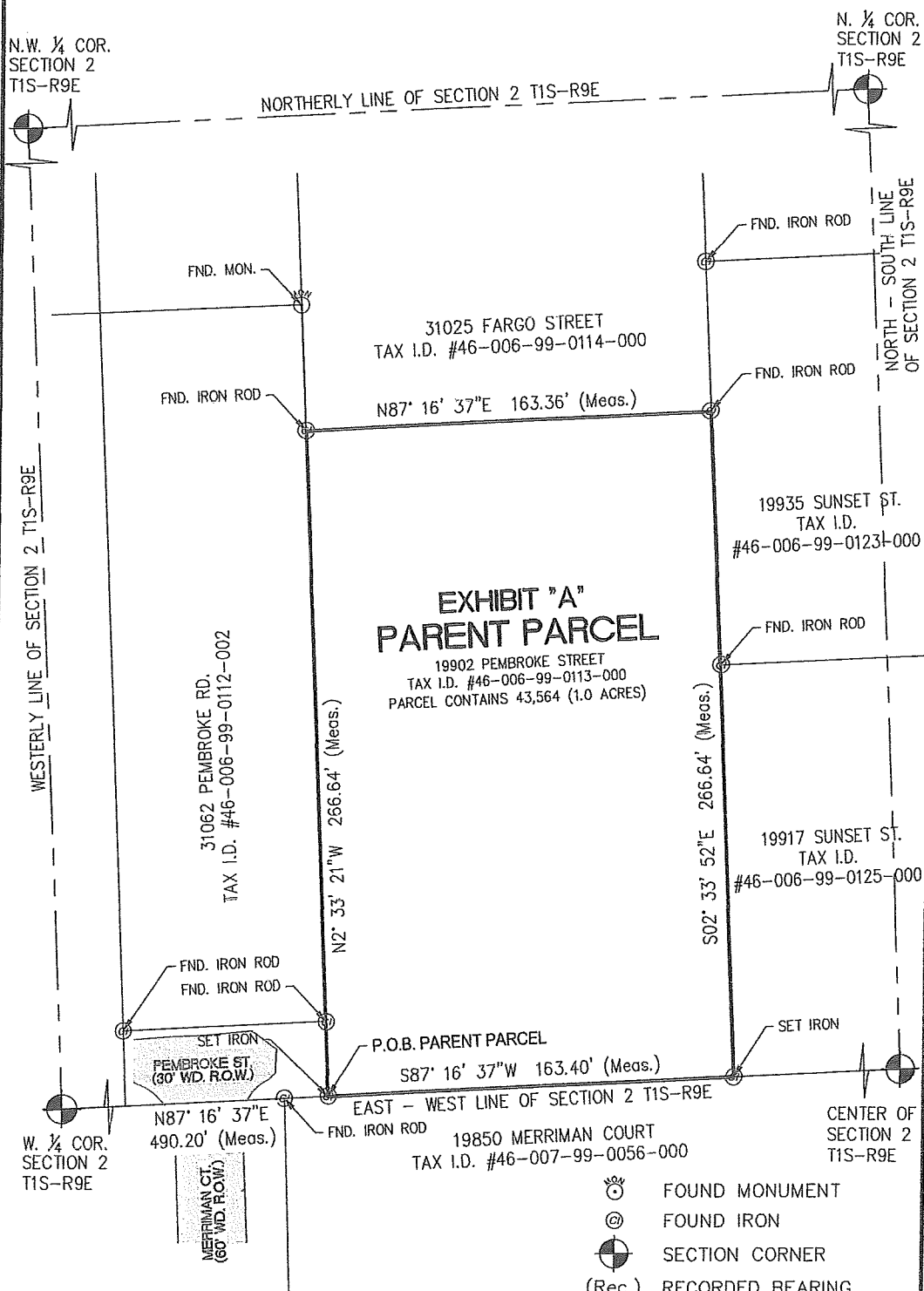


Information herein deemed reliable
but not guaranteed
Updated June 2024

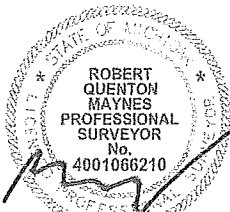
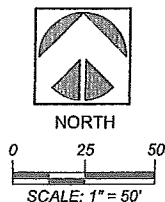
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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Continued on page 7

