

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

BRANDON McCULLOUGH, PRESIDENT  
MARTHA PTASHNIK, VICE PRESIDENT  
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ROB GJONAJ DONOVIC  
SCOTT MORGAN  
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LAURA M. TOY



33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250  
[citycouncil@livonia.gov](mailto:citycouncil@livonia.gov)

**OFFICE OF THE COUNCIL**

**MEETING PACKET FOR  
THE REGULAR MEETING OF  
MONDAY, AUGUST 25, 2025  
7:00 P.M.**

**The electronic agenda is compiled, produced and  
distributed by the City Council Staff.**

**(734) 466-2250**

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

**2023<sup>rd</sup> Regular Meeting Agenda of the Council of the City of Livonia**  
**Monday, August 25, 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 August 11, 2025

**AUDIENCE COMMUNICATION**

**REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS**

- a. [Communication from the Office of the City Clerk, dated August 12, 2025, re: City Primary election statistics.](#)
- b. [Communication from the Department of Finance, dated July 24, 2025, re: forwarding Quarterly Investment Report for the City of Livonia for the quarter ending May 31, 2025.](#)
- c. [Communication from the Department of Finance dated August 5, 2025, re: forwarding the Departmental Purchases Report, for the month ending July 31, 2025.](#)

**CONSENT AGENDA**

1. [BLOCK PARTY: Karen Werden, re: to be held Saturday, August 30, 2025, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between St. Martins and Bretton Streets, with a rain date of Sunday, August 31, 2025. \(Approving\)](#)
2. [REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Nick Cornell, General Manager, Supernatural Spirits and Brewing LLC, re: to host the Wildwood Sourfest event on Saturday, August 30, 2025, from 3:00 p.m. to 11:00 p.m. with live music on the property located at 36685 Plymouth Road. \(Approving\)](#)
3. [REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Jacob Ermete, re: to host a concert event on Saturday, September 27, 2025, from 3:00 p.m. to 10:00 p.m. with live music and DJs on property located at 9820 Levan Road. \(Approving\)](#)
4. [REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, September 26, 2025, beginning at 6:00 p.m. \(Approving\)](#)
5. [WAIVER PETITION: Planning Commission, re: Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC, requesting waiver use approval to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30. \(Approving\)](#)
6. [REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Department of Parks and Recreation, re: irrigation system upgrades at Fox Creek, Whispering Willows and Idyl Wyld golf courses, from budgeted funds. \(Approving\)](#)
7. [REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the lease and emergency repair of leased Vactor truck, from budgeted funds. \(Approving\)](#)



8. REQUEST TO AUTHORIZE PAYMENT TO DAN'S EXCAVATING, INC. AND AAA UNDERGROUND & GRADING: Engineering Division, re: for the water main replacement under I-96 west of Hix Road, from budgeted funds. (Approving)
9. REQUEST TO EXTEND CONTRACT WITH BIDIGARE CONTRACTORS: Engineering Division, re: to include Pickford and Clarita Avenues in the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project, from budgeted funds. (CR 199-24 and 223-25) (Approving)
10. REQUEST TO APPROVE CABLE FRANCHISE AGREEMENT BETWEEN THE CITY OF LIVONIA AND DIRECTV, LLC: Department of Law, re: for a period of (10) ten years from the date issued. (Approving)

**UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE(S)**

11. CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING OF JULY 9, 2025
  - a. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)
12. FINANCE AND BUDGET COMMITTEE MEETING OF AUGUST 11, 2025
  - a. The subject matter of Advance Budget Reviews Fiscal Year 2025-2026 Pre-Budget Meeting. (CR 161-12)
13. LAW AND EDUCATION COMMITTEE MEETING OF AUGUST 18, 2025
  - a. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)
  - b. The subject matter of potential ordinance amendment(s) related to cloth coverings on fences (CR 157-25).
14. ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY COMMITTEE MEETING OF AUGUST 18, 2025
  - a. The subject matter of the Noble facility and its future development. (CR 132-25)

**UNFINISHED BUSINESS**

15. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to Title 12, Chapter 18 (Naming of Public Places and Buildings), Section 020 to name the new senior facility as the Livonia Senior Wellness Center. First reading given by Councilmember Lynda L. Scheel on August 11, 2025.
16. BLOCK PARTY: Wendy Stone, re: to be held Saturday, September 13, 2025, from 6:00 p.m. to 10:00 p.m., within the cul-de-sac of Balmoral Court, with a rain date of Saturday, September 27, 2025.

**NEW BUSINESS**

17. REQUEST TO SCHEDULE A FINANCE AND BUDGET COMMITTEE MEETING AND TO ESTABLISH A PUBLIC HEARING DATE: Department of Finance, re: for the Annual Budget for the fiscal year ending November 30, 2026.
18. REQUEST TO ADOPT A RESOLUTION CALLING FOR A PUBLIC HEARING: Plymouth Road Development Authority, re: to consider the adoption of an ordinance amending the district boundaries of the downtown district of the Plymouth Road Development Authority pursuant to Act 57 of the Public Acts of Michigan of 2018.
19. REQUEST TO ADOPT A RESOLUTION CALLING FOR A PUBLIC HEARING: Plymouth Road Development Authority, re: to consider the adoption of an ordinance approving an amendment to the Development Plan and termination and adoption of a new Tax Increment Finance Plan pursuant to Act 57 of the Public Acts of Michigan of 2018.
20. REQUEST TO AUTHORIZE PAYMENT TO WAYNE COUNTY FOR PERMANENT HIGHWAY AND TEMPORARY GRADING EASEMENTS: Engineering Division, re: Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road.
21. AWARD OF CONTRACT: Engineering Division, re: for the 2025 Lane Line Marking Program, Contract 25-H.

22. REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: the 2025 Concrete Maintenance/Selective Slab Program, Contract 25-J.

**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](mailto:clerk@livonia.gov) as soon as possible if you need assistance. Council agendas are available on the City's website [www.livonia.gov](http://www.livonia.gov) - under Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK



## LETTER TO THE LIVONIA CITY COUNCIL

a.

Clerk  
August 12, 2025

### MEETING DATE

R082525

### PRESENTED BY

### AGENDA ITEM

a. Communication from the Office of the City Clerk, dated August 12, 2025, re: City Primary election statistics.

### BACKGROUND DETAILS

Information from the City Primary Election held August 5, 2025, including voter turn-out comparisons, absentee ballot returns and phone calls received in office on Election Day provided by the Office of the City Clerk.

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

Receive and file.

### ATTACHMENTS

1. Statistical information for Aug Primary, 08-25

### APPROVED BY

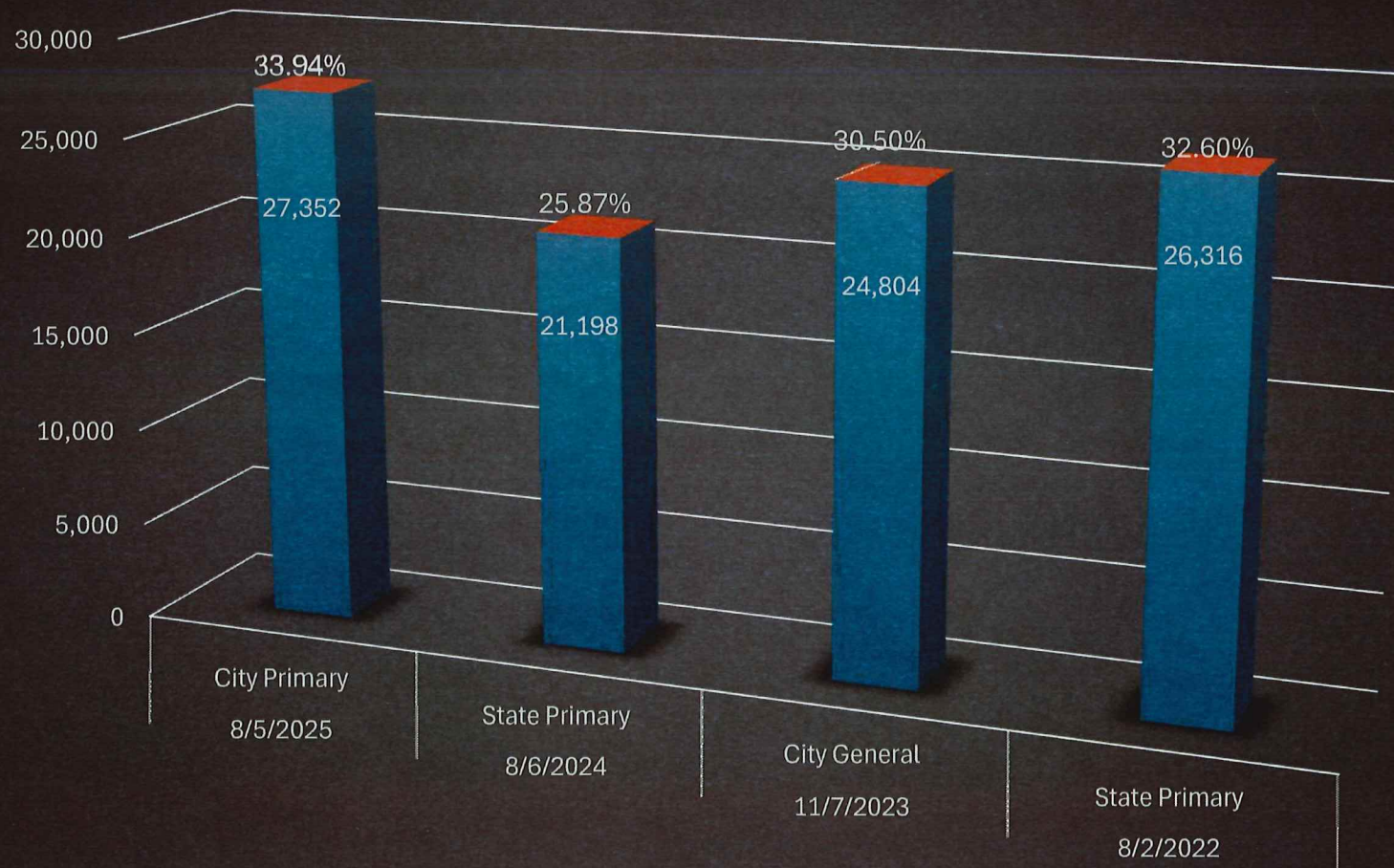
Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: August 12, 2025

# VOTER TURN-OUT COMPARISONS

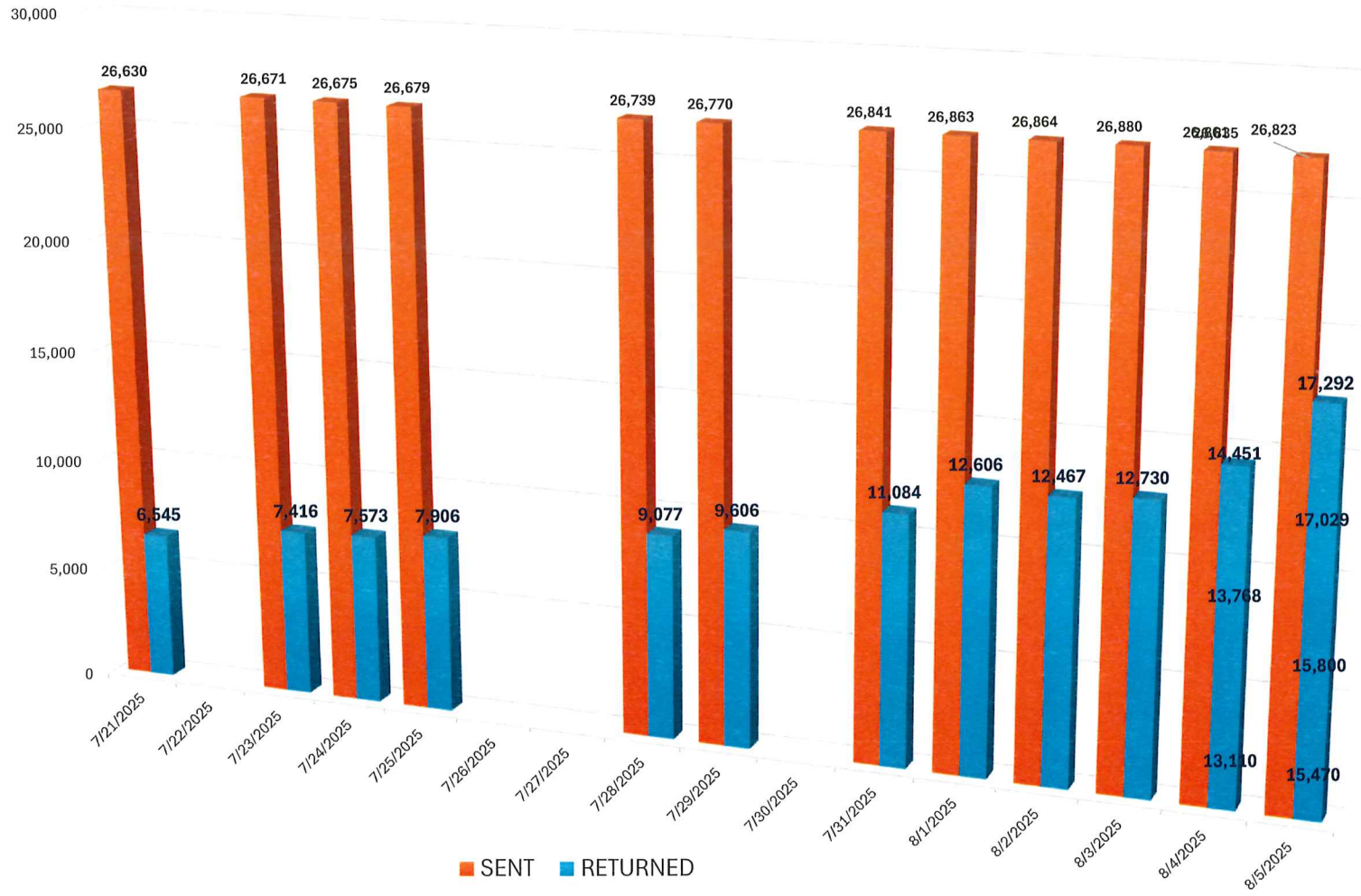
| DATE      | TYPE OF ELECTION | TOTAL # OF VOTERS | VOTER TURN-OUT % |
|-----------|------------------|-------------------|------------------|
| 8/5/2025  | City Primary     | 27,352            | 33.94%           |
| 8/6/2024  | State Primary    | 21,198            | 25.87%           |
| 11/7/2023 | City General     | 24,804            | 30.50%           |
| 8/2/2022  | State Primary    | 26,316            | 32.60%           |

## VOTER TURN-OUT HISTORY





# ABSENTEE BALLOT RETURNS CITY PRIMARY, 2025



# CITY PRIMARY ELECTION

TUESDAY, 08/05/25

## ABSENTEE BALLOT RETURNS

| DATE      | SENT   | RETURNED | % RETURN RATE |             |
|-----------|--------|----------|---------------|-------------|
| 7/21/2025 | 26,630 | 6,545    | 24.58%        |             |
| 7/23/2025 | 26,671 | 7,416    | 27.81%        |             |
| 7/24/2025 | 26,675 | 7,573    | 28.39%        |             |
| 7/25/2025 | 26,679 | 7,906    | 29.63%        |             |
| 7/28/2025 | 26,739 | 9,077    | 33.95%        |             |
| 7/29/2025 | 26,770 | 9,606    | 35.88%        |             |
| 7/31/2025 | 26,841 | 11,084   | 41.30%        |             |
| 8/1/2025  | 26,863 | 12,606   | 44.89%        |             |
| 8/2/2025  | 26,864 | 12,467   | 46.41%        |             |
| 8/3/2025  | 26,880 | 12,730   | 47.39%        |             |
| 8/4/2025  | 26,861 | 13,110   | 48.81%        | 8:00 AM     |
| 8/4/2025  | 26,835 | 13,768   | 51.31%        | 12:00 PM    |
| 8/4/2025  | 26,840 | 14,451   | 53.84%        | 4:00 PM     |
| 8/5/2025  | 26,823 | 15,470   | 57.67%        | 8:30 AM     |
| 8/5/2025  | 26,785 | 15,800   | 58.99%        | 10:45 AM    |
| 8/5/2025  | 26,470 | 17,029   | 64.33%        | 7:20 PM     |
| 8/5/2025  | 26,440 | 17,292   | 65.40%        | FINAL COUNT |

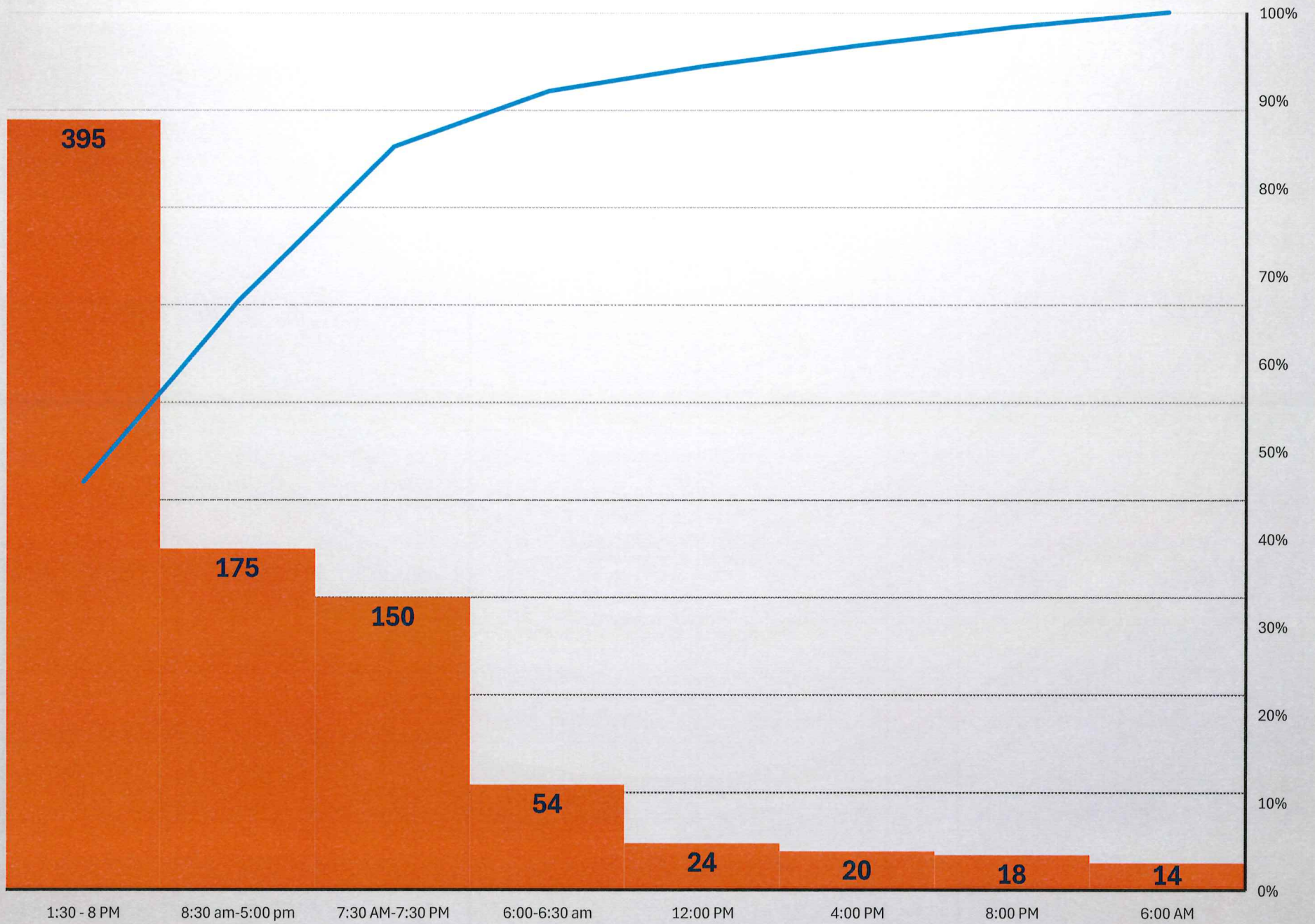
### TOTAL BALLOTS RETURNED

MONDAY, 8/4 & ELECTION DAY, 8/5: 4,562

ELECTION DAY BALLOTS RETURNED: 2,841

BALLOTS RETURNED MONDAY, 8/4: 1,721

## Clerk's Office - Phone calls on Election Day



# PHONE CALLS ON ELECTION DAY

## CITY PRIMARY - TUESDAY, 08/05/25

| TIME OF DAY | Incoming Calls from | Reason                                           | # of calls |
|-------------|---------------------|--------------------------------------------------|------------|
| 6:00 AM     | Precincts           | Set-up questions, VAT questions, etc             | <b>14</b>  |
| 6:00-6:30 a | Chairs/Workers      | Call offs, no-shows and wrong precinct assignm   | <b>54</b>  |
| 12:00 PM    | Precincts           | Call-in Numbers for voter turn-out               | <b>24</b>  |
| 1:30 - 8 PM | Precincts           | Verify Absentee ballots-Reject to vote in person | <b>395</b> |
| 4:00 PM     | Precincts           | Call-in Numbers for voter turn-out               | <b>20</b>  |
| 8:00 PM     | Precincts           | Closing questions and Equipment concerns         | <b>18</b>  |
| 8:30 am-5:0 | Public              | Where to vote? How to register? Vital Records &  | <b>175</b> |
| 7:30 AM-7:3 | Public              | Concerns re: precinct consolidation; signs; can  | <b>150</b> |

**TOTAL PHONE CALLS: 850**

**AVERAGE # FOR SIX STAFF MEMBERS: 141.667 PER STAFF**

**AVERAGE FOR 13 HR. DAY 65.3846 PER HOUR**





## LETTER TO THE LIVONIA CITY COUNCIL

b.

Finance  
July 24, 2025

### MEETING DATE

R082525

### PRESENTED BY

### AGENDA ITEM

b. Communication from the Department of Finance, dated July 24, 2025, re: forwarding Quarterly Investment Report for the City of Livonia for the quarter ending May 31, 2025.

### 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 May 31, 2025. 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. 2025 Quartely Investments - 2nd Quarter

### APPROVED BY

Debra Peck Lichtenberg, CPA, Finance Director

Date: July 25, 2025

Maureen Miller Brosnan, Mayor

Date: July 31, 2025

**CERTIFICATES OF DEPOSIT & TERM SECURITIES HELD**

**As of  
May 31, 2025**

| <b>DATE OF<br/>PURCHASE</b> | <b>CERTIFICATE<br/>HELD AT</b> | <b>PRINCIPAL<br/>AMOUNT</b> | <b>DATE OF<br/>MATURITY</b> |
|-----------------------------|--------------------------------|-----------------------------|-----------------------------|
| 02/19/25                    | PFM GovMIC                     | 1,000,000.00                | 06/03/25                    |
| 02/26/25                    | PFM GovMIC                     | 6,000,000.00                | 06/10/25                    |
| 03/05/25                    | PFM GovMIC                     | 2,000,000.00                | 06/17/25                    |
| 03/11/25                    | INDEPENDENT                    | 1,000,000.00                | 06/24/25                    |
| 03/12/25                    | PFM GovMIC                     | 1,000,000.00                | 06/24/25                    |
| 03/19/25                    | PFM GovMIC                     | 4,000,000.00                | 07/01/25                    |
| 03/26/25                    | PFM GovMIC                     | 1,000,000.00                | 07/08/25                    |
| 04/02/25                    | PFM GovMIC                     | 1,000,000.00                | 07/15/25                    |
| 04/09/25                    | PFM GovMIC                     | 2,000,000.00                | 07/22/25                    |
| 04/16/25                    | PFM GovMIC                     | 1,000,000.00                | 07/29/25                    |
| 04/23/25                    | PFM GovMIC                     | 2,000,000.00                | 08/05/25                    |
| 04/22/25                    | FLAGSTAR                       | 2,000,000.00                | 08/05/25                    |
| 04/30/25                    | PFM GovMIC                     | 1,000,000.00                | 08/12/25                    |
| 05/07/25                    | PFM GovMIC                     | 1,000,000.00                | 08/19/25                    |
| 05/15/25                    | PFM GovMIC                     | 5,000,000.00                | 08/26/25                    |
| 05/20/25                    | FLAGSTAR                       | 2,000,000.00                | 09/02/25                    |
| 05/28/25                    | PFM GovMIC                     | 6,000,000.00                | 09/09/25                    |

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**39,000,000.00**

**SCHEDULE OF POOLED CASH HELD  
AS OF  
May 31, 2025**

|          |                  |                         |                      |
|----------|------------------|-------------------------|----------------------|
| 05/31/25 | Comerica Bank    | Money Mkt, Pooled, etc. | 57,837,527.40        |
| 05/31/25 | Flagstar         | Money Market            | 93,360.73            |
| 05/31/25 | GovMic           | PFM Asset Management    | 17,071,001.97        |
| 05/31/25 | Independent Bank | Lockbox - Water         | 181,243.18           |
|          |                  |                         | <u>75,183,133.28</u> |

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

| DATE OF<br>PURCHASE | DESCRIPTION              |           | MATURITY<br>DATE | HISTORICAL<br>COST |
|---------------------|--------------------------|-----------|------------------|--------------------|
| 07/02/21            | #280 - STATE OF MI       | 594612BD4 | 05/15/27         | 1,140,682.20       |
| 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       |
| 11/16/22            | #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      | 91282CJN2 | 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         |
| 09/30/24            | #319 - FHLB              | 3130ATHW0 | 09/10/27         | 589,273.62         |
| 09/30/24            | #320 - USA Treasury      | 91282CFJ5 | 08/31/29         | 588,400.45         |
| 10/31/24            | #321 - FHLB              | 3130ATHX8 | 09/14/29         | 675,881.55         |
| 10/31/24            | #322 - FFCB              | 3133ERAX9 | 04/12/28         | 561,959.70         |
| 11/29/24            | #323 - USA Treasury      | 91282CHM6 | 07/15/26         | 752,580.64         |
| 11/29/24            | #324 - USA Treasury      | 91282CJF9 | 10/31/28         | 779,061.92         |
| 12/20/24            | #325 - USA Treasury      | 91282CKJ9 | 04/15/27         | 702,709.38         |
| 12/23/24            | #326 - USA Treasury      | 91282CMB4 | 12/15/27         | 694,889.06         |
| 12/31/24            | #327 - USA Treasury      | 91282CKK6 | 04/30/26         | 513,986.08         |
| 12/31/24            | #328 - USA Treasury      | 91282CJC6 | 10/15/26         | 513,029.83         |
| 01/09/25            | #329 - FHLB              | 3130AMYV8 | 06/30/26         | 480,070.00         |
| 01/19/25            | #330 - FHLB              | 3130ATUT2 | 12/29/29         | 800,441.60         |
| 02/25/25            | #331 - FFCB              | 3133ERZ46 | 01/28/28         | 750,898.50         |
| 02/26/25            | #332 - FNMA              | 3136GABN8 | 02/26/29         | 750,802.50         |
| 03/31/25            | #333 - FHLB              | 3130AV5P3 | 03/08/30         | 761,932.50         |
| 04/16/25            | #335 - FFCB              | 3133ETBF3 | 04/01/30         | 499,344.00         |
| 04/16/25            | #336 - USA Treasury      | 912797PE1 | 07/17/25         | 494,624.39         |
| 05/27/25            | #338 - USA Treasury      | 91282CMG3 | 01/31/30         | 604,734.38         |
| 05/31/25            | SECURITIES - TOTAL       |           |                  | 32,902,442.62      |
| 05/31/25            | SECURITIES - POOLED FUND |           |                  | 11,691.35          |
|                     |                          |           |                  | 32,914,133.97      |



## LETTER TO THE LIVONIA CITY COUNCIL

c.

Finance  
August 5, 2025

### MEETING DATE

R082525

### PRESENTED BY

### AGENDA ITEM

c. Communication from the Department of Finance dated August 5, 2025, re: forwarding the Departmental Purchases Report, for the month ending July 31, 2025.

### BACKGROUND DETAILS

Finance Ordinance 3.04.130(A) requires that a report be provided to the governing body regarding departmental purchases that are between \$15,000 and \$19,999. Attached hereto are the departmental purchases that meet this criterion for the month ending July 31, 2025. Additional details on these purchases will be provided upon request.

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

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

### ATTACHMENTS

1. City Council - Receive and File Purchases - July 2025

### APPROVED BY

Debra Peck Lichtenberg, CPA, Finance Director

Date: August 08, 2025

Maureen Miller Brosnan, Mayor

Date: August 08, 2025

City of Livonia  
City Council – Receive and File Purchases

For Month of : July 2025

Pursuant to Ordinance Section 3.04.130, purchases between \$15,000 and \$19,999 need to be submitted to City Council as a receive and file item. Below are the purchases that meet this criteria.

| Item # | Date      | Department           | Vendor              | Item                      | Cost        | Description                                                          |
|--------|-----------|----------------------|---------------------|---------------------------|-------------|----------------------------------------------------------------------|
| 1      | 7/10/2025 | Police               | Allie Brothers      | Ballistic Shields         | \$17,980.00 | 10 Point Blank ASPIS-Z Level III ballistic shields (\$8,990.00 each) |
| 2      | 7/14/2025 | Parks and Recreation | Leisure Creations   | Outdoor Pool Furniture    | \$16,371.36 | Chairs and lounges                                                   |
| 3      | 7/21/2025 | Parks and Recreation | Vision Construction | Grout repair and sealing  | \$19,900.00 | Grout repair and sealing in rec center locker rooms                  |
| 4      | 7/28/2025 | DPW                  | Washington Elevator | sidewalk ice melt product | \$19,410.00 | sidewalk ice melt product for winter 2025-2026                       |
| 5      |           |                      |                     |                           |             |                                                                      |
| 6      |           |                      |                     |                           |             |                                                                      |
| 7      |           |                      |                     |                           |             |                                                                      |
| 8      |           |                      |                     |                           |             |                                                                      |
| 9      |           |                      |                     |                           |             |                                                                      |
| 10     |           |                      |                     |                           |             |                                                                      |
| 11     |           |                      |                     |                           |             |                                                                      |
| 12     |           |                      |                     |                           |             |                                                                      |
| 13     |           |                      |                     |                           |             |                                                                      |
| 14     |           |                      |                     |                           |             |                                                                      |
| 15     |           |                      |                     |                           |             |                                                                      |
| 16     |           |                      |                     |                           |             |                                                                      |
| 17     |           |                      |                     |                           |             |                                                                      |
| 18     |           |                      |                     |                           |             |                                                                      |
| 19     |           |                      |                     |                           |             |                                                                      |
| 20     |           |                      |                     |                           |             |                                                                      |



**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

1. BLOCK PARTY: Karen Werden, re: to be held Saturday, August 30, 2025, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between St. Martins and Bretton Streets, with a rain date of Sunday, August 31, 2025.

Karen Werden, 19651 Flamingo, stated it is the 8<sup>th</sup> annual block party with live music, barbecue, and karaoke.

Motion was made by Councilmember Scheel to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk  
July 15, 2025

### MEETING DATE

S081125

### PRESENTED BY

### AGENDA ITEM

BLOCK PARTY: Karen Werden, re: to be held Saturday, August 30, 2025, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between St. Martins and Bretton Streets, with a rain date of Sunday, August 31, 2025.

### BACKGROUND DETAILS

Neighbors will be gathering for barbecue, live music, and games.

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

Approve as submitted.

### ATTACHMENTS

1. S08112025, Block Party, Karen Werden, 19651 Flamingo Blvd

### APPROVED BY

\_\_\_\_\_  
Doris DeMarco, Deputy Clerk

Date: July 15, 2025

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or  
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097  
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

**PLEASE PRINT**

Date of Application: July 11, 2025 Date to appear at a Council Meeting: \_\_\_\_\_

Name of Neighborhood Representative: Karen Werden

Address (please include zip code): 19651 Flamingo Blvd

Telephone Number with area code: Home: 248-252-4251 Office: \_\_\_\_\_

Email: wrenwyn@msn.com

Please circle what is being requested "BLOCK PARTY" and/or "STREET BARRICADING"

Sat. Aug. 30, 2025 Sun. Aug 31 3PM - 10PM  
Date of Block Party                      Rain Date                      Start/end time of Block Party and/or Barricading  
and/or Barricading                      End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

We will block off the street from St Martins  
to Bretton

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Games, Live music,  
and a Barbeque for friends / neighbors

How many barricades are you requesting (max. 10)? 2 saw horses & 6 Blinkies

Approximate Number Attending: ~25

Date of Council Approval/Denial: \_\_\_\_\_

Council Resolution Number: \_\_\_\_\_

RECEIVED  
BY THE CITY CLERK  
2025 JUL 11 PM 3:11

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

2. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Nick Cornell, General Manager, Supernatural Spirits and Brewing LLC, re: to host the Wildwood Sourfest event on Saturday, August 30, 2025, from 3:00 p.m. to 11:00 p.m. with live music on the property located at 36685 Plymouth Road.

Nick Cornell, Supernatural Spirits and Brewing, noted they will be selling their popular sour beers and live music will be playing.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

2.

Clerk  
July 25, 2025

### MEETING DATE

S081125

### PRESENTED BY

### AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Nick Cornell, General Manager, Supernatural Spirits and Brewing LLC, re: to host the Wildwood Sourfest event on Saturday, August 30, 2025, from 3:00 p.m. to 11:00 p.m. with live music on the property located at 36685 Plymouth Road.

### BACKGROUND DETAILS

The Clerk's Office received an email from the Council Office on Wednesday, July 16, 2025, requesting that this event be added to the agenda.

Request to host an event with live bands performing in front of Supernatural Spirits and Brewing LLC, located at 36685 Plymouth Road, on Saturday, August 30, 2025, from 3:00 p.m. to 11:00 p.m.

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

Approve as submitted.

### ATTACHMENTS

1. S081125, Supernatural Sourfest, August 2025

### APPROVED BY

\_\_\_\_\_  
Doris DeMarco, Deputy Clerk

Date: July 25, 2025

## Agenda items

---

**From** Kasprowicz, Sara <skasprowicz@livonia.gov>

**Date** Wed 7/16/2025 4:08 PM

**To** DeMarco, Doris <ddemarco@livonia.gov>

Supernatural owner reached out to me about their Sourfest event on the last Saturday in August, same time as last year.

**Sara Kasprowicz**

Program Supervisor

City of Livonia | City Council Office

(734) 466-2250

skasprowicz@livonia.gov

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

3. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Jacob Ermete, re: to host a concert event on Saturday, September 27, 2025, from 3:00 p.m. to 10:00 p.m. with live music and DJs on property located at 9820 Levan Road.

Jacob Ermete, 9820 Levan, stated it is simply a celebration of his friends and his friend's music as they take turns playing.

Motion was made by Councilmember Budzinski to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT





## LETTER TO THE LIVONIA CITY COUNCIL

3.

Clerk  
July 25, 2025

### MEETING DATE

S081125

### PRESENTED BY

### AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Jacob Ermete, re: to host a concert event on Saturday, September 27, 2025, from 3:00 p.m. to 10:00 p.m. with live music and DJs on property located at 9820 Levan Road.

### BACKGROUND DETAILS

The Clerk's Office received an email from the Council Office on Thursday, July 17, 2025, requesting that this event be added to the agenda.

Noise waiver request from Jacob Ermete to host a concert event on Saturday, September 27, 2025, from 3:00 p.m. to 10:00 p.m. with live music and DJs on property located at 9820 Levan Road.

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

Approve as submitted.

### ATTACHMENTS

1. S081125, Jacob Ermete, 9820 Levan

### APPROVED BY

Doris DeMarco, Deputy Clerk

Date: July 25, 2025



Outlook

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## RE: Agenda items

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**From** Kasprowicz, Sara <skasprowicz@livonia.gov>

**Date** Thu 7/17/2025 8:21 AM

**To** DeMarco, Doris <ddemarco@livonia.gov>

He has also made a request for Jacob Ermete, 9820 Levan, 3 to 10pm, live music and snacks on 9/27.

**Sara Kasprowicz**

Program Supervisor

City of Livonia | City Council Office

(734) 466-2250

skasprowicz@livonia.gov

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## Noise Ordinance Waiver Request

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**From** Jacob Ermete <tisliberte@gmail.com>

**Date** Fri 7/25/2025 1:35 PM

**To** DeMarco, Doris <ddemarco@livonia.gov>

Hello Doris DeMarco,

I am seeking a noise ordinance waiver request for an upcoming frontyard concert I am hosting. Lori Miller has instructed me to provide you with the details below to create an appropriate agenda item for the City Council.

What: Front yard event with live music

Date: Saturday, September 27th 2025

Hours: 3pm - 10pm

Where: 9820 Levan Rd, Livonia, MI 48150

Let me know if you need anything else from me.

Warmly,

Jacob Ermete

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

4. REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, September 26, 2025, beginning at 6:00 p.m.

Megan Fitzgerald, Clarenceville Schools, referred to the previous year as it will be pretty close to the same activities and hoped for the reappearance of councilmembers.

Motion was made by Vice President Ptashnik to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

4.