PARENT PARCEL



- ⊙ FOUND MONUMENT
- ⊙ FOUND IRON
- ⊙ SECTION CORNER
- (Rec.) RECORDED BEARING
- (Meas.) MEASURED BEARING



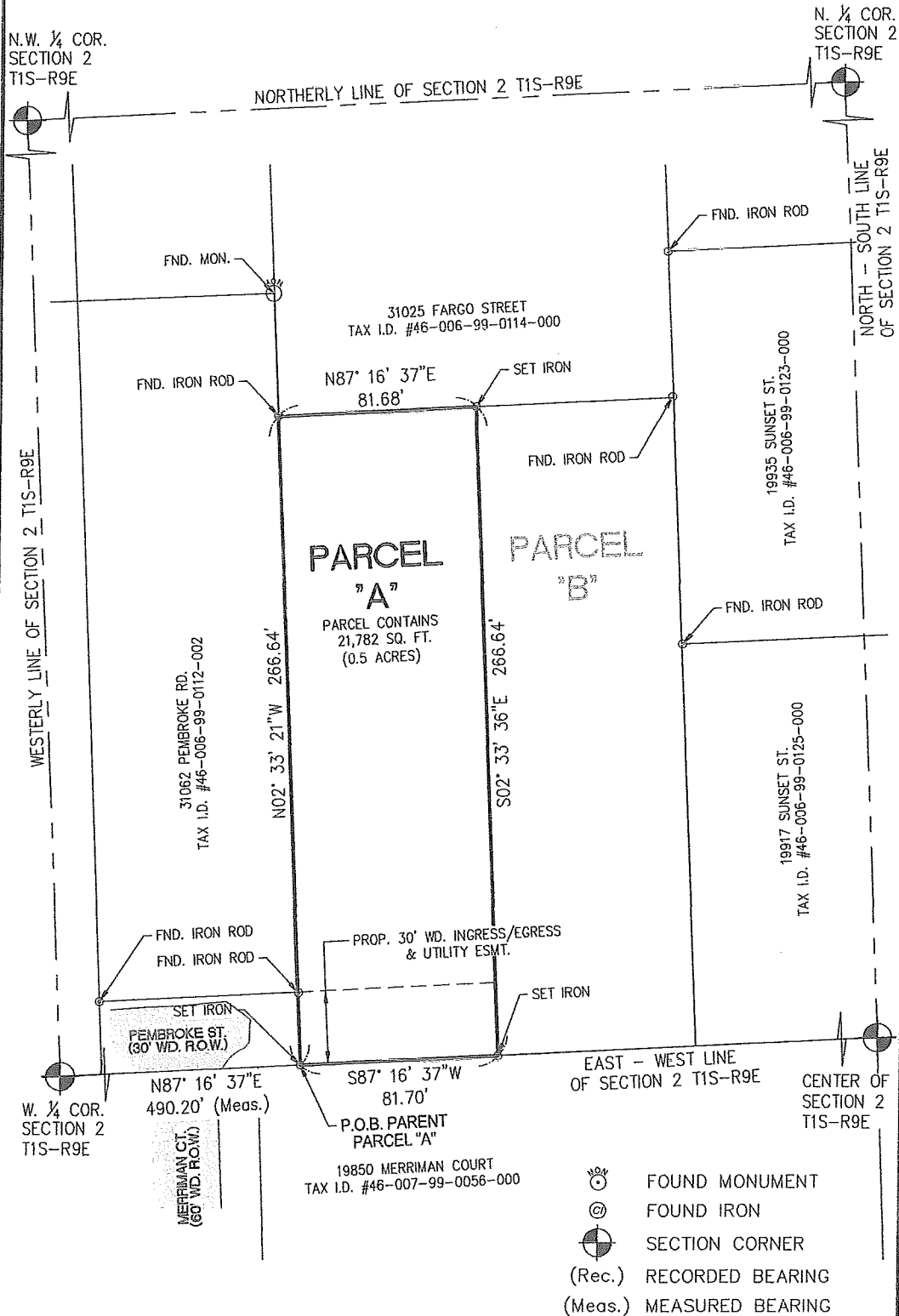
P.A. 132 EXHIBIT "A" PARENT PARCEL SURVEY

CLIENT: VISION FAMILY HOMES, LLC
27489 SCHOOLCRAFT RD.
LIVONIA, MI. 48150

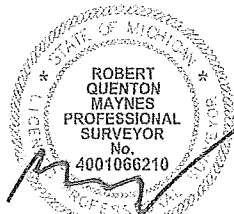
THE UMLOR GROUP
49287 WEST ROAD
WIXOM, MICHIGAN 48393
TEL. (248) 773-7656
FAX. (866) 690-4307

DRAWN BY: MT
CHKD BY: RQM
DATE: 11-04-2024
SHT. NO.: 2 OF 5

EXHIBIT "B" PROPOSED PARCEL "A"



0 25 50
 SCALE: 1" = 50'