Clerk  
July 23, 2025

### MEETING DATE

S081125

### PRESENTED BY

### AGENDA ITEM

REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, September 26, 2025, beginning at 6:00 p.m.

### BACKGROUND DETAILS

REQUEST TO APPROVE AND RECOGNIZE THE CLARENCEVILLE HIGH SCHOOL HOMECOMING PARADE, PARADE ROUTE, THE CLOSING OF CERTAIN CITY STREETS AND REQUEST TO DESIGNATE AND AUTHORIZE SENIOR POLICE OFFICER MICHAEL ARAKELIAN TO SIGN THE WAYNE COUNTY ROAD COMMISSION PERMIT ON BEHALF OF THE CITY TO CLOSE A PORTION OF MIDDLEBELT ROAD, WITH THE CITY TO ASSUME LIABILITY FOR ANY DAMAGE CLAIMS WHICH MAY ARISE AS A RESULT OF THE ROAD CLOSURE: Kevin Murphy, Athletic Director, re: to be held on Friday, September 26, 2025, beginning at 6:00 p.m.

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

Approve as submitted.

### ATTACHMENTS

1. S081125, Clarenceville Parade 2025

### APPROVED BY

Doris DeMarco, Deputy Clerk

Date: July 25, 2025

# Clarenceville Senior High School

20155 Middlebelt Road  
Livonia, Michigan 48152  
(248) 919-0408  
Fax (248) 919-0438

**Terrence Blevins**  
Principal

July 17, 2025

Dear Honorable Members of Livonia City Council,

**Todd Noonan**  
Principal

Clarenceville High School will be holding its annual Homecoming Parade on Friday September 26, 2025. As in the past, we need to have approval for our parade route on the following streets (please see attached map). The parade will start at 6:00 P.M. at Botsford Elementary, and we will need Livonia Police to shut down traffic on Middlebelt Road from Bretton to the entrance on the north side of Clarenceville Middle School (first entrance North of Clarenceville Middle School).

**Kevin B. Murphy**  
Athletic Director

Officer Mike Arakelian, of the Livonia Police Department, has approved the parade route. Officer Arakelian has instructed me to get an Approval Resolution from the City Council so that he can get approval from Wayne County to shut down Middlebelt Road for the parade. If Clarenceville could be placed on the City Council Agenda for a August/September mtg to discuss any questions concerning this matter, it would be greatly appreciated.

**Joelle M. Troszak**  
Counselor

The Clarenceville Board of Education approved a Resolution at the May meeting. I have attached a signed copy of the resolution.

**Lakiesha Holliday**  
Counselor

Any questions don't hesitate to call me at the number below.

**Courtney Schettler**  
Principal's Secretary

Thanks for your help.

**Toni Bailey**  
Attendance/AD Secretary

Kevin Murphy  
Athletic Director  
248-919-0217 Office  
248-388-1360 cell



# Clarenceville Senior High School

20155 Middlebelt Road  
Livonia, Michigan 48152  
(248) 919-0408  
Fax (248) 919-0438

**Terrence Blevins**  
Principal

July 17, 2025

Dear Officer Mike Arakelian,

**Todd Noonan**  
Principal

Clarenceville High School will be holding its annual Homecoming Parade on Friday September 26, 2025. As in the past, we need to have approval for our parade route on the following streets (please see attached map). The parade will start at 6:00 pm at Botsford Elementary and we will need police officers to shut down traffic on Middlebelt Road from Bretton to the Stadium Entrance (first entrance North of Clarenceville Middle School). Please see attached map of parade route and LPD Parade Route Application.

**Kevin B. Murphy**  
Athletic Director

**Joelle M. Troszak**  
Counselor

I have also sent a letter to the Livonia City Council to get an Approval Resolution from them an August or September meeting. .

Any questions, don't hesitate to call me at 248-388-1360.

**Lakiesha Holliday**  
Counselor

Thanks for your help

**Courtney Schnettler**  
Principal's Secretary

Kevin Murphy  
Athletic Director

**Toni Bailey**  
Attendance/AD Secretary

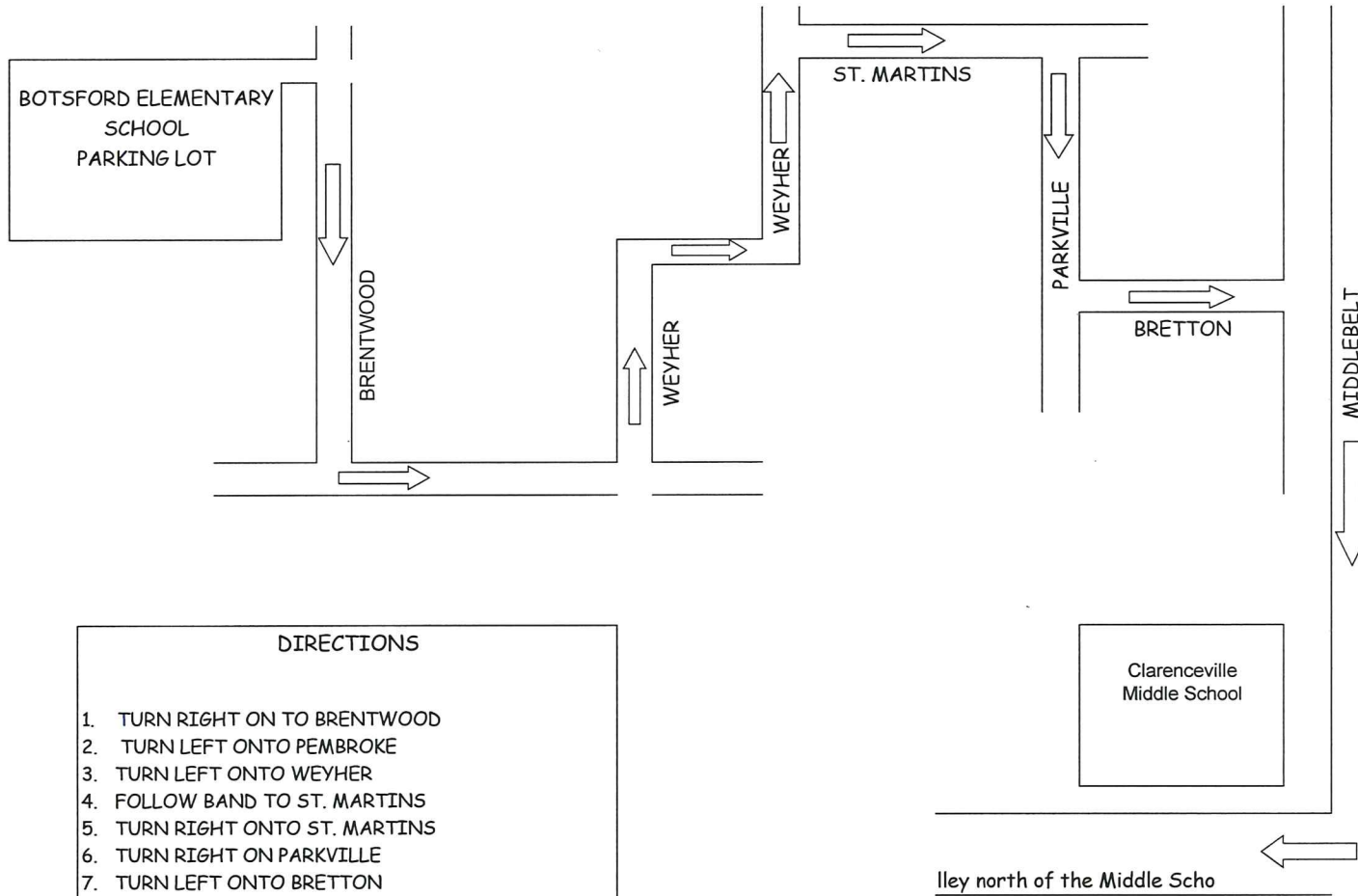


Accredited by the North Central Association of Colleges and Schools



# HOMEcoming PARADE ROUTE 2025

FRIDAY, September 26, 2025 6:00 p.m.



## DIRECTIONS

1. TURN RIGHT ON TO BRENTWOOD
2. TURN LEFT ONTO PEMBROKE
3. TURN LEFT ONTO WEYHER
4. FOLLOW BAND TO ST. MARTINS
5. TURN RIGHT ONTO ST. MARTINS
6. TURN RIGHT ON PARKVILLE
7. TURN LEFT ONTO BRETTON
8. TURN RIGHT ONTO MIDDLEBELT RD.
9. TURN RIGHT INTO MIDDLE SCHOOL PARKING LOT  
Turn into the Alley north of the Middle School



**LIVONIA POLICE DEPARTMENT  
PARADE APPLICATION**



Applicant Organization: \_\_\_\_\_ Clarenceville School District \_\_\_\_\_ Date: \_\_\_\_\_ 7/17/25 \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Kevin Murphy \_\_\_\_\_

Address: \_\_\_\_\_ 20155 Middlebelt Rd Livonia, MI 48152 \_\_\_\_\_ Phone: \_\_\_\_\_ 248-388-1360 \_\_\_\_\_

**PARADE INFORMATION**

Date of Parade: \_\_\_\_\_ 9/26/25 \_\_\_\_\_ Starting Time: \_\_\_\_\_ 6:00 pm \_\_\_\_\_ Finish Time: \_\_\_\_\_ 6:45pm \_\_\_\_\_

**List the entire parade route on this form in the space below:**

Turn right out of Botsford Elementary onto Brentwood, turn left onto Pembroke, turn left onto Weyher, turn right onto St. Martins, turn right onto Parkville, turn left onto Bretton, turn right onto Middlebelt, turn right into the first driveway into Clarenceville Middle School.

\* If the route passes over any Wayne County road, the Applicant Organization will assume liability for any damage claims which may arise as a result of the road closure as to Wayne County and the City of Livonia only. A resolution of the Organization's governing body to that effect must be submitted with this application.

Total number of participants on foot: \_\_\_\_\_ 300 \_\_\_\_\_. Number of vehicles: \_\_\_\_\_ 12 \_\_\_\_\_. Total number of floats: \_\_\_\_\_ 4 \_\_\_\_\_.

This request must be submitted to the Traffic Bureau of the Livonia Police Department no later than 30 days prior to the parade date.

**REQUIRED CONDUCT OF THE PARADE UNITS:**

1. No one will hand out or give away any material from a motor vehicle or float in the parade (handouts only to occur by participants on foot and away from parade vehicles).
2. No unit will be decorated in such a manner as to obstruct the driver's vision.
3. No riders allowed outside the passenger compartment of a vehicle.
4. Drivers will not violate any traffic law except at the direction of a Police Officer.
5. Each marching unit shall be accompanied and controlled by at least one responsible person over the age of 18 that has been designated by the Applicant.

I agree to the required conduct of the parade units and will ensure all participants adhere.

I understand that the Community Service Bureau will determine the number of Police Officers required to assist the parade and the Applicant Organization will pay for the cost of Police Officers assigned to the parade.

SIGNATURE OF APPLICANT \_\_\_\_\_ *Kevin Murphy* \_\_\_\_\_

For information regarding the cost and assignment of Police Officers, contact the Community Service Bureau: Mon. – Fri. 8 a.m. – 4 p.m. at 734-466-2369.

For other application questions, contact the Traffic Bureau Mon. – Fri. 8 a.m. – 3 p.m. at 734-466-2107.

# **Board of Education Clarenceville School District Resolution**

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At a regular meeting of the Board of Education of the Clarenceville School District, Counties of Oakland and Wayne, Michigan, held at 20210 Middlebelt Road, Livonia, Michigan, On the 10th day of July 2025, beginning at 6:30 o'clock, p.m.

Present Members:

Absent Members:

WHEREAS, the Clarenceville High School Homecoming Parade is scheduled to be held On **Friday, September 26, 2025** beginning at **6:00 p.m.**; and ending at approximately 7:00 p.m.

WHEREAS, to provide for the safety of participants and spectators, the Board desires to have certain area streets closed to traffic between the hours of 6:00 p.m. and 7:00 p.m. on the date, and

WHEREAS, in order for the streets to be closed, the School District is required to submit a request to the City Of Livonia for approval of the parade route, and the City, in turn is to request permission for the Wayne County Department of Public Services to close the necessary roads; and

WHEREAS, the School District has been advised that the City of Livonia is prepared to Approve the parade route and make the necessary request to close the roads upon this Board Adopting a resolution assuming liability for any damage claims for which the City Of Livonia and/or Wayne County may be found responsible as a result of the road closures; and

WHEREAS, this Board is of the opinion that it is appropriate to adopt such a Resolution.

THEREFORE, It IS RESOLVED that in consideration of the approval by the CITY of Livonia Of the requested parade route for the Homecoming Parade to be held on **Friday, September 26, 2025**, and the closing of certain roads between the hours of 6:00 p.m and 7:00 p.m. on the date, the Clarenceville School District assumes Liability for any damage claims for which the City of Livonia and/or Wayne County may be found responsible as a result of the road closures; and

BE IT FURTHER RESOLVED that the Superintendent and/or her designee are authorized to make the request to the City of Livonia to approve the parade route and close the roads; and

**Homecoming Parade Resolution**

July 10, 2025

Page 2 of 2

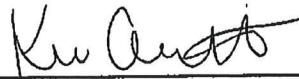
BE IT FURTHER RESOLVED the Superintendent and/or her designee are authorized to execute any documents required to accomplish the same.

AYES : Members:

NAYES: Members

ABSTAINING OR  
NOT PRESENT: Members:

**RESOLUTION DECLARED ADOPTED**



Secretary, Clarenceville Board of Education

I hereby certify that the foregoing constitutes a true and complete copy of a resolution duly adopted by the Board of Education of Clarenceville School District, Counties of Oakland and Wayne, Michigan, at a regular meeting held on the 10th day of July, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that minutes of said meeting were kept and will be or have been made available as required by said Act.



Secretary, Clarenceville Board of Education

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

5. WAIVER PETITION: Planning Commission, re: Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC, requesting waiver use approval to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30.

Petitioner, Impact Mentoring, responded to concerns about parking, noting that their business hours will be later than surrounding buildings, allowing for an overflow into surrounding area.

Motion was made by Vice President Ptashnik to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT





## LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning  
July 23, 2025

### MEETING DATE

S081125

### PRESENTED BY

Mark Taormina, Planning and Economic Development Director

### AGENDA ITEM

WAIVER PETITION: Planning Commission, re: Petition 2025-06-02-13, submitted by 3CS Schoolcraft, LLC, requesting waiver use approval to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30.

### BACKGROUND DETAILS

July 23, 2025

Honorable Members of the City Council  
City of Livonia, Michigan

Re: Petition 2025- 06-02-13 - 3CS Schoolcraft, LLC

Dear Council Members:

At the 1,233rd Meeting held by the Livonia City Planning Commission on July 22, 2025, the following resolution was adopted:

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

#07-34-2025 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC, requesting waiver use approval under Sections 3.16 and 6.32 of the Livonia Zoning Ordinance, as amended, to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30, be approved subject to the following conditions:

1. The site plan, identified as A100, dated June 09, 2025, is hereby approved and shall be adhered to.
2. That the Building Elevation Plan identified as A102 dated June 09, 2025, as revised, is hereby approved and shall be adhered to.
3. Only conforming signs are approved with this petition, and any additional signage shall be

separately submitted for review and approval by the Zoning Board of Appeals.

4. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required; and

5. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless the appropriate permits are obtained, this approval shall be null and void at the expiration of said period.

#### ATTACHMENTS

1. 2025-06-02-13\_E-COUNCIL Pkt

#### APPROVED BY



---

Mark Taormina, Planning and Economic Development Director

Date: July 24, 2025



---

Maureen Miller Brosnan, Mayor

Date: July 24, 2025

**Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC**, requesting waiver use approval under Sections 3.16 and 6.32 of the Livonia Zoning Ordinance, as amended, to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast  $\frac{1}{4}$  of Section 30.



# **UNAPPROVED MINUTES**

1

## **MINUTES OF THE 1,233<sup>rd</sup> PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA**

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On Tuesday, July 22, 2025, the City Planning Commission of the City of Livonia held its 1,233<sup>rd</sup> 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  
                          Sam Caramagno   Glen Long           Peter Ventura  
                          Ian Wilshaw

Members absent:   None

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 2025-06-02-13            3CS Schoolcraft, LLC**

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC, requesting waiver use approval under Sections 3.16 and 6.32 of the Livonia Zoning Ordinance, as amended, to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30.

Mr. Uhazie: Good evening. This is a request to operate an indoor recreational facility offering classes in Brazilian jujitsu for children and adults. The location is on the southwest corner of Schoolcraft and Newburgh Road. The existing site contains a 12,000 square foot multi-tenant industrial building. The petitioner's unit would measure 1,900 square feet. The property measures approximately 1.19 acres in size. The existing zoning is M-1 (Light industrial). The adjacent property to the east is a commercial building containing a wheel bearing business also zoned M-1. To the west is an office park zoned M-2. To the south is Trinity Elite Sports Performance, zoned M-1 and to the north is Schoolcraft Road and the interstate 96 freeway. The site has 320 feet of frontage on Schoolcraft Road and an additional 162 feet of frontage on Newburgh. Site access is provided from Newburgh Road on the southeast side of the property and from Schoolcraft Road on the northwest side of the property. There is a dumpster enclosure in the southwest corner of the property. The site plan submitted shows the petitioners unit located in the interior of the of the building. Indoor recreation uses are treated as a waiver-use in the M-1 district under Section 6.32 of the zoning ordinance. The proposed indoor recreational use would conform to all special requirements and regulations under this section. Minimum parking is one space for 200 feet of floor area. The suite is approximately 1,900 square feet, requiring 10 parking spaces. The martial arts school will share a lot with two other tenants. Currently, there are 45 parking spaces around the building and approximately 15 spaces along the west property line. This totals 60 parking spaces on site. The floor plan shows the suite will contain an exercise room, a break room and two restrooms with a utility closet. The petitioner is not extending the width of the existing building or extending the height or changing any of the setbacks. The elevation plans show the facade with a dark brown brick and brown awning, and the rear facade having a light beige brick and maroon awning over the exits. 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 June 24, 2025, 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 range of #37453 thru #37463 Schoolcraft Road, with the address of #37453 Schoolcraft Road being assigned to the overall parcel. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project. 3. Should any revisions to the utility services to the building, or any work in the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 8, 2025, which reads as follows: “This office has reviewed the site plan submitted in connection with the renovation and use of the property located at the above referenced address. No objections to this proposal with the stipulations: If a sprinkler fire suppression system and fire alarm or alarm monitoring system is in place, the systems must remain and be maintained to function as designed. 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 June 23, 2025, 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 Treasurer’s Department, dated June 23, 2025, which reads as follows: “All taxes have been paid on this property” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Alright. Thank you, Mr. Uhazie. Is there any questions for planning staff? No questions for the staff. Our petitioner is in the audience. Feel free to come to one of our podiums and introduce yourself.