- FOUND MONUMENT
- FOUND IRON
- SECTION CORNER
- (Rec.) RECORDED BEARING
- (Meas.) MEASURED BEARING

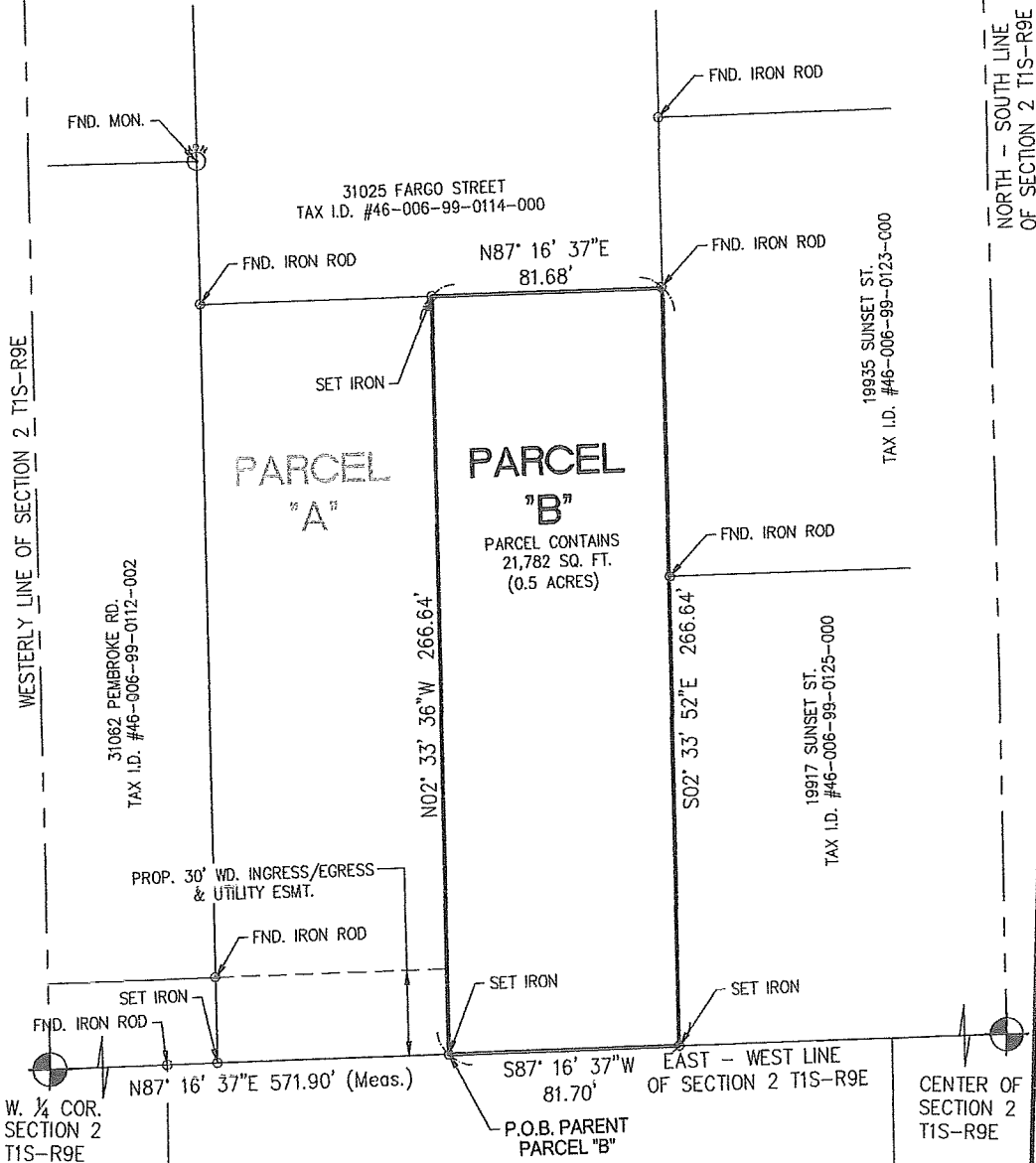
P.A. 132 EXHIBIT "B" PROPOSED PARCEL "A"	
CLIENT: VISION FAMILY HOMES, LLC 27489 SCHOOLCRAFT RD. LIVONIA, MI. 48150	
THE UMLOR GROUP 49287 WEST ROAD WIXOM, MICHIGAN 48393 TEL. (248) 773-7656 FAX. (866) 690-4307	DRAWN BY: MT CHKD BY: RQM DATE: 11-04-2024 SHT. NO.: 3 OF 5

EXHIBIT "B" PROPOSED PARCEL "B"

N.W. ¼ COR.
SECTION 2
T1S-R9E

N. ¼ COR.
SECTION 2
T1S-R9E

NORTHERLY LINE OF SECTION 2 T1S-R9E



0 25 50
SCALE: 1" = 50'