James Gray, 37461 Schoolcraft Road, Livonia, MI. Good evening, ladies and gentlemen. Thank you so much for being here and being a part. Thank you so much.

Mr. Wilshaw: Okay, very good. And you can pull the mic up if you need to. We don't need you to get neck pain. So, tell us a little bit about your proposal. You want to put a martial arts studio in this facility. Tell us what you'd like to do.

## **UNAPPROVED MINUTES**

4

- Mr. Gray: Yes, sir. So, we impact young kids. So we have a class that's geared towards younger kids, like so that it'll be from ages five to 10, and then from ages 10 to about 16, they'll have a big...we'll have a bigger class, for big kids class, and then hopefully, by the time that they're 16, they'll start to be involved with the adults, where my student leaders, that are adults, will be able to pour into them, making leaders out of the younger kids is really what our goal is. But also, we build businesspeople and things of that sort. So, I have a group of engineers, I have a group of police officers. I have a lot of different people, even professional fighters that have come in and train and so we have a wide array of different types of students.
- Mr. Wilshaw: Okay, very good. Let's see if there's any questions for you about your petition. One second, is there anyone with questions? Mrs. Dinaro.
- Ms. Dinaro: Can you tell us a little bit about your current studio and why you're moving to Livonia?
- Mr. Gray: Yes. Ma'am. Well, I've been through this process a few times. We were in Belleville previously, prior to COVID, and unfortunately, we had to shut down during that time. It was a kind of a crazy time, right? And then we decided that it would probably be better to move to Canton, so we moved to Canton, and it has been wonderful. So, for the last four and a half years, we've been in a storefront, and unfortunately, the rents were super high, and the landlord wouldn't necessarily fixing the leaks that were happening. As a leader, I take real great pride in where locationally we are, and so I really wanted to provide a good place for my students to train. And so, this would be, this is a better fit for us. And so that's why, that's the purpose of why we wanted to relocate.
- Mr. Wilshaw: Thank you.
- Mr. Gray: No problem.
- Mr. Wilshaw: Thank you. Mr. Droze.
- Mr. Droze: Thank you, Mr. Chair. I wanted to talk a little bit about the parking on your property. So I guess one of the more interesting things as a planning commissioner, I guess, of having young kids, is that I've learned that there's a lot of these recreational uses that are in some of our industrial areas, which is great because, you know, obviously I'd rather have those spaces be

used and it gives amenities and activities for the kids. One thing I have noticed is sometimes they can get pretty busy if there's a, you know, sometimes it'll be a party, or, you know, other types of events that happen. I'm not asking so much about that, but what I am wondering is, because one of the points on the report that we have is that you're going to get a shared parking agreement in place as part of this project. And so one of the things I'd like to see is to make sure that you have enough spaces allocated, because sometimes it can get a little cramped, and all of a sudden you got to park in an adjacent space and walk maybe in the spot that's not designed for it. So, what is kind of your upper expectation for number of parking spaces you need for, you know, a busy day at your facility?

Mr. Gray: So the adults would be training later, right? So they're training at seven o'clock. Typically, the adults when they train. And so that would be after business hours. And so, yes, we would have shared parking, but the time lapse that, you know, I mean, typically it'll, it'll be a ghost town during that time.

Mr. Droze: So, I guess my question though, is, if you got a six o'clock session in the seven o'clock session and everybody shows up at the same time, is 10 spaces enough? Or do you think you need a little bit more than that?

Mr. Gray: I think 10 would be fine, because we get a lot of people that will, like, drop their kids off and then come back and pick them up. And so there's a good number of people that do that. Then the adults would be later, so they would be the ones parking so, I mean, I have, usually, I have about, honestly, I have about seven or eight parents that would stay and watch their kids. But, you know, once they go and they leave, now those spaces are vacant. So it's pretty much an open ghost town from there.

Mr. Droze: All right, as far as parking goes, nope. No further questions. Seems like great project. Thank you.

Mr. Gray: Thank you, sir. I appreciate you.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions for our petitioner? Mr. Caramagno.

Mr. Caramagno: Hello, how long have you been in business?

Mr. Gray: Since, well, as a professional martial artist since 2017.

## **UNAPPROVED MINUTES**

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Mr. Caramagno: Okay, so you've been a while, and you said you were Belleville, Canton, and now you're coming to Livonia.?

Mr. Gray: Yes, sir, we, basically we, I had at the Van Buren Township. I would offer private lessons at Van Buren Township. I knew some of the people there, and I grew up with them, so I'm a Belleville graduate and everything. And then they expressed interest that they wanted a self-defense program for the kids. So I offered it. I asked my instructor, who was the first black belt in the state. I said, Do you think it's a good idea? And then we basically, he said, Yeah, I think it's a great, great fit. And so I started doing that, and then I partnered with the karate school briefly, and grew my student base, and then we ended up renting our own facility, and we have great relationships with them still. But then basically, that's when we kind of started impact mentoring, because we didn't want it to be just a normal martial arts school. We wanted to really get into the lives of some of the younger kids and into the lives of even some traditional martial artists that have been black belts for a long time, but they might not know jujitsu. So jiu jitsu is our expertise.

Mr. Caramagno: Okay, what are your hours?

Mr. Gray: Well, we're, we might change it up a little bit, but the main thing is, is like, so 5pm would be, actually, excuse me, 5:15 will be our kids class. 6pm would be our big kids class, and then 7pm would be our adults class, and that's Monday, Tuesday, Thursday, and then, obviously we do Saturday morning and Sunday classes too.

Mr. Caramagno: Each class is about an hour?

Mr. Gray: Yes, sir, yep.

Mr. Caramagno: Okay, good. Thank you.

Mr. Gray: My pleasure. Thank you for your question.

Mr. Wilshaw: Thank you. Any other questions for our petitioner?

Mr. Ventura: Mr. Gray, at our study session, you told us that you moved into the...you rented the space and paid the rent and moved into the building and improved the building and started to operate, and then discovered and the landlord had never said anything to you about requiring this waiver-use and going through the process you're now going through. So, then you discovered you needed

to do it, and had to shut down and start this process. And so you're still in a state of suspended animation at this point, waiting.

Mr. Gray: Our main goal is to make sure that we get our certificate of occupancy and go through the process. We went through the certificate of occupancy process in Belleville. We went through the certificate process in Canton, and now I look forward to doing this certificate here in Livonia. I heard it's a smoother process.

Mr. Ventura: You've done everything inside the building you need to do to make it ready for your business?

Mr. Gray: It's just, I mean, you know, what was really cool about this particular spot is that it's already ready, so I didn't have to really do anything except for paint. So, we're looking to put like a water cooler, as opposed to like a drinking fountain. So that way we don't have to break into any walls or do anything like that, anything major. So that way it's a little bit more straightforward, and hopefully we get the approval from building on that

Mr. Wilshaw: Thank you. Mr. Ventura, any other questions for the petitioner? I don't see any other questions from my colleagues. Is there anyone in the audience wishing to speak on this item? I don't see anyone else wishing to speak. Mr. Gray, is there anything else you'd like to tell us before we make our decision?

Mr. Gray: No, I really appreciate your time, and I know it's a little bit of a process trying to get the waiver-use and so I just wanted to thank everybody here for your time and listening to us talk about our business. And so I appreciate it.

Mr. Wilshaw: Definitely. It's an opportunity to for you to promote your business a little bit in the process. As you go through this approval process, people are going to be watching and listening, and maybe they hear something that's interesting to them. So, with that in mind, if there's no other comments from any of my colleagues or anyone else in the audience, I'm going to close the public hearing, and a motion will be in order

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

**#07-34-2025**     **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC, requesting waiver use



approval under Sections 3.16 and 6.32 of the Livonia Zoning Ordinance, as amended, to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30, be approved subject to the following conditions:

1. The site plan, identified as A100, dated June 09, 2025, is hereby approved and shall be adhered to.
2. That the Building Elevation Plan identified as A102 dated June 09, 2025, as revised, is hereby approved and shall be adhered to.
3. Only conforming signs are approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
4. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required; and
5. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless the appropriate permits are obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Mr. Ventura has raised the question of a seven day waiver. Mr. Uhazie, have you had an opportunity to see if that would assist them?

Mr. Uhazie: Yes, we did look at that but unfortunately, it's not so much that we can't do it. It's just that the way the council agenda falls, they're not going to get on a sooner agenda, whether we have seven days or the normal waiting period. So either way, they'd end up on the same agenda.

Mr. Wilshaw: Yeah, okay. Mr. Ventura, are you okay with that?

Mr. Ventura: Evidently, there's not much we can do it. Okay, Mr. Gray,

Mr. Wilshaw: Just for your benefit, as I mentioned at the beginning of the meeting in our my preamble, there's a seven day waiting period before our minutes are approved. Sometimes what we'll try to do is, in a situation like yours, where you really want to get

operating as quickly as you can, we can try to speed that up a little bit by getting you onto the council agenda a little quicker with a waiver of that seven days. In this case, it's going to take you more than seven days to get to that council meeting anyway, so it's not going to benefit you to have that waiver. So, we were just trying to speed things up for you a bit if we could just thank you. But in any case, you have gotten approval from us, this will go to City Council. Now you'll go through the same process with them, a study meeting and a regular meeting, and they will make the final determination for your waiver-use but that meeting should be coming up here in the next few weeks. I would imagine the Planning Department will let you know, or the City Council office will let you know when that meeting has been scheduled.

Mr. Gray: So I have to, just to be clear, we have two more meetings?

Mr. Wilshaw: Yes, with the City Council.

Mr. Gray: With the City Council, yes.

Mr. Wilshaw: What we do is we're giving an approving recommendation to them. So, we've done the homework on your property. We've talked to you, and we're recommending that this be approved, but ultimately, City Council makes that final decision.

Mr. Gray: Yes, sir. All right, sir. Thank you so much. I appreciate it. Thank you.

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.

**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

2025-06-02-13

Date Filed: 06/09/2025 Petition Special Waiver Use Approval  
Site Address: 37461 Schoolcraft Rd Sidwell 46-117-01-0029-003 Zoning of Property M-1  
Requesting Approval To Special use Waiver Approval for Indoor Recreational use in M-1 zoning  
Applicant: Justin Cloumbus Business/Company: 3CS Schoolcraft, LLC  
Applicant's Address: 3311 Orchard Lake Rd City: Keego Harbor State: MI Zip Code: 48320  
Applicant's Phone # (248) 762-4634 Applicant's Email jicolumbus@hotmail.com  
Contact Person: James Gray Business/Company: Impact Mentoring Martial Arts  
Contact's Address: 47048 McBride Ave City: Van Buren Township State: MI Zip Code: 48111  
Contact's Phone # (734) 787-6970 Contact's Email grayweapon@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
- 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) Two (3) completed application forms & **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.**

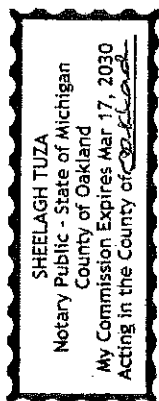
|                                                                                                                     |                                                                         |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>FEE COMPUTATION</b>                                                                                              | <b>\$700.00 (\$400 publication fee plus \$300 base review fee) plus</b> |
| _____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction. | Total Amount Due \$ _____                                               |

Owner of Property: Justin Columbus  
Owner's Address: 3311 Orchard Lake Rd City: Keego Harbor State: MI Zip Code: 48320  
Owner's Phone # 248 762-4634 Owner's Email jicolumbus@hotmail.com  
Signature of Owner: [Signature] Print Name: Justin Columbus

Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan  
on this 10<sup>th</sup> day of June 20 25.

Signature of Notary [Signature] My commission expires 3-17-2030  
Acting in the County of Oakland.

RECEIVED  
OFFICE OF THE CITY CLERK  
2025 JUN 10 PM 3:55



# SCHOOLCRAFT ROAD

37453-37463

**M - 1**

**M - 2**

13245

13235

13201

13131

-

13175

13111

13075

NEWBURGH ROAD

13400

37107

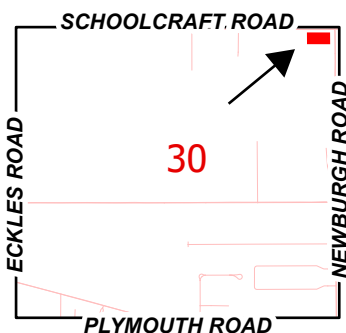
**M - 1**

13000

13280

**M - 2**

13250



## Address & Zoning Map

Petition 2025-06-02-13  
3CS SCHOOLCRAFT  
37461 Schoolcraft Road

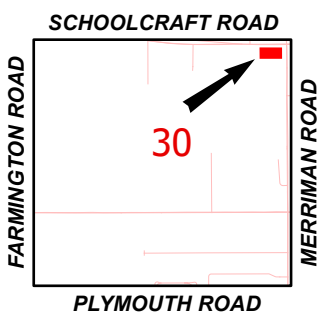
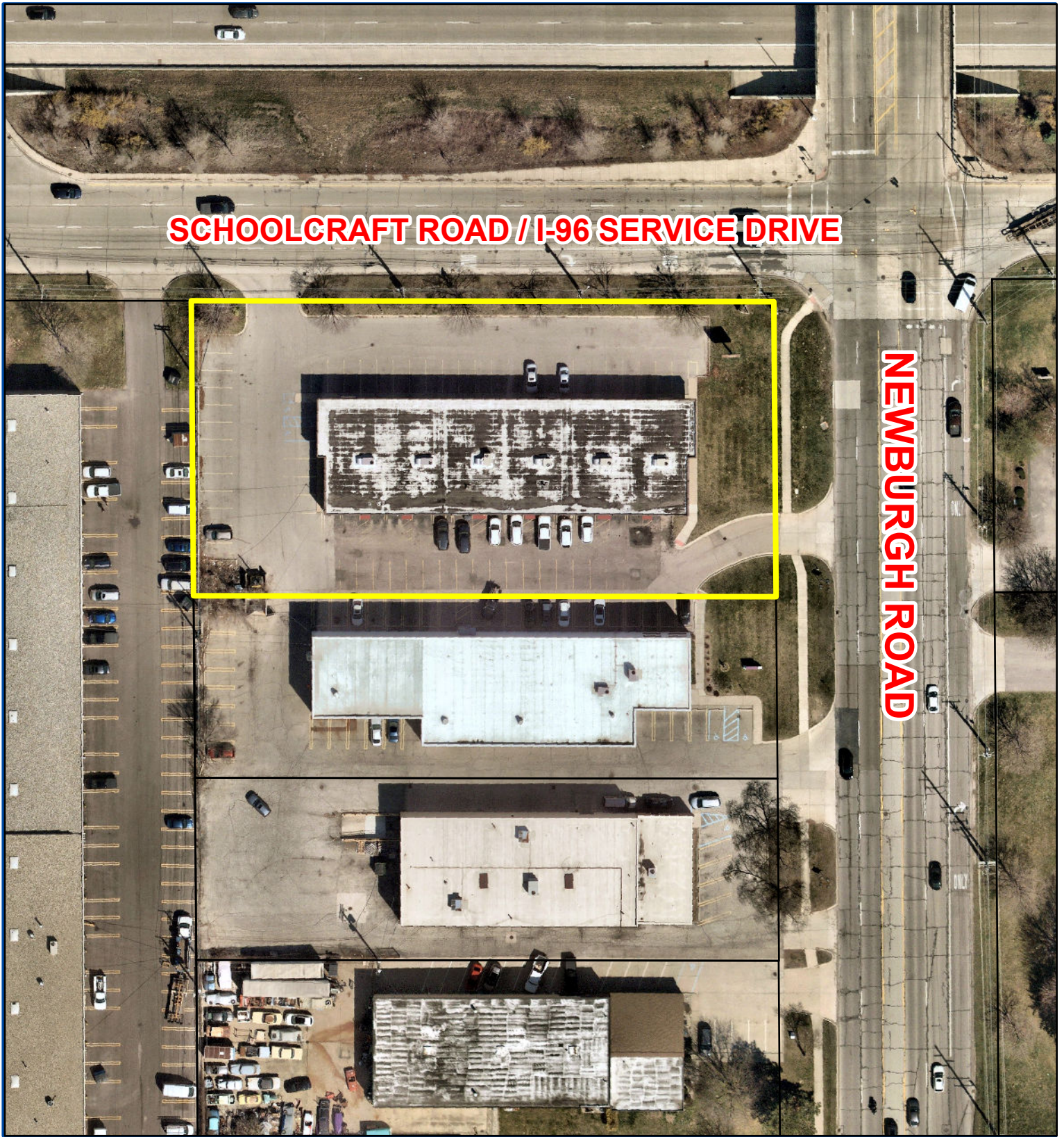


Not to Scale



City of Livonia  
Planning Department





## *Aerial Map*

Petition 2025-06-02-13  
3CS SCHHOLCRAFT  
37461 Schoolcraft Road



Not to Scale



City of Livonia  
Planning Department



# PLANNING COMMISSION STAFF NOTES

## PUBLIC HEARING

### ITEM 1

**Petition 2025-06-02-13 submitted by 3CS Schoolcraft, LLC**, requesting waiver use approval under Sections 3.16 and 6.32 of the Livonia Zoning Ordinance, as amended, to operate an indoor recreational facility, at 37461 Schoolcraft Road, located at the southwest corner of Schoolcraft Road and Newburgh Road, in the northeast ¼ of Section 30.

#### **July 15, 2025, Study Meeting:**

3CS Schoolcraft LLC is requesting waiver approval to establish and operate a jiu jitsu school within one (1) suite of an existing 12,000-square foot multitenant building located in the M-1, Light Manufacturing zoning district at 37461 Schoolcraft Road. The proposed business will operate as a martial arts training facility, primarily offering classes in Brazilian jiu jitsu for children and adults.

The suite will contain an exercise room, a break room, two (2) restrooms, and utility closets. The petitioner is not extending the width of the existing building or extending the height, and existing setbacks will remain the same.

Under Section 6.32 (1) of the Zoning Ordinance, Indoor recreational use in the M-1 District require waiver use approval. The proposed indoor recreational use would conform to all the special requirements and regulations specified under this section.

The subject property is zoned M-1, Light Manufacturing. To the east is a commercial building home to a wheel bearing business also zoned M-1, Light Manufacturing. To the west, is an office park zoned M-2, General Manufacturing. To the south TrinityElite Sports Performance, zoned M-1, Light Manufacturing. To the north is Schoolcraft Road and Interstate 96 Freeway. The nature of the use—a personal service-based instructional facility—may be viewed as compatible with other low-impact, indoor businesses within a multitenant light industrial development.