P.A. 132 EXHIBIT "B" PROPOSED PARCEL "B"

CLIENT: VISION FAMILY HOMES, LLC
27489 SCHOOLCRAFT RD.
LIVONIA, MI. 48150

THE UMLOR GROUP
49287 WEST ROAD
WIXOM, MICHIGAN 48393
TEL. (248) 773-7656
FAX. (866) 690-4307

DRAWN BY: MT
CHKD BY: RQM
DATE: 11-04-2024
SHT. NO.: 4 OF 5

SECTION CORNER WITNESSES

SECTION CORNER WITNESSES PER FIELD OBSERVATION

N CORNER SECTION 2, T01S-R09E - FOUND CONC. MON W/REMON DISC - LCRC L-45095, P-005
N28'E - 53.5' - FOUND MAG. REMON WASHER @ SE/FACE OF UTIL. POLE
N87'E - 72.3' - 3/4" IRON PIPE IN MON. BOX
S43'E - 66.5' - FOUND MAG. REMON WASHER @ NE/FACE OF UTIL. POLE
S33'W - 60.0' - FOUND MAG. REMON WASHER @ NW/FACE OF UTIL. POLE

NW 1/4 CORNER SECTION 2, T01S-R09E - FOUND CONC. MON W/REMON DISC - LCRC L-43380, P-129
N37'W - 56.5' - SET MAG NAIL @ SW/FACE OF NEW UTIL. POLE
N55'E - 86.5' - @ SW/CORNER OF TRAFFIC SIGNAL POLE
S61'E - 75.6' - CENTER OF KEY HOLE OF GATE VALVE
S37'W - 81.5' - FOUND MAG. REMON WASHER @ NW/FACE OF UTIL. POLE

CENTER OF SECTION 2, T01S-R09E - FOUND CONC. MON W/2" ALUMINUM CAP - LCRC L-46787, P-1417
N37'E - 37.2' - FOUND PK NAIL W/REMON TAG @ NW/FACE OF UTIL. POLE
S52'E - 50.8' - FOUND PK NAIL W/REMON TAG @ NE/FACE OF 10" PINE TREE
S86'W - 20.8' - FOUND PK NAIL W/REMON TAG @ N/FACE OF UTIL. POLE
N88'E - 30.0' - 3/4" IRON PIPE IN MON. BOX

W 1/4 CORNER SECTION 2, T01S-R09E - FOUND FOUND CONC. MON W/REMON DISC - LCRC L-43380, P-131
N48'E - 50.0' - TOP NUT ON HYDRANT
S16'E - 124.6' - @ NW/CORNER OF CATCH BASIN
S11'W - 125.9' - @ NE/CORNER OF CATCH BASIN
N56'W - 61.1' - FOUND PK NAIL W/REMON TAG @ S/FACE OF 16" MAPLE TREE

SURVEYOR'S CERTIFICATION

I, ROBERT Q. MAYNES, P.S.#4001066210, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE SUBJECT PROPERTIES ON 10-02-2024 AND THAT THE RELATIVE POSITION OF ALL FIELD OBSERVATIONS IS WITHIN TOLERANCES GENERALLY ACCEPTED BY CURRENT SURVEYING PRACTICES AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF ACT 132, P.A. 1970, AS AMENDED, BASIS OF BEARINGS: HELD BEARING OF S87°16'37"W PER STATE PLANE COORDINATES, MI SOUTH ZONE, ALONG THE EAST/WEST LINE OF SECTION 2.

ROBERT Q. MAYNES, P.S.#4001066210



P.A. 132 EXHIBIT - SECTION COR. WITNESSES

CLIENT: VISION FAMILY HOMES, LLC
27489 SCHOOLCRAFT RD.
LIVONIA, MI. 48150

THE UMLOR GROUP
49287 WEST ROAD
WIXOM, MICHIGAN 48393
TEL. (248) 773-7656
FAX. (866) 690-4307

DRAWN BY: MT
CHKD BY: RQM
DATE: 11-04-2024
SHT. NO.: 5 OF 5

BOUNDARY SURVEY

LEGAL DESCRIPTIONS:

PARENT PARCEL

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN.

THE SOUTH 1.00 ACRE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWN 1 SOUTH, RANGE 9 EAST.

COMMONLY KNOWN AS: 19902 PEMBROKE

TAX PARCEL ID: 46-006-99-0113-000

REV.: PER SCRIVENERS AFFIDAVIT BY ATA NATIONAL TITLE GROUP, LLC (DATED: AUGUST 23, 2024)

PARCEL "A"

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN.

THE WEST HALF OF THE SOUTH 1.0 ACRE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWN 1 SOUTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT SAID WEST 1/4 CORNER OF SECTION 2 THENCE CONTINUING N 87°16'37" E 490.20 FEET ALONG THE EAST - WEST LINE OF SECTION 2 TO THE POINT OF BEGINNING, THENCE CONTINUING N 02°33'21" W 266.64 FEET, THENCE N 87°16'37" E 81.68 FEET, THENCE S 02°33'36" E 266.64 FEET TO A POINT ON SAID EAST - WEST LINE OF SECTION 2, THENCE CONTINUING ALONG SAID SECTION LINE S 87°16'37" W 81.70 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 21,782 SQ. FT. (0.5 ACRES) MORE OR LESS.

PARCEL "B"

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN.

THE EAST HALF OF THE SOUTH 1.0 ACRE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWN 1 SOUTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT SAID WEST 1/4 CORNER OF SECTION 2 THENCE CONTINUING N 87°16'37" E 571.90 FEET ALONG THE EAST - WEST LINE OF SECTION 2 TO THE POINT OF BEGINNING, THENCE CONTINUING N 02°33'36" W 266.64 FEET, THENCE N 87°16'37" E 81.68 FEET, THENCE S 02°33'52" E 266.64 FEET TO A POINT ON SAID EAST - WEST LINE OF SECTION 2, THENCE CONTINUING ALONG SAID SECTION LINE S 87°16'37" W 81.70 FEET TO THE POINT OF BEGINNING. ALSO, RESERVING AN EASEMENT OVER THE SOUTH 30 FEET OF ABOVE DESCRIBED PARCEL "A" FOR INGRESS/EGRESS AND UTILITIES. PARCEL CONTAINS 21,782 SQ. FT. (0.5 ACRES) MORE OR LESS.

NOTE: MEASURED BEARINGS AND DISTANCES ARE SHOWN RELATIVE TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83

SURVEYOR'S CERTIFICATION

I, ROBERT Q. MAYNES, P.S.#4001066210, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE SUBJECT PROPERTIES ON 10-02-2024 AND THAT THE RELATIVE POSITION OF ALL FIELD OBSERVATIONS IS WITHIN TOLERANCES GENERALLY ACCEPTED BY CURRENT SURVEYING PRACTICES AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF ACT 132, P.A. 1970, AS AMENDED. BASIS OF BEARINGS: HELD BEARING OF S87°16'37"W PER STATE PLANE COORDINATES, MI SOUTH ZONE, ALONG THE EAST/WEST LINE OF SECTION 2.

ROBERT Q. MAYNES, P.S.#4001066210



P.A. 132 EXHIBIT - LEGAL DESCRIPTIONS

CLIENT: VISION FAMILY HOMES, LLC
27489 SCHOOLCRAFT RD.
LIVONIA, MI. 48150

THE UMLOR GROUP

49287 WEST ROAD

WIXOM, MICHIGAN 48393

TEL. (248) 773-7656

FAX. (866) 690-4307

DRAWN BY: MT

CHKD BY: RQM

DATE: 11-04-2024

SHT. NO.: 1 OF 5



LETTER TO THE LIVONIA CITY COUNCIL

13.

Law

December 17, 2024

MEETING DATE

R011525

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: Department of Law, re: secured without monetary consideration from UAG Realty, LLC, for a 6-foot wide public utility easement in connection with the sanitary sewer constructed at 32400 Plymouth Road, in the Southwest ¼ of Section 27. (Tax I.D. No.46-107-99-0031-001)

BACKGROUND DETAILS

We are transmitting for Council acceptance a Grant of Easement, secured without monetary consideration, from UAG Realty, LLC, for a 6-foot wide public utility easement in the Southwest 1/4 of Section 27, in connection with the sanitary sewer constructed at 32400 Plymouth Road.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated December 17, 2024, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Maggie Feher, for a 6-foot wide public utility easement in connection with the sanitary sewer constructed at the subject location in the Southwest 1/4 of Section 27, more particularly described as:

Six-Foot Wide Sanitary Sewer Easement

Land in the Southwest ¼ of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan as described: Commencing at the South corner of Section 27, thence along the South line of said Section 27, N 89°13'14" W, 43.07 feet; thence N 00°05'04" E, 60.00 feet to the Point of Beginning of said proposed sanitary easement, said point lies at the intersection of the West right of way line of Hubbard Street (66' Wide) and the North line of Plymouth Road (120' Wide); thence along the North right of way line of said Plymouth Road N 89°13'14" W, 6.00 feet; thence N 00°05'04" E, 315.00 feet; thence S 89°13'14" E, 6.00 feet to a point on the West right of way line of Hubbard Street; thence along said West right of way line of Hubbard Street S 00°05'04" W, 315.00 feet to the Point of Beginning.