Site access to the property will be from both Newburgh Road on the southeast side of the property, and from Schoolcraft Road on the northwest side of the property. There is a dumpster enclosure in the southwest corner of the property.

The proposed elevations submitted on June 10, 2025, show the front façade with dark brown brick and brown awning, and the rear façade having a light beige brick and maroon awnings over the rear exits.

## PUBLIC HEARING

### ITEM 1 Petition 2025-06-02-13 – 3CS Schoolcraft

Page 2

According to the minimum parking requirements for Indoor Recreational Uses in Section 9.05, there shall be one (1) parking space per two hundred (200) square feet of floor area. The suite is approximately 1,900 square feet, requiring ten (10) parking spaces.

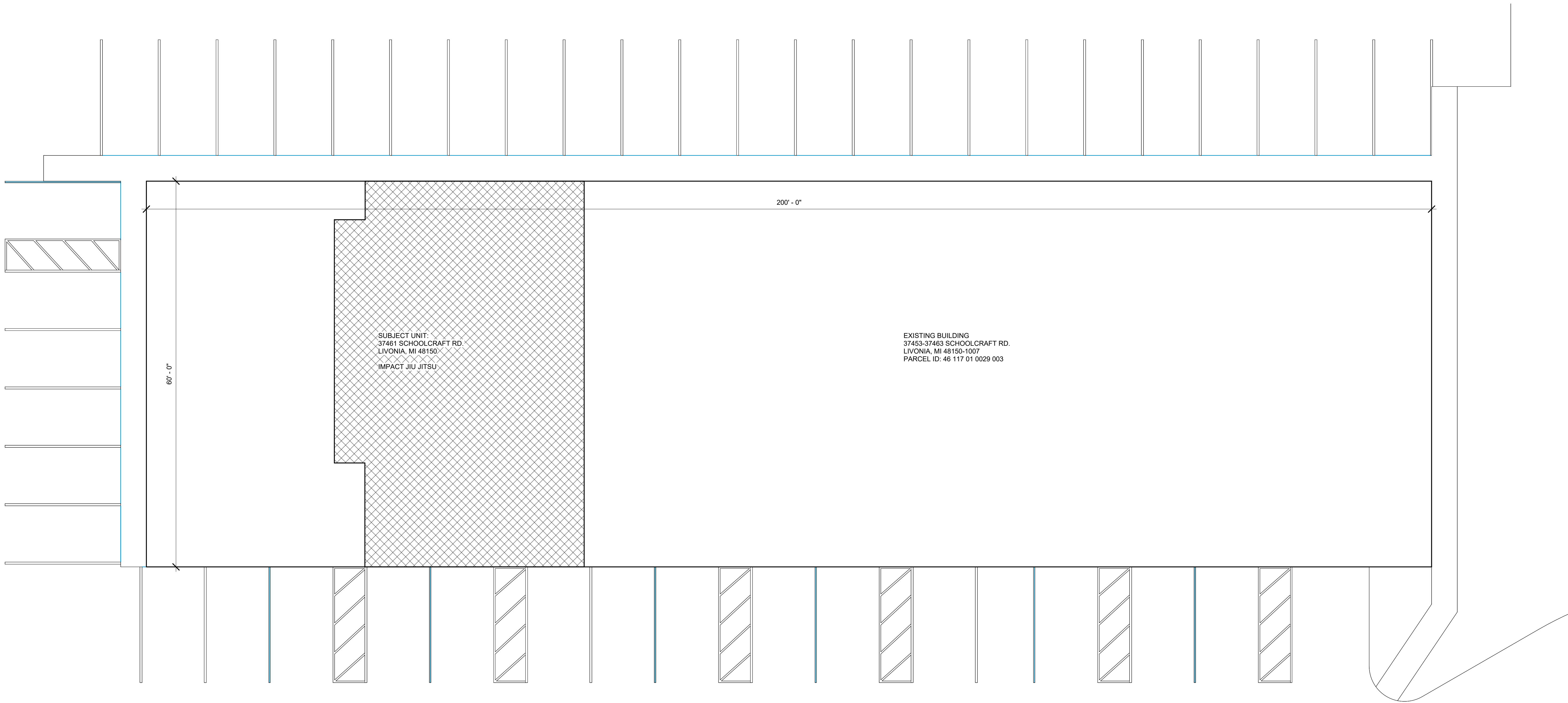
The martial arts school will share the parking lot with two (2) other tenants. Currently, there are forty-five (45) parking spaces around the building, and there are approximately fifteen (15) parking spaces along the west property line, bringing the total to sixty (60) parking spaces. There is a shared parking lot between the subject property and the property to the south as well. The owner of the property shall provide a shared parking agreement, if the petitioner intends to use those parking spots to the south.

Where the property owner can demonstrate or the City Council finds that the required number of parking spaces is excessive and the proposed parking will meet the demand for the proposed use, the City Council may, as a condition of site plan approval, permit up to twenty-five (25) percent of the total number of required parking spaces to be reserved for future consideration.

### July 22, 2025: Public Hearing:

**Approving Resolution:** The request to operate an indoor recreational facility (Impact Jui Jitsu) at 37461 Schoolcraft Road is hereby approved, subject to City Council approval and the following conditions:

1. The site plan, identified as A100, dated June 09, 2025, is hereby approved and shall be adhered to.
2. That the Building Elevation Plan identified as A102 dated June 09, 2025, as revised, is hereby approved and shall be adhered to.
3. Only conforming signs are approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
4. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required; and
5. Under Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless the appropriate permits are obtained, this approval shall be null and void at the expiration of said period.



① SITE PLAN  
1/8" = 1'-0"

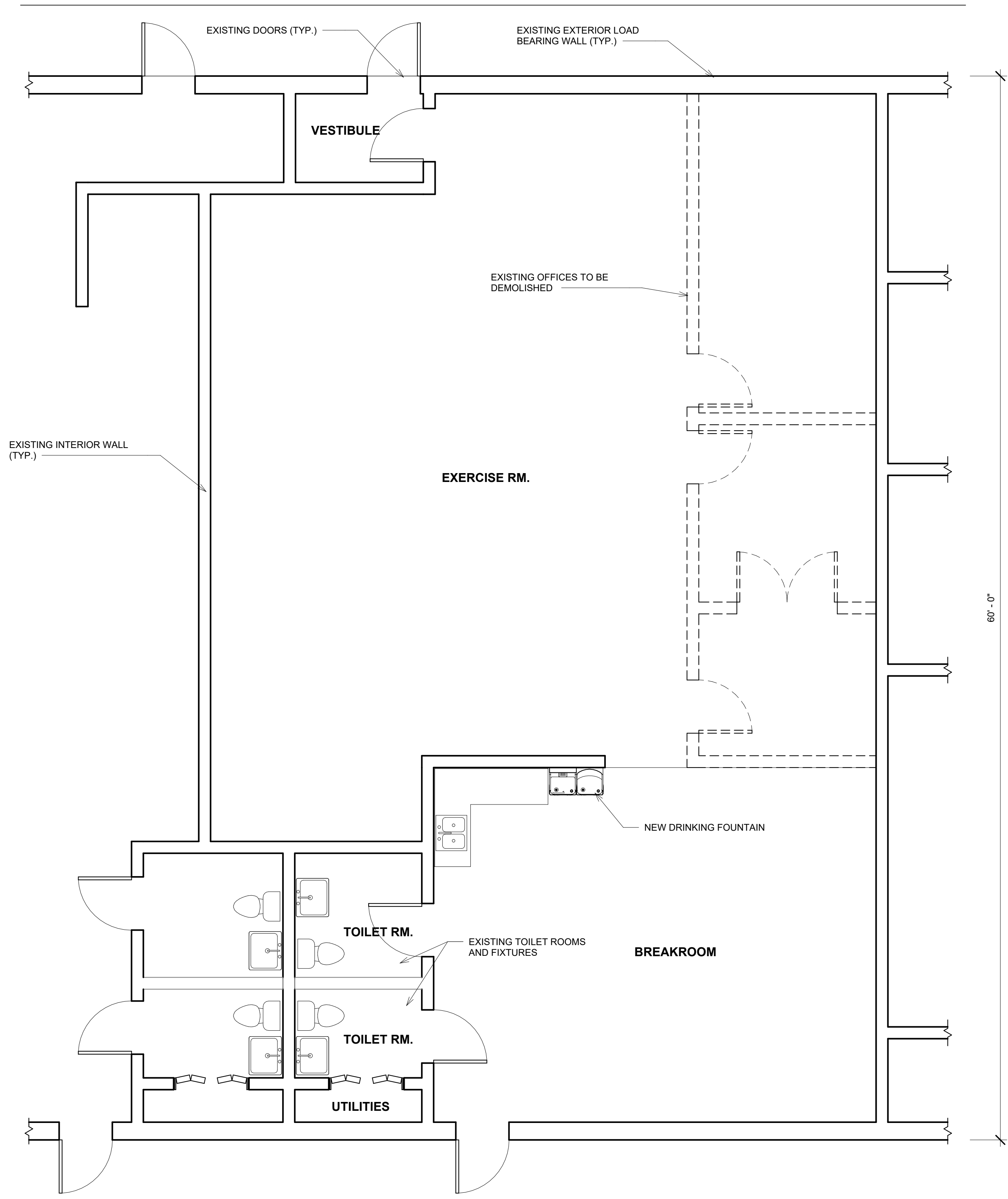
NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

SITE PLAN

PROJECT: 2501  
DATE: 06/09/25  
DRAWN: -  
CHECKED: -

A100





① GROUND FLOOR PLAN  
1/4" = 1'-0"

|          |          |
|----------|----------|
| PROJECT: | 2501     |
| DATE:    | 06/09/25 |
| DRAWN:   | -        |
| CHECKED: | -        |

GROUND FLOOR PLAN

NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

A101





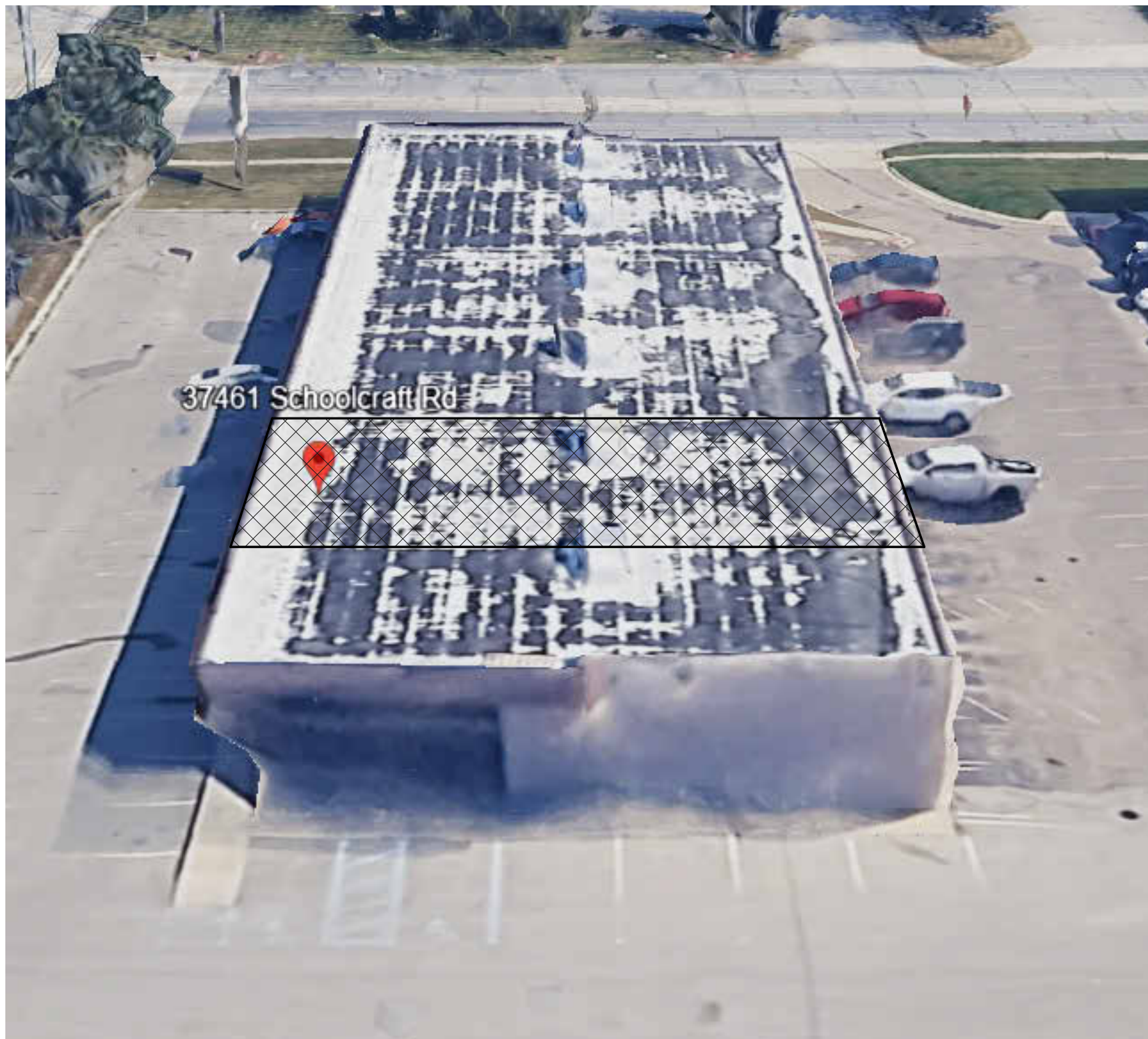
① NORTH ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



④ WEST ELEVATION  
1/8" = 1'-0"

NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

BUILDING ELEVATIONS

PROJECT: 2501  
DATE: 06/09/25  
DRAWN: -  
CHECKED: -

A102



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) 466-2571  
FAX: (734) 466-2195

June 24, 2025

Mr. Kristoffer Canty  
Planner IV  
City of Livonia

**Re: Petition 2025-06-02-13 – #37461 Schoolcraft Road**

Dear Mr. Canty:

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 range of #37453 thru #37463 Schoolcraft Road, with the address of **#37453 Schoolcraft Road** being assigned to the overall parcel. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. Utility information has not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project.
3. Should any revisions to the utility services to the building, or any work in the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.

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](mailto:dlear@livonia.gov) or [tzilincik@livonia.gov](mailto:tzilincik@livonia.gov).

Sincerely,

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

cc: 2025 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:** July 8, 2025  
**TO:** Kristoffer Canty, Planner IV  
**FROM:** Livonia Fire Prevention Division  
**SUBJECT:** **Petition 2025-06-02-13, 37461 Schoolcraft Rd.**

This office has reviewed the site plan submitted in connection with the renovation and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

If a sprinkler fire suppression system and fire alarm or alarm monitoring system is in place, the systems must remain and be maintained to function as designed.

**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 BROSNAN**  
MAYOR

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

June 23<sup>rd</sup> 2025

Mr. Kristoffer Canty  
City of Livonia Planning Dept  
33000 Civic Center Drive  
Livonia, MI 48154

**Re: Petitions 2025-06-02-13 – 37461 Schoolcraft Road**

Mr. Canty,

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

OFFICE OF THE TREASURER

**SUSAN M. NASH**  
CITY TREASURER



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

June 23, 2025

RE: 37461 Schoolcraft

Attention: planning Commissioners

All taxes have been paid on this property.

If you have any further questions, please contact me

Thank you

Susan Nash  
Livonia City Treasurer

To whom this may concern.

I look forward to being a part of the Livonia Community. For the last 4 years we have been a positive Impact in the lives of our surrounding communities. Anti bullying, women's self defense, both kids and adults train in Brazilian Jiu-Jitsu principles to get the best results.

I just signed a five year lease. Gave the deposit etc. I was under the impression that it was zoned for our use. Later learning it is zoned for M1. We hope to get a variance for this use as it will be beneficial to the current businesses and to ours. Our business impacts

We are a family & community-centered group. As a father of three sets of young twins we intentionally focus on building personal character and life principles while developing martial arts skills. We bring a lot of families together through our seminar-based martial arts teaching methods and parent-child family classes.

We work directly with equipping law enforcement and even have Livonia PD in our current student-roster already.

As a husband of a former public school teacher we make it a point to work with students and administration in the area to serve their needs in whatever capacity we can.

With an athletic development center directly behind us and a physical rehab center right next door to we think we would be a great fit and addition to the area.

The building layout is perfect for us. The electric is up to date, the furnace and AC brand new. Our hope is that we could be able to get an approval on the usage and obtain a certificate of occupancy as soon as possible.