See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

RESOLVED, that having considered a communication from the Department of Law, dated December 17, 2024, approved for submission by the Mayor, transmitting for Council acceptance a Grant of Easement executed by Maggie Feher, for a 6-foot wide public utility easement in connection with the sanitary sewer constructed at the subject location in the Southwest 1/4 of Section 27, more particularly described as:

Six-Foot Wide Sanitary Sewer Easement

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See Attached Sanitary Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. Bill Brown Ford Grant of Easement

APPROVED BY



Carter Fisher, City Attorney

Date: December 17, 2024



Maureen Miller Brosnan, Mayor

Date: December 20, 2024

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

December 16, 2024

Department of Law
City of Livonia

**Re: Public Utility Easement for Sanitary Sewer
Bill Brown Ford
S.W. 1/4 of Section 27
Parcel I.D. #46-107-99-0031-001 (32400 Plymouth Road)**

Ladies and Gentlemen:

Transmitted herewith is the signed Grant of Easement received from UAG Realty, LLC for a 6-foot wide public utility easement in the S.W. 1/4 of Section 27. The above easement was required by this office in connection with the sanitary sewer constructed on the subject property.

The legal description contained in the instrument meets with the approval of this office. In addition, we have attached a map showing the proposed conveyance.

Please review the instrument as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kjw

Attachment

cc: Ms. Maggie Feher, UAG Realty, LLC, 2555 S. Telegraph Road, Bloomfield Hills., MI 48302
DPW
File

GRANT OF EASEMENT
Tax I.D. No. 46-107-99-0031-001
32400 Plymouth Road
Livonia, Michigan 48150

GRANT OF EASEMENT

THIS INDENTURE, made this 13th day of December, 2024, between UAG Realty, LLC, a Delaware limited liability company whose street number and post office address is 2555 S. Telegraph Road, Bloomfield Hills, Michigan 48302 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

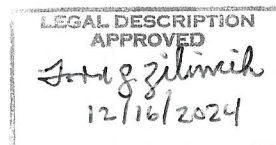
WITNESSETH:

That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a sanitary sewer, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **46-107-99-0031-001**

PROPERTY ADDRESS: **32400 Plymouth Road**

EASEMENT DESCRIPTION:



Six-Foot Wide Sanitary Sewer Easement

Land in the Southwest ¼ of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan as described: Commencing at the South corner of Section 27, thence along the South line of said Section 27, N 89°13'14" W, 43.07 feet; thence N 00°05'04" E, 60.00 feet to the Point of Beginning of said proposed sanitary easement, said point lies at the intersection of the West right of way line of Hubbard Street (66' Wide) and the North line of Plymouth Road (120' Wide); thence along the North right of way line of said Plymouth Road N 89°13'14" W, 6.00 feet; thence N 00°05'04" E, 315.00 feet; thence S 89°13'14" E, 6.00 feet to a point on the West right of way line of Hubbard Street; thence along said West right of way line of Hubbard Street S 00°05'04" W, 315.00 feet to the Point of Beginning.

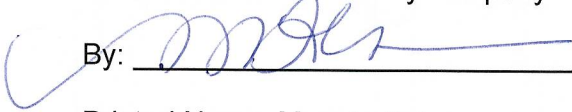
See Attached Sanitary Sewer Easement Sketch

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said sanitary sewer of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by sanitary sewer installation, repair and

IT WITNESS WHEREOF, the said Grantors have executed this Easement and Dedication the day and year above written.

GRANTOR:

UAG Realty, LLC
a Delaware limited liability company

By: 

Printed Name: Maggie Feher

Its: Assistant Secretary

STATE OF Michigan)
COUNTY OF Wayne) SS

On this 13 day of December, 2024 before me personally appeared Maggie Feher, the Assistant Secretary of UAG Realty, LLC which executed the within instrument, and the instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be of the free act and deed of said limited liability company.

N. LANTTO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 10, 2025
ACTING IN COUNTY OF Wayne

 12/13/24
Notary Public, Wayne County, MI
My Commission expires: Aug 10, 2025

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive,
Livonia, Michigan 48154

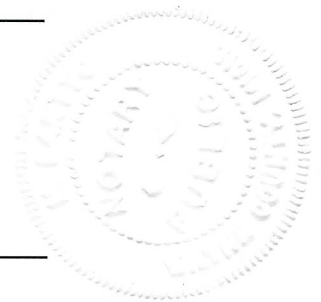


Exhibit A

PARENT PARCEL LEGALS

LEGAL DESCRIPTION EXISTING PARCELS

PARCEL 1 :

LAND IN THE SOUTHWEST 1/4 SEC 27, TOWN 1S, RANGE 9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: THE WEST 190.50 FEET OF THE EAST 233.50 FEET OF THE NORTH 320.0 FEET OF THE SOUTH 375.0 FEET WAYNE COUNTY RECORDS

ADDRESS: 32400 PLYMOUTH RD.
TAX I.D.: 46-107-99-0031-001
CONTAINING: 60,003 SQ FEET OF 1.377 ACRES

PARCEL 2:

LAND IN THE SOUTHWEST 1/4 SEC 27, TOWN 1S, RANGE 9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: THE SOUTH 375 FEET OF THE WEST 82.50 FEET OF THE EAST 316 FEET OF EXCEPT THE SOUTH 60 FEET THEREOF.

ADDRESS: 32450 PLYMOUTH RD.
TAX I.D.: 46-107-99-0030-000
CONTAINING: 25,986 SQ FEET OF 0.597 ACRES

PARCEL 3:

LAND IN THE SOUTHWEST 1/4 SEC 27, TOWN 1S, RANGE 9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: BEGINNING AT A POINT ON THE NORTH LINE OF PLYMOUTH RD DISTANCE NORTH 0 DEGREES 00 MINUTES 39 SECONDS EAST 60 FEET AND SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 2264.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 27 AND PROC THENCE NORTH 0 DEGREES 05 MINUTES 04 SECONDS EAST 175 FEET THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST 40 FEET THENCE NORTH 0 DEGREES 05 MINUTES 04 SECONDS EAST 80 FEET THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST 40 FEET THENCE NORTH 0 DEGREES 05 MINUTES 04 SECONDS EAST 60 FEET THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 150 FEET THENCE SOUTH 0 DEGREES 05 MINUTES 04 SECONDS WEST 315 FEET THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST ALONG THE NORTH LINE OF PLYMOUTH RD 70 FEET TO THE POINT OF BEGINNING.

ADDRESS: 32460 PLYMOUTH RD.
TAX I.D.: 46-107-99-0029-000
CONTAINING: 30,048 SQ FEET OF 0.690 ACRES

PARCEL 4:

LAND IN THE SOUTHWEST 1/4 SEC 27, TOWN 1S, RANGE 9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: BEGINNING AT A POINT ON THE NORTH LINE OF PLYMOUTH RD DISTANCE NORTH 0 DEGREES 00 MINUTES 39 SECONDS EAST 60 FEET AND SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 2224.51 FEET FROM THE SW CORNER OF SECTION 27 AND PROC THENCE NORTH 0 DEGREES 05 MINUTES 04 SECONDS EAST 175 FEET THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 40 FEET THENCE SOUTH 0 DEGREES 05 MINUTES 04 SECONDS WEST 175 FEET THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST ALONG THE NORTH LINE OF PLYMOUTH ROAD 40 FEET TO THE POINT OF BEGINNING

ADDRESS: 32510 PLYMOUTH RD.
TAX I.D.: 46-107-99-0028-000
CONTAINING: 6,999 SQ FEET OF 0.161 ACRES

PARCEL 5:

LAND IN THE SOUTHWEST 1/4 SEC 27, TOWN 1S, RANGE 9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: BEGINNING AT A POINT ON THE NORTH LINE OF PLYMOUTH ROAD DISTANCE NORTH 0 DEGREES 00 MINUTES 39 SECONDS EAST 60.0 FEET AND SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 2184.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 27 AND PROC THENCE NORTH 0 DEGREES 05 MINUTES 04 SECONDS EAST 255.0 FEET THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 40.0 FEET THENCE SOUTH 0 DEGREES 05 MINUTES 04 SECONDS WEST 255.0 FEET THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST ALONG SAID NORTH LINE 40.0 FEET TO THE POINT OF BEGINNING.

ADDRESS: 32516 PLYMOUTH RD.
TAX I.D.: 46-107-99-0027-000
CONTAINING: 10,199 SQ FEET OF 0.234 ACRES

LEGAL DESCRIPTION PROPOSED COMBINED

LAND IN THE SOUTHWEST 1/4 SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: BEGINNING AT A POINT ON THE NORTH LINE OF PLYMOUTH ROAD (120 FEET WIDE) DISTANT NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST, 60.00 FEET AND SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST, 2184.51 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS EAST, 315.00 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 423.00 FEET TO A POINT ON THE WEST LINE OF HUBBARD STREET (66 FEET WIDE); THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 04 SECONDS WEST 315.00 FEET TO A POINT ON SAID NORTH LINE OF SAID PLYMOUTH ROAD; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST, 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 133,235 SQUARE FEET OF 3.059 ACRES