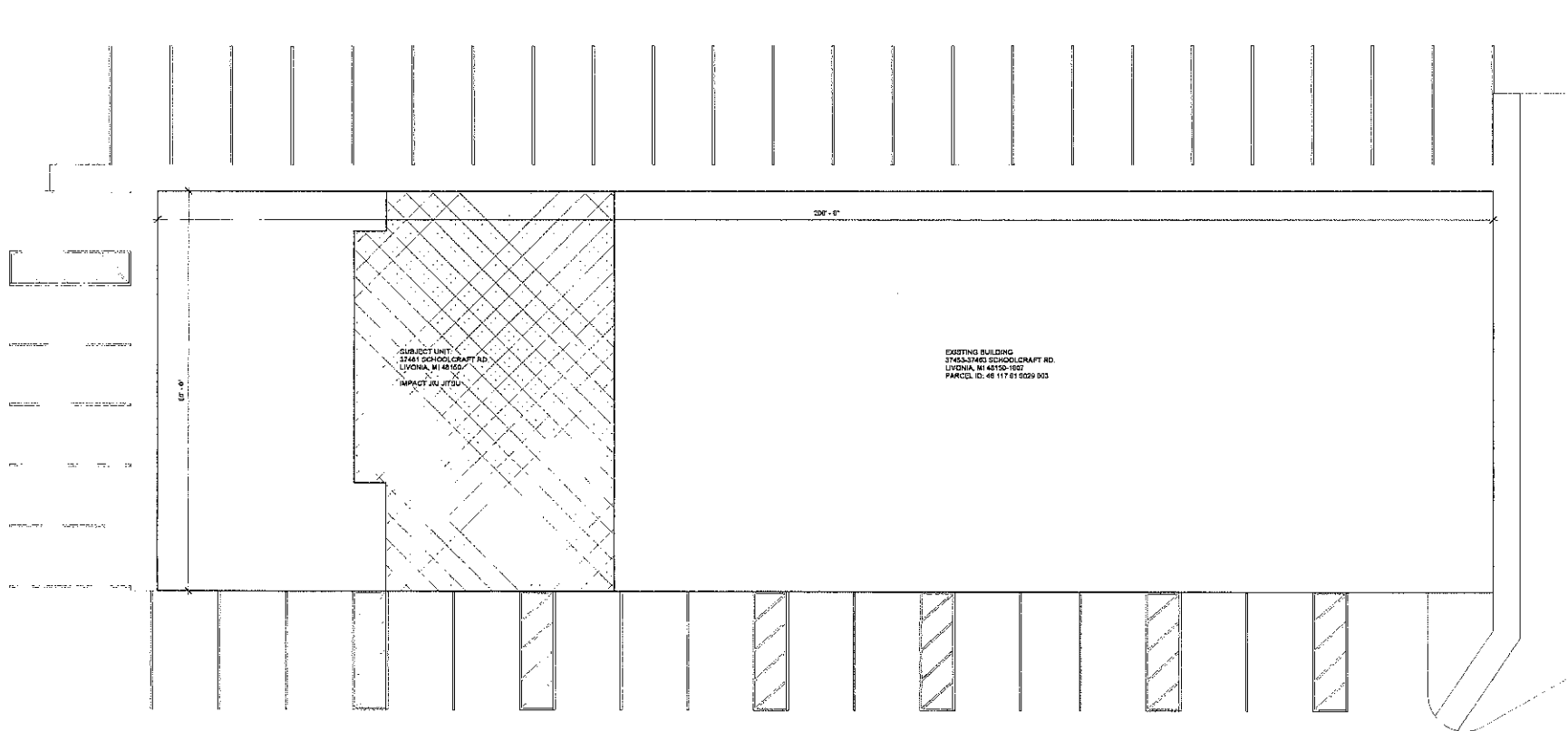
Kindest regards,

James Gray  
Impact Mentoring Martial Arts  
734.787.6970  
Grayweapon@gmail.com









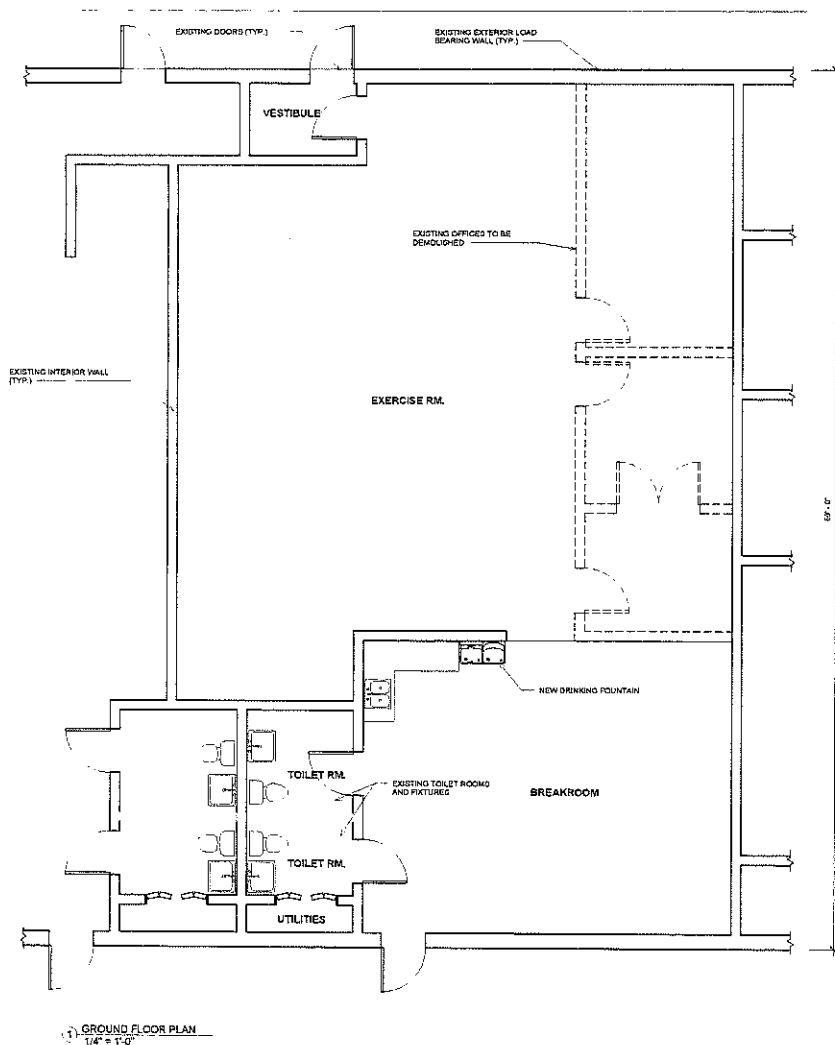
(1) SITE PLAN  
1/8" = 1'-0"

NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

SITE PLAN

PROJECT: 2501  
DATE: 06/08/25  
DRAWN: -  
CHECKED: -

A100



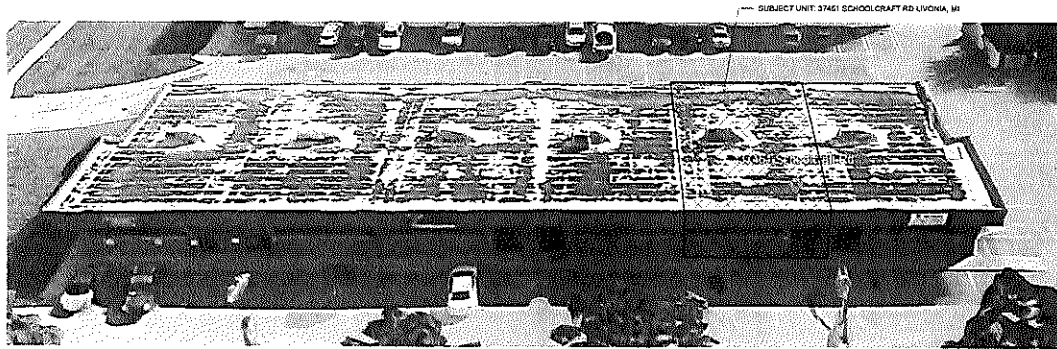
NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

GROUND FLOOR PLAN

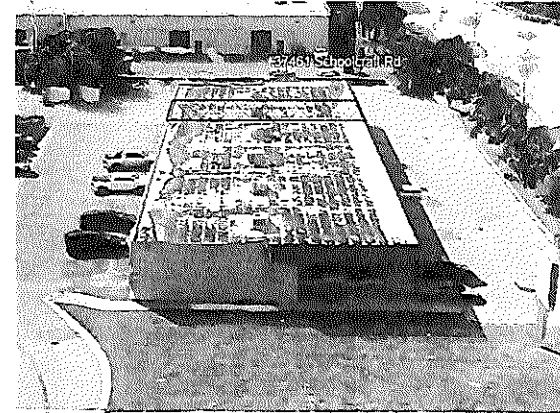
|         |          |
|---------|----------|
| PROJECT | 2041     |
| DATE    | 02/02/25 |
| DRAWN   | .        |
| CHECKED | .        |

A101

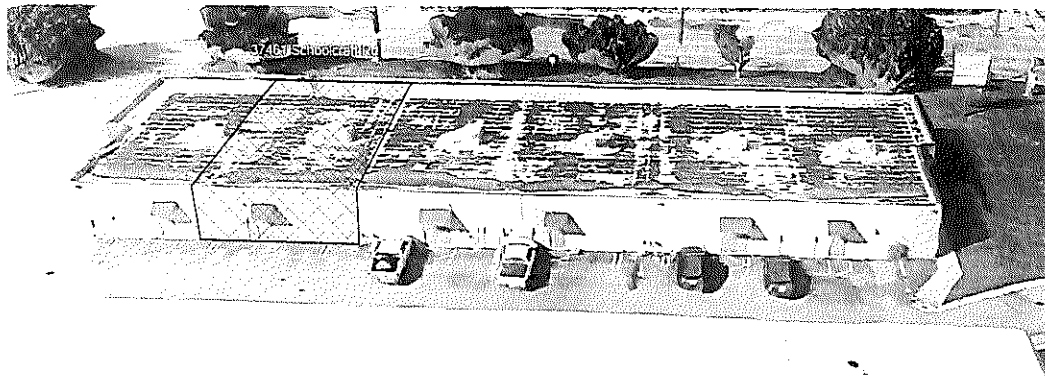




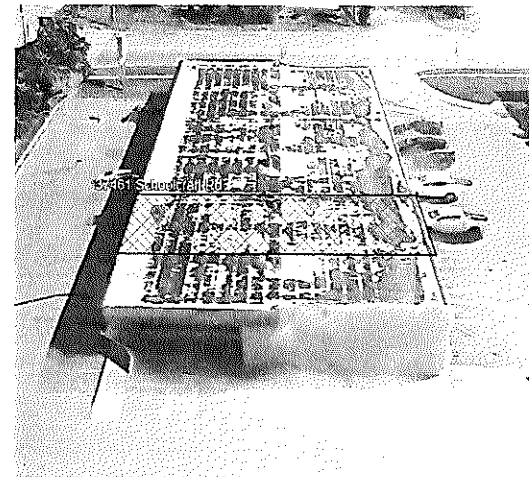
1 NORTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

NOT FOR CONSTRUCTION  
VERIFY ALL DIMENSIONS IN FIELD

BUILDING ELEVATIONS

JAMES GRAY  
IMPACT JIU JITSU  
37461 SCHOOLCRAFT RD LIVONIA, MI 48150

PROJECT: 3501  
DATE: 06/08/25  
DRAWN:  
CHECKED:

A102

## Tenant Occupancy & Operations Information Form

(To be completed by tenant and returned to landlord/property management)

### Tenant Information

Business Name: Express Employment Professionals + Specialized Recruiting Group  
Suite/Unit #: 37455, 37457, 37459 Livonia MI 48150  
Primary Contact Name: Rod Coburn  
Phone Number: 248-474-5000  
Email Address: Rod.Coburn@Expresspros.com

### 1. Hours of Operation

Regular Hours (Mon-Fri): 8:00am to 5:00pm

Weekend Hours (Sat-Sun): n/a

After-Hours Operations (if any): n/a

Is your business open to the public? ☒ Yes ☐ No

### 2. Employee Information

Total Number of Employees (All Shifts): 20

Maximum Number of Employees On-Site at One Time: 20

Do employees work in shifts? ☐ Yes ☒ No

- If yes, how many shifts per day? n/a

- Shift hours: 8:00am to 5:00pm (could be on site until 7:00pm on occasion)



### 3. Nature of Business / Use of Premises

Describe your business operations:

Staffing agency

Will customers or vendors regularly visit the premises? ☒ Yes ☐ No

- Estimated # of visitors per day: 10-20

### 4. Parking & Access

Number of Parking Spaces Needed for Employees: 20

Number of Parking Spaces Needed for Visitors/Clients: 10+

Do any employees or clients require ADA access? ☐ Yes ☒ No

### 5. Additional Notes or Requests

### Tenant Certification

I certify the information provided above is accurate to the best of my knowledge. I understand that this form is used by the landlord to manage property operations, safety, and tenant coordination.

Signature: S Petersen

Printed Name: Sarah Petersen

Title: Office manager

Date: 07/09/2025

**Tenant Occupancy & Operations Information Form**

(To be completed by tenant and returned to landlord/property management)

**Tenant Information**

Business Name: Med Rehab Services INC

Suite/Unit #: \_\_\_\_\_

Primary Contact Name: Nancy Mathew

Phone Number: 734-7773132

Email Address: emilcynthia@gmail.com

**1. Hours of Operation**

Regular Hours (Mon-Fri): 9 AM - 6 PM

Weekend Hours (Sat-Sun): \_\_\_\_\_

After-Hours Operations (if any): \_\_\_\_\_

Is your business open to the public? ☒ Yes ☐ No

**2. Employee Information**

Total Number of Employees (All Shifts): 2

Maximum Number of Employees On-Site at One Time: 2

Do employees work in shifts? ☐ Yes ☒ No

- If yes, how many shifts per day? \_\_\_\_\_

- Shift hours: \_\_\_\_\_

3. Nature of Business / Use of Premises

Describe your business operations:

Outpatient Physical Therapy

Will customers or vendors regularly visit the premises? ☒ Yes ☐ No

- Estimated # of visitors per day: 1-15

4. Parking & Access

Number of Parking Spaces Needed for Employees: 2

Number of Parking Spaces Needed for Visitors/Clients: 3

Do any employees or clients require ADA access? ☐ Yes ☒ No

5. Additional Notes or Requests

Need handicapped parking  
space as per Medicare regulations

Tenant Certification

I certify the information provided above is accurate to the best of my knowledge. I understand that this form is used by the landlord to manage property operations, safety, and tenant coordination.

Signature: Nancy Mathew

Printed Name: Nancy Mathew

Title: Administrative / Owner

Date: 07/14/25

## Tenant Occupancy & Operations Information Form

(To be completed by tenant and returned to landlord/property management)

### Tenant Information

Business Name: Impact Mentoring Martial arts

Suite/Unit #: 37461 Schoolcraft Rd Livonia, MI 48150

Primary Contact Name: James Gray

Phone Number: 734 787 6970

Email Address: graywepor@gmail.com

### 1. Hours of Operation

Regular Hours (Mon-Fri): Monday-Thursday 5pm-8:30pm <sup>11AM-noon</sup>

Weekend Hours (Sat-Sun): Sat 8-11AM, Sun 1pm-3pm

After-Hours Operations (if any): 5pm-8:30pm

Is your business open to the public? ☒ Yes ☐ No

### 2. Employee Information

Total Number of Employees (All Shifts): 1

Maximum Number of Employees On-Site at One Time: 1

Do employees work in shifts? ☐ Yes ☒ No

- If yes, how many shifts per day?           

- Shift hours: 5/5pm-8:30pm

3. Nature of Business / Use of Premises

Describe your business operations:

Martial arts and recreational use.

Jiu-jitsu, Mentoring youth, Health + Fitness

Will customers or vendors regularly visit the premises? ☒ Yes ☐ No

- Estimated # of visitors per day: 12

4. Parking & Access

Number of Parking Spaces Needed for Employees: 1

Number of Parking Spaces Needed for Visitors/Clients: 11

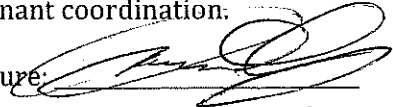
Do any employees or clients require ADA access? ☐ Yes ☒ No

5. Additional Notes or Requests

Thank you!!

Tenant Certification

I certify the information provided above is accurate to the best of my knowledge. I understand that this form is used by the landlord to manage property operations, safety, and tenant coordination.

Signature: 

Printed Name: James Gray

Title: Owner/Instructor

Date: 7.14.25



**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

6. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Department of Parks and Recreation, re: irrigation system upgrades at Fox Creek, Whispering Willows and Idyl Wyld golf courses, from budgeted funds.

Douglas Ware, Parks and Recreation, explained Idyl Wyld only needing software upgrades, Fox Creek needs six satellite boxes, and Whispering Willows needs ten satellite boxes.

Denise Mica, Lancashire, inquired on the reasoning for the waiving of the sealed bid process.

Douglas Ware, Parks and Recreation, stated Site One is the only authorized provider in which they are allowed to buy from.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

6.

### Parks and Recreation July 16, 2025

#### MEETING DATE

S081125/R082525

#### PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

#### AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Department of Parks and Recreation, re: for irrigation sytem upgrades at Fox Creek, Whispering Willows and Idyl Wyld golf courses, from budgeted funds.

#### BACKGROUND DETAILS

The Department of Parks and Recreation requests your approval for irrigation system upgrades at the three city golf courses: Fox Creek, Whispering Willows, and Idyl Wyld.

The Parks and Recreation Department and TJW staff prepared specifications for upgrades to the current Rainbird system at all courses.

Product quantities, the sole source information, and the location where each product will be utilized are 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 \$141,334.19 with Site One Landscape Supply, 1855 Rock Rd., Commerce Township, MI 48390.

We request that the City Council waive the formal bidding process in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended. Competitive bidding would not benefit the City.

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

Rain Bird Golf irrigation products

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

\$141,334.19

#### DETAILED WORK BEING PERFORMED

Irrigation system upgrades at all three golf courses

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

\$74,298.25 from 409-000-974-101,  
\$16,100 from 409-000-974-102,  
\$50,935.94 from 409-000-974-103

**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): Rain Bird Corporation works with SiteOne Golf as the sole distributor and source for Rain Bird Golf irrigation products for the State of Michigan.

We request that the City Council waive the formal bidding process in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended. Competitive bidding would not benefit the City.

**ATTACHMENTS**

1. 2025 SiteOne Irrigation

**APPROVED BY**



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: July 16, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: July 25, 2025



Carter Fisher, City Attorney

Date: July 25, 2025



Maureen Miller Brosnan, Mayor

Date: July 25, 2025



03.06.25

Effective through 2025, Rain Bird Corporation works with SiteOne Golf as the sole distributor and source for Rain Bird Golf irrigation products, including GSP Plans, for the state of Michigan. Golf courses and other purchasers of Rain Bird Golf irrigation products in the states of Michigan (lower peninsula), Indiana, Ohio and Kentucky will purchase products through SiteOne Golf.

Chad Kempf  
District Sales Manager  
Rain Bird Corp  
616-443-2449  
[ckempf@rainbird.com](mailto:ckempf@rainbird.com)

Steve Rebhan  
Golf Key Accounts Manager  
SiteOne Golf  
269-209-4631  
[srebhan@siteone.com](mailto:srebhan@siteone.com)



Commerce Township MI #34  
1855 Rock Rd  
Commerce Township, MI 48390-2858  
W: (248)960-1882

## Quotation

### Bill To:

City Of Livonia (#59165)  
12973 Farmington Rd  
Livonia, MI 48150-4202  
W: (248)442-8830

### Ship To:

S/ Fox Creek Golf Course. (#59165-9011)  
36000 7 Mile Rd  
Livonia, MI 48152-4024  
W: (248)442-8830

| Created    | Quote#  | Due Date   | Expected Award Date | Expiration Date |
|------------|---------|------------|---------------------|-----------------|
| 06/11/2025 | 7763361 | 07/11/2025 | 07/11/2025          | 07/11/2025      |

| Printed             | Job Name                       | Job Description | Job Start Date |
|---------------------|--------------------------------|-----------------|----------------|
| 07/11/2025 13:23:54 | Software and satellite upgrade |                 | 07/11/2025     |

| Line # | Item #                    | Item Desc                                                                   | Qty   | UOM | Unit Price | Extended Price |
|--------|---------------------------|-----------------------------------------------------------------------------|-------|-----|------------|----------------|
| 1      | H9600103                  | Rain Bird CirrusPro GSP Upgrade 1 Payment                                   | 1     | EA  | 16,100.000 | 16,100.00      |
| 2      | HP250048                  | PAR+ES 48 TWO-WIRE SW                                                       | 6     | EA  | 4,101.513  | 24,609.08      |
| 3      | 1813HD1000                | Multi Conductor Wire Black 18 Gauge 13 Conductor 1,000 ft. (Priced per ft.) | 1,000 | FT  | 0.777      | 777.00         |
| 4      | AG2401C3                  | Intermatic Arresterguard Surge Protector 2 Pole 1 Phase 3 Wire              | 6     | EA  | 174.976    | 1,049.86       |
| 5      |                           |                                                                             |       |     | 0.000      |                |
| 6      | Installation              |                                                                             | 6     |     | 1,400.000  | 8,400.00       |
| 7      | inc. central data transfe |                                                                             |       |     | 0.000      |                |
| 8      | inc. cellular iPad, no co |                                                                             | 1     |     | 0.000      | 0.00           |

Total Price: \$ 50,935.94

SiteOne Landscape Supply is not responsible for the accuracy of the items contained in this quotation. Please review carefully. Please add appropriate sales tax. Prices on this quote are good for 30 days after the entered bid date. Local tax may differ based on locations and local codes.



Commerce Township MI #34  
1855 Rock Rd  
Commerce Township, MI 48390-2858  
W: (248)960-1882

## Quotation

### Bill To:

City Of Livonia (#59165)  
12973 Farmington Rd  
Livonia, MI 48150-4202  
W: (248)442-8830

### Ship To:

S/ Idyl Wyld Golf Course (#59165-9013)  
35786 5 Mile Rd  
Livonia, MI 48154-2371  
W: (248)442-8830

| Created    | Quote#  | Due Date   | Expected Award Date | Expiration Date |
|------------|---------|------------|---------------------|-----------------|
| 06/11/2025 | 7763403 | 07/11/2025 | 07/11/2025          | 07/11/2025      |

| Printed             | Job Name         | Job Description | Job Start Date |
|---------------------|------------------|-----------------|----------------|
| 07/11/2025 13:20:26 | Software upgrade |                 | 07/11/2025     |

| Line # | Item #                     | Item Desc                                 | Qty | UOM | Unit Price | Extended Price |
|--------|----------------------------|-------------------------------------------|-----|-----|------------|----------------|
| 1      | H9600103                   | Rain Bird CirrusPro GSP Upgrade 1 Payment | 1   | EA  | 16,100.000 | 16,100.00      |
| 2      | inc. iPad with cellular, n |                                           |     |     | 0.000      |                |

Total Price: \$ 16,100.00

SiteOne Landscape Supply is not responsible for the accuracy of the items contained in this quotation. Please review carefully. Please add appropriate sales tax. Prices on this quote are good for 30 days after the entered bid date.  
Local tax may differ based on locations and local codes.



## Quotation



Commerce Township MI #34  
1855 Rock Rd  
Commerce Township, MI 48390-2858  
W: (248)960-1882

### Bill To:

City Of Livonia (#59165)  
12973 Farmington Rd  
Livonia, MI 48150-4202  
W: (248)442-8830

### Ship To:

S/ Whispering Willows (#59165-9012)  
20500 Newburgh Rd  
Livonia, MI 48152-1032  
W: (248)442-8830

| Created    | Quote#  | Due Date   | Expected Award Date | Expiration Date |
|------------|---------|------------|---------------------|-----------------|
| 06/11/2025 | 7763381 | 07/11/2025 | 07/11/2025          | 07/11/2025      |

| Printed             | Job Name                       | Job Description | Job Start Date |
|---------------------|--------------------------------|-----------------|----------------|
| 07/11/2025 13:22:15 | Software and satellite upgrade |                 | 07/11/2025     |

| Line # | Item #                    | Item Desc                                                                   | Qty   | UOM | Unit Price | Extended Price |
|--------|---------------------------|-----------------------------------------------------------------------------|-------|-----|------------|----------------|
| 1      | H9600103                  | Rain Bird CirrusPro GSP Upgrade 1 Payment                                   | 1     | EA  | 16,100.000 | 16,100.00      |
| 2      | HP250072                  | PAR+ES 72 TWO-WIRE SW                                                       | 3     | EA  | 5,462.700  | 16,388.10      |
| 3      | HP250048                  | PAR+ES 48 TWO-WIRE SW                                                       | 4     | EA  | 4,101.513  | 16,406.05      |
| 4      | HP250032                  | PAR+ES322S CNTRL 2 WIRE;32 STAPLA PED W/SWITCH                              | 1     | EA  | 3,244.838  | 3,244.84       |
| 5      | HP250024-so               | PAR+ES 24 S satellite - 2 wire                                              | 2     |     | 2,816.250  | 5,632.50       |
| 6      | 1813HD1000                | Multi Conductor Wire Black 18 Gauge 13 Conductor 1,000 ft. (Priced per ft.) | 1,000 | FT  | 0.777      | 777.00         |
| 7      | AG2401C3                  | Intermatic Arresterguard Surge Protector 2 Pole 1 Phase 3 Wire              | 10    | EA  | 174.976    | 1,749.76       |
| 8      |                           |                                                                             |       |     | 0.000      |                |
| 9      | Installation inc. new pad |                                                                             | 10    |     | 1,400.000  | 14,000.00      |
| 10     | inc. central data transfe |                                                                             |       |     | 0.000      |                |
| 11     | inc. cellular iPad, no co |                                                                             | 1     |     | 0.000      | 0.00           |

Total Price: \$ 74,298.25

SiteOne Landscape Supply is not responsible for the accuracy of the items contained in this quotation. Please review carefully. Please add appropriate sales tax. Prices on this quote are good for 30 days after the entered bid date. Local tax may differ based on locations and local codes.

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

**7. REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE:** Department of Public Works, re: for the lease and emergency repair of leased Vactor truck, from budgeted funds.

Don Rohraff, Director of Public Works, explained a leased vehicle was damaged, the appropriation is for the repair bill and to pay for the leasing period.

Motion was made by Vice President Ptashnik to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

7.

**DPW**  
**July 23, 2025**

### MEETING DATE

S081125/R082525

### PRESENTED BY

Don Rohraff, Director of Public Works

### AGENDA ITEM

**REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE:** Department of Public Works, re: for the lease and emergency repair of leased Vactor truck, from budgeted funds.

### BACKGROUND DETAILS

As part of the State of Michigan's revised Lead and Copper rules, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) requires the City of Livonia to perform physical verification within the City of all locations whose service lead composition is unknown.

Part of the process for checking these lines is the hydro-excavation of the "stop box" at each location, which requires a vactor truck equipped with high pressure hoses. As one of our own Vactor trucks was down for repair, we opted to rent a Vactor truck in order to keep on schedule.

During a routine excavation, the "boom" of the rented truck hit a tree limb which fell on the cab, causing damage to both the cab and the boom itself. As it is a leased vehicle, and we still have one of our own trucks down for repair, it was imperative we get the leased vehicle repaired and back in operation as soon as possible. Jack Doheny Company, who rented us the vactor, was able to repair the damage and get the truck back in operation in a timely fashion.

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

1. Approve the emergency repair of the leased Vactor truck through Jack Doheny Company, PO Box 675546, Detroit Michigan 48267 in the amount of \$50,601.97
2. Approve payment of invoice for a 2-month lease of said truck from same in the amount of \$28,000.00
3. For a total of \$78,601.97

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

|                 |             |                     |
|-----------------|-------------|---------------------|
| 592-559-939-000 | \$50,601.87 | Vehicle Maintenance |
| 592-559-943-000 | \$28,000.00 | Equipment Rental    |

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

\$50,601.97 + \$28,000.00 = \$78,601.997

**DETAILED WORK BEING PERFORMED**

Repair of cab and boom on leased vactor truck; 2-month rental of truck

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

|                 |             |                     |
|-----------------|-------------|---------------------|
| 592-559-939-000 | \$50,601.87 | Vehicle Maintenance |
| 592-559-943-000 | \$28,000.00 | Equipment Rental    |

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

Vendor selected due to the specialized nature of repairs required, as well as being the owner of the leased vehicle.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.1 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

**ATTACHMENTS**

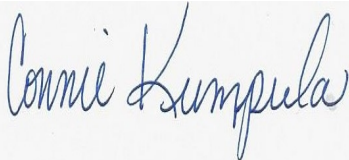
1. JDC Invoices- Rented Vactor Repairs-Lease 2025

**APPROVED BY**



Don Rohraff, Director of Public Works

Date: July 24, 2025



Connie Kumpula, Chief Accountant

Date: July 25, 2025



Maureen Miller Brosnan, Mayor

Date: July 25, 2025



Remit To:

**Jack Doherty Company**

PO BOX 675546

DETROIT, MI 48267-5546

**INVOICE**

Invoice No.

265271

Invoice Date 6/30/25

**SERVICE****Invoice To**LIVONIA, CITY OF  
33000 CIVIC CENTER  
LIVONIA MI 48154**Ship To:**LIVONIA, CITY OF  
33000 CIVIC CENTER  
LIVONIA MI 48154**INFORMATION**

|                  |            |               |              |                 |                   |
|------------------|------------|---------------|--------------|-----------------|-------------------|
| Job Number:      | 86177      | Due Date:     | 08/14/2025   | Customer Code.: | LIVO0003          |
| Service Date:    | 3/5/25     | Taken By:     | ASCHMELING   | Site Code:      | _MAIN             |
| Branch:          | 1100       | Equip. Hours: | 4,747        | Site Contact:   |                   |
| P.O. No.:        | TREEDAMAGE | Equip. Miles: | 0            | Phone:          |                   |
| Equip. No:       | 22835      | Make:         | VA           | Serial No.:     | 21-07R-20310      |
| Customer Eq. No: |            | Model:        | HXX          | Chassis VIN:    | 3BKBLJ0X1NF480437 |
|                  |            | Equip. Desc:  | 12824TATBWUS |                 |                   |

**NOTES****Service Job Notes:**

- REPAIRS TO CAB DAMAGED AND BOOM DAMAGED FROM A LARGE TREE LIMB COMING IN CONTACT WITH THE BOOM AND FALLING ON THE CAB AND CAUSING EXTENSIVE DAMAGE TO THE ROOF PORTION OF THE CAB.
- THE UPPER HALF OF THE CAB WAS SECTIONED IN TO THE EXISTING CAB, ENTIRE INTERIOR, STEERING COLUMN, DASH ASSY, DOORS, MIRROR MOUNTING BRACKETS, AND EXTERIOR FIREWALL COMPONENTS WERE REMOVED TO SECTION IN NEW CAB SECTION.
- SUNVISOR, BRACKETS AND MARKER LIGHTS WERE REPLACED.
- BROKEN INTERIOR HEADLINER TRIM PEICES WERE REPLACED.
- THE CAB ROOF WAS PAINTED OEM FACTORY WHITE TO MATCH.
- INNER BOOM TUBE, BOOM ELBOW, AND LOWER DEBRIS HOSE WERE REPLACED FROM CONTACT WITH TREE, ALL COMPONENTS WERE PAINTED FACTORY OEM BLACK.

**DETAILS**

| Qty  | Type  | Part No.         | Description                                                          | Rate       | Price      | Tax    | Amount     |
|------|-------|------------------|----------------------------------------------------------------------|------------|------------|--------|------------|
| 1.00 | OTHER |                  | PAINT AND PAINT SUPPLIES                                             | \$468.91   | \$468.91   | \$0.00 | \$468.91   |
| 1.00 | OTHER | SHOP<br>SUPPLIES | SHOP SUPPLIES                                                        | \$2,320.05 | \$2,320.05 | \$0.00 | \$2,320.05 |
| 1.00 | OTHER | OUTSIDE<br>LABOR | TOWING OF UNIT FROM<br>FARMINGTON RD IN LIVONIA TO<br>JDC NORTHVILLE | \$605.00   | \$605.00   | \$0.00 | \$605.00   |

PLEASE SEE OUR TERMS AND CONDITIONS ON OUR WEBSITE TEAMJDC.COM

248-349-0904  
AR@teamjdc.com  
teamjdc.com



Remit To:

**Jack Doherty Company**

PO BOX 675546

DETROIT, MI 48267-5546

## INVOICE

Invoice No.

265271

Invoice Date

6/30/25

SERVICE

### DETAILS

| Qty   | Type  | Part No.    | Description          | Rate     | Price       | Tax    | Amount      |
|-------|-------|-------------|----------------------|----------|-------------|--------|-------------|
| 1.00  | PART  | V3-62031MJD | TUBE WELDMENT, INNER | \$895.00 | \$895.00    | \$0.00 | \$895.00    |
| 1.00  | LABOR | SNOW        | GENERAL LABOR        | \$175.00 | \$175.00    | \$0.00 | \$175.00    |
| 27.00 | LABOR | MAUL        | GENERAL LABOR        | \$175.00 | \$4,725.00  | \$0.00 | \$4,725.00  |
| 1.50  | LABOR | SLIZ        | PAINT LABOR          | \$175.00 | \$262.50    | \$0.00 | \$262.50    |
| 74.25 | LABOR | rcruz       | GENERAL LABOR        | \$175.00 | \$12,993.75 | \$0.00 | \$12,993.75 |
| 31.00 | LABOR | SLIZ        | GENERAL LABOR        | \$175.00 | \$5,425.00  | \$0.00 | \$5,425.00  |
| 5.00  | LABOR | FLES        | GENERAL LABOR        | \$175.00 | \$875.00    | \$0.00 | \$875.00    |

|              |             |
|--------------|-------------|
| Labor Total: | \$24,456.25 |
| Parts Total: | \$2,653.49  |
| Consumables: | \$0.00      |
| Freight:     | \$0.00      |
| Other:       | \$23,492.23 |
| Tax:         | \$0.00      |
| Total:       | \$50,601.97 |

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Payment Terms: 45 DAYS FROM INVOICE

PLEASE SEE OUR TERMS AND CONDITIONS ON OUR WEBSITE TEAMJDC.COM



248-349-0904  
AR@teamjdc.com  
teamjdc.com





Remit To:

**Jack Doherty Company**

PO BOX 675546

DETROIT, MI 48267-5546

REPRINT

## INVOICE

Invoice No.

260573

Invoice Date

4/22/25

RENTAL

### Invoice To:

LIVONIA, CITY OF  
33000 CIVIC CENTER  
LIVONIA MI 48154

### Ship To:

LIVONIA, CITY OF  
33000 CIVIC CENTER  
LIVONIA MI 48154

## INFORMATION

|                 |            |                |               |              |                   |
|-----------------|------------|----------------|---------------|--------------|-------------------|
| Rental No.:     | 80275      | Job Site Code: | _MAIN         | Ordered By:  | RYAN FERRELL      |
| Customer Code.: | LIVO0003   | Contact:       |               | Taken By:    | RVERMEESCH        |
| Due Date:       | 06/06/2025 | Phone:         |               | Chassis VIN: | 3BKBLJ0X1NF480437 |
|                 |            | P.O. No.:      | 2025-00000058 |              |                   |

## DETAILS

| Item  | Description                                                                                                                                                                                         | Charge Type     | Period Charge | Day Rate  | Weekly Rate | 28 Day Rate | Qty. /Units | Line Total (ex Tax) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|-----------|-------------|-------------|-------------|---------------------|
| 22835 | RENTAL OF A HYDRO EXCAVATOR 8" SYSTEM MOUNTED ON A KW T440<br>Billed From Date:3/31/2025 12:00:00AM Billed To Date 05/26/2025 12:00 AM<br>Rental Start Date: 3/3/2025<br>Rental End Date: 5/20/2025 | Full Day Cyclic | 56.00         | \$1500.00 | \$4,500.00  | \$14,000.00 | 1.00        | \$28,000.00         |

Total Rental: \$28,000.00

Total (Ex. Tax): \$28,000.00

Total \$28,000.00

Payment Terms: 45 DAYS FROM INVOICE

PLEASE SEE OUR TERMS AND CONDITIONS ON OUR WEBSITE TEAMJDC.COM



248-349-0904  
AR@teamjdc.com  
teamjdc.com

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

8. REQUEST TO AUTHORIZE PAYMENT TO DAN'S EXCAVATING, INC. AND AAA UNDERGROUND & GRADING: Engineering Division, re: for the water main replacement under I-96 west of Hix Road, from budgeted funds.

David Lear, Assistant City Engineer, noted the final plans of the freeway would disrupt the water main, the water main was redesigned, and already staged contractors offered the lowest pricing leading to an efficient repair.

Motion was made by Councilmember Morgan to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

8.

Engineering  
July 24, 2025

### MEETING DATE

S081125/R082525

### PRESENTED BY

David Lear, Assistant City Engineer

### AGENDA ITEM

REQUEST TO AUTHORIZE PAYMENT TO DAN'S EXCAVATING, INC. AND AAA UNDERGROUND & GRADING: Engineering Division, re: for the water main replacement under I-96 west of Hix Road, from budgeted funds.

### BACKGROUND DETAILS

In the summer of 2023, it was determined that a Livonia-owned water main that crosses under I-96 west of Hix Road was leaking somewhere under the eastbound freeway travel lanes. Due to the type of construction of the original main, cast iron inside of a concrete casing, we were not able to determine the location of the break. Due to this, there was a possibility of having to remove and replace the entire freeway lanes over the main to repair the break. Since the leaking main is a redundant feed to the southwest quarter of the city, it was temporarily turned off until the planned freeway reconstruction was to have the pavement removed in 2024.

In early 2024, we received the final plans for the freeway reconstruction project and realized that the travel lanes were planned to be lowered, and that the water main would need to be completely removed and replaced instead of being repaired. The Engineering Department developed drawings and obtained permits from EGLE and MDOT for the proposed relocation project.

While working through the permitting issues with MDOT, it was agreed that they would be responsible for the costs to replace the main within the freeway right-of-way, and the City would need to have its own contractor complete the connections on either side of the freeway. In late 2024, the Engineering Department obtained quotes from contractors to complete the work not included in the MDOT scope, including getting prices from Dan's Excavating who was the contractor for the freeway construction.

Due to the proposed timeline for the freeway work, and the need to have the water main in place for emergency use, we decided to utilize Dan's Excavating for the additional work to meet the proposed timelines and not have possible coordination issues by using multiple contractors. (it should be noted that Dan's price was lower than the contractor's that we had received quotes from due to being able to simplify the staging and connections at each end of the project)

Dan's Excavating completed the water main connections on both sides of the freeway in March and April of 2025 for a cost of \$182,130.73. In addition to the water main work, there was additional work required to repair the sprinkler system and landscaping at Laurel Manor due to issues that arose during the water main installation. This work was completed by the AAA Underground and

Grading, who were already on-site repairing other portions of the Laurel Manor systems.