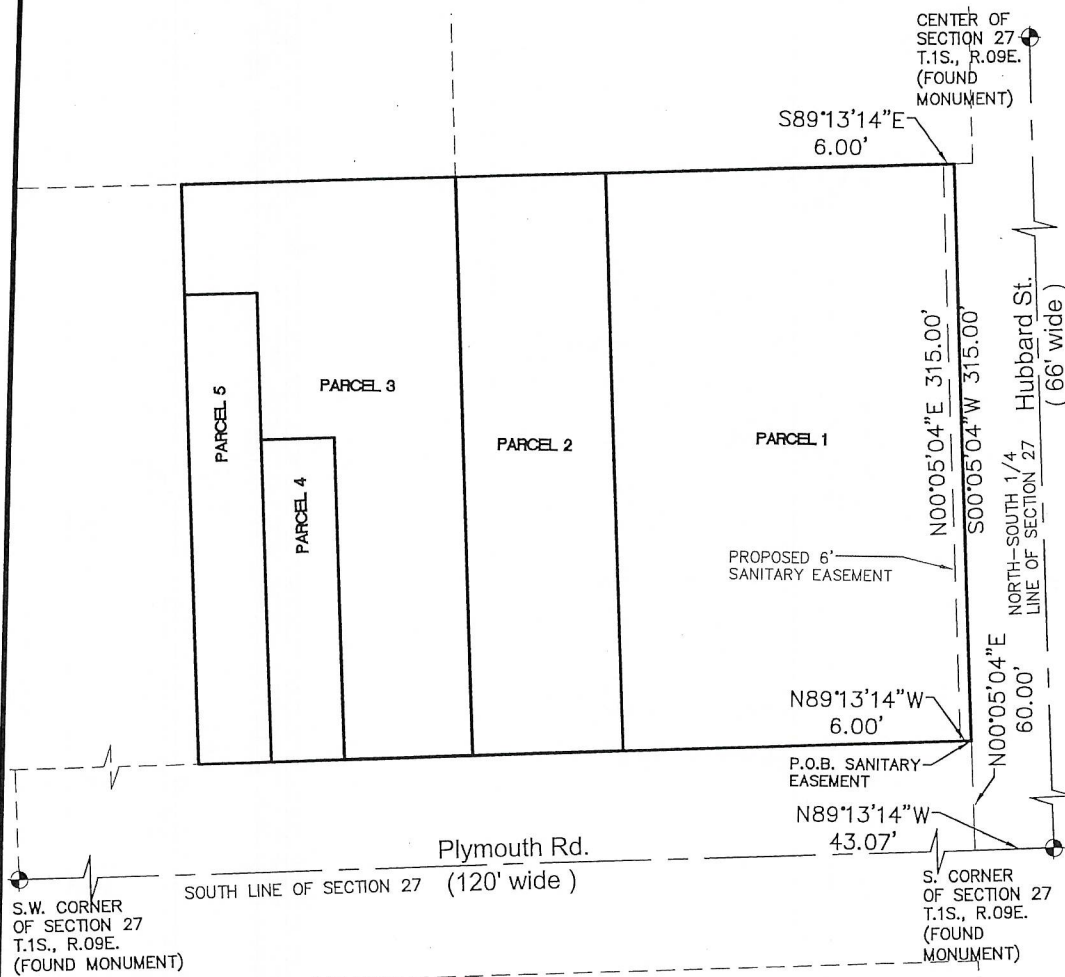
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	10-10-2024	DKM	N431-01	2 of 3

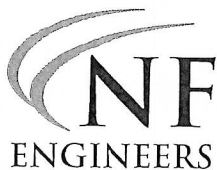
Exhibit A

PROPOSED 6' SANITARY EASEMENT



LEGAL DESCRIPTION PROPOSED 6' SANITARY EASEMENT

LAND IN THE SOUTHWEST 1/4 SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: COMMENCING AT THE SOUTH CORNER OF SECTION 27, THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 N.89°13'14"W, 43.07 FEET; THENCE N.00°05'04"E, 60.00 FEET TO THE POINT OF BEGINNING OF SAID PROPOSED SANITARY EASEMENT, SAID POINT LIES AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUBBARD STREET (66' WIDE) AND THE NORTH LINE OF PLYMOUTH ROAD (120' WIDE); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID PLYMOUTH ROAD N.89°13'14"W, 6.00 FEET; THENCE N.00°05'04"E, 315.00 FEET; THENCE S.89°13'14"E, 6.00 FEET TO A POINT ON THE WEST RIGHT LINE OF WAY LINE OF HUBBARD STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF HUBBARD STREET S.00°05'04"W, 315.00 FEET TO THE POINT OF BEGINNING.



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257



SCALE 1"=80' DATE 10-10-2024 DRAWN DKM JOB NO. N431-01 SHEET 3 of 3