Based on the above information, it is recommended that the Council proceed as follows:

- Authorize payment in the amount of \$182,130.73 to Dan's Excavating, Inc., 12955 23-Mile Road, Shelby Township, Michigan 48315 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).
- Authorize payment in the amount of \$11,000.00 to AAA Underground & Grading, 5940 Commerce Drive, Westland, Michigan 48185 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).

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

Based on the above information, it is recommended that the Council proceed as follows:

- Authorize payment in the amount of \$182,130.73 to Dan's Excavating, Inc., 12955 23-Mile Road, Shelby Township, Michigan 48315 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).
- Authorize payment in the amount of \$11,000.00 to AAA Underground & Grading, 5940 Commerce Drive, Westland, Michigan 48185 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).

**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**

Dan's Excavating completed the water main connections on both sides of the freeway in March and April of 2025 for a cost of \$182,130.73. In addition to the water main work, there was additional work required to repair the sprinkler system and landscaping at Laurel Manor due to issues that arose during the water main installation. This work was completed by the AAA Underground and Grading, who were already on-site repairing other portions of the Laurel Manor systems.

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

- Authorize payment in the amount of \$182,130.73 to Dan's Excavating, Inc., 12955 23-Mile Road, Shelby Township, Michigan 48315 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).
- Authorize payment in the amount of \$11,000.00 to AAA Underground & Grading, 5940 Commerce Drive, Westland, Michigan 48185 for their work on the I-96 Water Main Replacement Project from fund #592-158-034 (Water Main Replacement).

**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):

Due to the proposed timeline for the freeway work, and the need to have the water main in place for emergency use, we decided to utilize Dan's Excavating for the additional work to meet the proposed timelines and not have possible coordination issues by using multiple contractors. (it should be noted that Dan's price was lower than the contractor's that we had received quotes from due to being able to simplify the staging and connections at each end of the project)

#### ATTACHMENTS

1. Dan's Excavating Invoice
2. AAA Underground & Grading Invoice

#### APPROVED BY



David Lear, Assistant City Engineer

Date: July 24, 2025



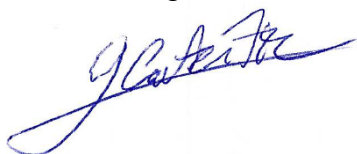
Don Rohraff, Director of Public Works

Date: July 24, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: July 25, 2025



Carter Fisher, City Attorney

Date: July 25, 2025



Maureen Miller Brosnan, Mayor

Date: July 25, 2025



Invoice

Extra Work Description: 12" Watermain Work

MDOT Job Number: 82102-208481

Description M-14 Recon - City of Livonia

Date: 6/25/2025 REV1

## Items

| Company                                        | Unit | Quantity | Unit Price   | Quote                |                 |
|------------------------------------------------|------|----------|--------------|----------------------|-----------------|
| Water Main , HDPE, 12 inch, Directiona         | ft   | 311      | \$ 197.26    | \$ 61,347.86         |                 |
| Water Main, DI, 12 inch, Tr Det G              | ft   | 57       | \$ 340.15    | \$ 19,388.55         |                 |
| Polyethylene Encasement                        | ft   | 57       | \$ 0.78      | \$ 44.46             |                 |
| Gate Well, 60 inch dia                         | ea   | 0        | \$ 3,776.22  | \$ -                 |                 |
| Gate Well, 72 inch dia                         | ea   | 1        | \$ 4,825.00  | \$ 4,825.00          | billed at cost  |
| Gate Valve, 12 inch                            | ea   | 1        | \$ 4,131.99  | \$ 4,131.99          |                 |
| Gate Well, Cover                               | ea   | 1        | \$ 590.41    | \$ 590.41            |                 |
| Fire Hydrant                                   | ea   | 1        | \$ 8,800.00  | \$ 8,800.00          |                 |
|                                                |      |          |              | \$ -                 |                 |
| Hydrant, Rem                                   | ea   | 1        | \$ 2,702.69  | \$ 2,702.69          |                 |
| Gate Well, Abandon                             | ea   | 1        | \$ 2,702.69  | \$ 2,702.69          |                 |
| Abandon Water Main w/Flowable Fill             | ft   | 0        | \$ 7.92      | \$ -                 | dnu             |
|                                                |      |          |              | \$ -                 |                 |
| Erosion Control, Silt Fence                    | ft   | 0        | \$ 2.07      | \$ -                 | dnu             |
| Erosion Control, Inlet Protection, Fabric Drop | ea   | 10       | \$ 97.63     | \$ 976.30            |                 |
|                                                |      |          |              | \$ -                 |                 |
| HMA Surface, Rem                               | syd  | 0        | \$ 200.00    | \$ -                 | dnu             |
| Hand Patching                                  | ton  | 0        | \$ 350.00    | \$ -                 | dnu             |
|                                                |      |          |              | \$ -                 |                 |
| Storm sewer salvage/repair                     | ls   | 1        | \$ 9,003.54  | \$ 9,003.54          |                 |
|                                                |      |          |              | \$ -                 |                 |
| Slope Restoration Freeway Type C               | syd  | 1100     | \$ 2.75      | \$ 3,025.00          |                 |
| Free, Rem, 6 inch to 18 inch w/Stump           | Ea   | 0        | \$ 800.00    | \$ -                 | dnu             |
|                                                |      |          |              | \$ -                 |                 |
| Traffic Control                                | Ls   | 1        | \$ 7,695.69  | \$ 7,695.69          |                 |
|                                                |      |          |              | \$ -                 |                 |
| Soft dig to find gas main                      | Ls   | 1        | \$ 3,000.00  | \$ 3,000.00          |                 |
| Cleanup (sweeper)                              | Ls   | 1        | \$ 2,200.00  | \$ 2,200.00          |                 |
|                                                |      |          |              | \$ -                 |                 |
| Mobilization                                   | Ls   | 1        | \$ 29,999.86 | \$ 29,999.86         |                 |
|                                                |      |          |              | \$ -                 |                 |
| Inspector Days (based on 8 hrs/day)            | days | 0        | \$ 680.00    | \$ -                 |                 |
|                                                |      |          |              | \$ -                 |                 |
| Extra_Unknown Thrust Block and replace valve   | LS   | 1        | \$ 21,696.69 | \$ 21,696.69         | add - see attac |
|                                                |      |          |              | \$ -                 |                 |
|                                                |      |          | <b>Total</b> | <b>\$ 182,130.73</b> |                 |

### Conditions/Notes:

1. Quote herein assumes directional bore of HDPE WM for limits shown on the green line in the attached.
2. Quote herein assumes modified work within the parking lot as shown in the attached.
3. Added bore length requires larger machine to shoot roughly 800' and/or additional bore pit set up.
4. Mobilization Includes: project supervision, equipment delivery/relocate, ~~bonds/insurance/permits~~, dewatering, survey/layout, overhead/profit, and minor traffic devices.
5. Inspector Days: this item is for budget purposes only. The Contractor will not have inspection staff onsite. The Contractor will not receive payment for this item. If the items goes under/over it will not impact the Contractor's payment.
6. Payment will be made via final field measure for all items except Lump Sum (Ls) items. Ls items will be paid in full.





5940 Commerce Dr  
Westland, MI 48185  
734-326-5455  
734-326-5810 Fax  
[Email Solecons@yahoo.com](mailto:Solecons@yahoo.com)

Invoice No. A25-064

Date: July 21, 2025

To:  
Todd Zilincik  
City of Livonia  
12973 Farmington Rd.  
Livonia, MI 48150

RE: Laurel Manor

| Quantity | Unit | DESCRIPTION                                 | UNIT PRICE | WORK TO DATE |
|----------|------|---------------------------------------------|------------|--------------|
|          |      | <b>Sprinklers</b>                           |            |              |
|          |      | Excavate and repair two 2" vlaves, install  |            | 11,000.00    |
|          |      | a new zone with pvc & fix wiring. Install a |            |              |
|          |      | new valve box and valve. Find leak under    |            |              |
|          |      | main entrance, removed all pipe and         |            |              |
|          |      | install new.                                |            |              |
|          |      |                                             |            |              |
|          |      | <b>Topsoil/Seed</b>                         |            |              |
|          |      | Remove and haul away existing straw         |            |              |
|          |      | blanket and topsoil mix with clay & debris. |            |              |
|          |      | Add topsoil, sun and shade grass seed and   |            |              |
|          |      | cover with straw blanket.                   |            |              |
|          |      |                                             |            |              |
|          |      |                                             |            |              |
|          |      |                                             |            |              |
| Total    |      |                                             |            | 11,000.00    |

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

9. REQUEST TO EXTEND CONTRACT WITH BIDIGARE CONTRACTORS: Engineering Division, re: to include Pickford and Clarita Avenues in the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project, from budgeted funds. (CR 199-24 and 223-25)

David Lear, Assistant City Engineer, explained the water main is interrupting the road paving project and in order to proceed it would be efficient to offer an extension to Bidigare Contractors.

Motion was made by Councilmember Morgan to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

9.

Engineering  
July 24, 2025

### MEETING DATE

S081125/R082525

### PRESENTED BY

David Lear, Assistant City Engineer

### AGENDA ITEM

REQUEST TO EXTEND CONTRACT WITH BIDIGARE CONTRACTORS: Engineering Division, re: to include Pickford and Clarita Avenues in the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project, from budgeted funds. (CR 199-24 and 223-25)

### BACKGROUND DETAILS

Pursuant to Council Resolutions #199-24 and #223-25, adopted June 3, 2024 and June 6, 2025 respectively, the City Council approved the award of a \$3,385,100.24 contract to Bidigare Contractors, Inc. for the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project. Bidigare Contractors, Inc. has completed the water main replacements that were part of the contract awarded, and we would like to utilize their services for the replacement of water mains on Pickford Avenue (from Deering to Inkster) and Clarita Avenue (from Foch to Pershing).

We are looking to complete paving on Pickford Avenue this summer under our yearly asphalt paving project, but multiple water main breaks this past winter and spring make it prudent that we replace the water main prior to paving the roadway.

In discussing the proposed project with Bidigare Contractors, they have agreed to hold their bid prices from April 2024 for the Westfield and Harrison replacement project where they were the low bidder. In transferring their unit prices to the additional work items to complete the water main replacement on Pickford and Clarita Avenues, the proposed project cost would be \$568,900.00.

Given this information, we respectfully request that the City Council extend the existing contract and approve the following:

- Award a contract extension in the amount of \$568,900.00 to Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170, increasing the overall contract amount for the Westfield Avenue and Harrison Road Water Main Replacement Project from \$3,385,100.24 to \$3,954,000.24. The award should be based on the bid unit prices, said amount to be adjusted based upon the quantities of work completed.
- Authorize and appropriation and expenditure not-to-exceed \$568,900.00 from the Unexpended Fund Balance of the Water and Sewer Fund.
- Authorize the City Engineer to make minor adjustments to the work, as needed.

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

Given this information, we respectfully request that the City Council extend the existing contract and approve the following:

- Award a contract extension in the amount of \$568,900.00 to Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170, increasing the overall contract amount for the Westfield Avenue and Harrison Road Water Main Replacement Project from \$3,385,100.24 to \$3,954,000.24. The award should be based on the bid unit prices, said amount to be adjusted based upon the quantities of work completed.
- Authorize and appropriation and expenditure not-to-exceed \$568,900.00 from the Unexpended Fund Balance of the Water and Sewer Fund.
- Authorize the City Engineer to make minor adjustments to the work, as needed.

**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)**

- Award a contract extension in the amount of \$568,900.00 to Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170, increasing the overall contract amount for the Westfield Avenue and Harrison Road Water Main Replacement Project from \$3,385,100.24 to \$3,954,000.24. The award should be based on the bid unit prices, said amount to be adjusted based upon the quantities of work completed.
- Authorize and appropriation and expenditure not-to-exceed \$568,900.00 from the Unexpended Fund Balance of the Water and Sewer Fund.
- Authorize the City Engineer to make minor adjustments to the work, as needed.

**DETAILED WORK BEING PERFORMED**

Replacement of water mains on Pickford Avenue (from Deering to Inkster) and Clarita Avenue (from Foch to Pershing).

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

n/a

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

In discussing the proposed project with Bidigare Contractors, they have agreed to hold their bid prices from April 2024 for the Westfield and Harrison replacement project where they were the low bidder. In transferring their unit prices to the additional work items to complete the water main replacement on Pickford and Clarita Avenues, the proposed project cost would be \$568,900.00.

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): No advantage to City, previously bid in June 2024.

#### ATTACHMENTS

1. Pickford and Clarita - Bidigare Quote
2. CR223-25
3. CR #199-24

#### APPROVED BY



David Lear, Assistant City Engineer

Date: July 24, 2025



Don Rohraff, Director of Public Works

Date: July 24, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: July 25, 2025



Carter Fisher, City Attorney

Date: July 25, 2025



Maureen Miller Brosnan, Mayor

Date: July 25, 2025

# FORM OF PROPOSAL

For

## CITY OF LIVONIA WATER MAIN REPLACEMENT PROGRAM PICKFORD AVENUE AND CLARITA AVENUE

Bid of **Bidigare Contractors** hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as a **Corporation**\*.

\* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder or its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

| Item No. | Item Description                         | Qty   | Unit | Unit Price (\$) | Total Price (\$) |
|----------|------------------------------------------|-------|------|-----------------|------------------|
| 1        | Mobilization (5% Max)                    | 1     | L.S. | \$ 27,000.00    | \$ 27,000.00     |
| 2        | Audio-Video Route Survey                 | 1     | L.S. | \$ 2,000.00     | \$ 2,000.00      |
| 3        | Traffic Control                          | 1     | L.S. | \$ 6,000.00     | \$ 6,000.00      |
| 4        | Irrigation System Repair Allowance       | 5,000 | Dir. | \$ 5,000.00     | \$ 5,000.00      |
| 5        | Water Main, 6", Rem                      | 204   | L.F. | \$ 30.00        | \$ 6,120.00      |
| 6        | Fire Hydrant, Rem                        | 1     | Ea.  | \$ 700.00       | \$ 700.00        |
| 7        | Gate Well, Rem                           | 1     | Ea.  | \$ 1,100.00     | \$ 1,100.00      |
| 8        | Water Main, 8"x8" CL 54 Ductile Iron Tee | 1     | Ea.  | \$ 800.00       | \$ 800.00        |



| Item No. | Item Description                                                                     | Qty              | Unit            | Unit Price (\$) | Total Price (\$) |
|----------|--------------------------------------------------------------------------------------|------------------|-----------------|-----------------|------------------|
| 9        | Water Main, HDPE, DR-11, 8" "Cross"                                                  | 2                | Ea.             | \$ 1,000.00     | \$ 2,000.00      |
| 10       | Water Main, HDPE, DR-11, 8", 45° Bend                                                | 12               | Ea.             | \$ 450.00       | \$ 5,400.00      |
| 11       | Water Main, CL54, D.I., 8"<br>(Class II Sand Backfill, C.I.P.)                       | 73               | L.F.            | \$ 315.00       | \$ 22,995.00     |
| 12       | Water Main, HDPE, DR-11, 8"<br>(Class II Sand Backfill, C.I.P.)                      | 131              | L.F.            | \$ 190.00       | \$ 24,890.00     |
| 13       | Water Main, HDPE, DR-11, 8" Pipe-Bursting                                            | 1605             | L.F.            | \$ 132.00       | \$ 211,860.00    |
| 14       | Gate Valve and Well, 8"                                                              | 2                | Ea.             | \$ 11,000.00    | \$ 22,000.00     |
| 15       | Fire Hydrant Assembly                                                                | 3                | Ea.             | \$ 9,500.00     | \$ 28,500.00     |
| 16       | Connect to Exist Water Main                                                          | 5                | Ea.             | \$ 4,000.00     | \$ 20,000.00     |
| 17       | Water Service, Type K Copper, 1", Long                                               | 13               | Ea.             | \$ 3,150.00     | \$ 40,950.00     |
| 18       | Water Service, Type K Copper, 1", Short                                              | 14               | Ea.             | \$ 1,800.00     | \$ 25,200.00     |
| 19       | Water Service, Curb Stop and Box                                                     | 27               | Ea.             | \$ 500.00       | \$ 13,500.00     |
| 20       | Remove and Replace 7" Bituminous Asphalt Pavement (Includes 6" 21AA Base, C.I.P.)    | 2,295            | S.F.            | \$ 18.00        | \$ 41,310.00     |
| 20       | Sewer Cleaning                                                                       | 275              | L.F.            | \$ 4.00         | \$ 1,100.00      |
| 21       | Lateral Inspection and Lead Location                                                 | 5                | Ea.             | \$ 195.00       | \$ 975.00        |
| 29       | Lead House Service Full Replacement                                                  | 2                | Ea.             | \$ 7,250.00     | \$ 14,500.00     |
| 30       | Lead House Service Full Replacement, Additional Footage                              | 50               | I.f.            | \$ 50.00        | \$ 2,500.00      |
| 31       | Maintenance Gravel                                                                   | 100              | Ton             | \$ 20.00        | \$ 2,000.00      |
| 32       | Erosion Control, Inlet Protection, Fabric Drop                                       | 13               | Ea.             | \$ 100.00       | \$ 1,300.00      |
| 33       | Erosion Control, Silt Fence                                                          | 100              | L.F.            | \$ 2.00         | \$ 200.00        |
| 34       | <del>Restoration (Includes 3" Topsoil, Seed, Mulch and Fertilizer)</del> * By others | <del>2,000</del> | <del>S.Y.</del> | <del>\$</del>   | <del>\$</del>    |
| 35       | Permit and Inspection Fee Allowance                                                  | 5,000            | Dlr             | \$ 1.00         | \$ 5,000.00      |
| 36       | Inspector Days (based on 8 hrs/day)<br>(minimum 45 days)                             | 50               | days            | \$ 680.00       | \$ 34,000.00     |
| Total    |                                                                                      |                  |                 | \$ 568,900.00   |                  |

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. **The undersigned shall complete the Work to Substantial Completion**

**within 60 days of notice to proceed, and to Final Completion within 90 days of notice to proceed.** Substantial completion shall be met when all the underground work has been completed, and all roadways and walks are open to pedestrians. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of **Five Hundred dollars (\$500.00)** per day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on July 16, 2025 BY: Bidigare Contractors, Inc.  
Date\* Name of Bidder\*

939 S. Mill St.  
Street\*

Plymouth, MI. 48170  
City, State, ZIP\*

(248) 735-1113  
Telephone Number\*

jbidigare@bidigarecontractors.com  
E-Mail Address\*

  
Signature  
Jordan Bidigare  
Name and Title of Signatory\*

\*Typed or printed in ink.

**#223-25** RESOLVED, that having considered the report and recommendation of the City Engineer, dated June 6, 2025, which bears the signatures of the Director of Public Works, the Finance Director and the City Attorney, and is approved for submission by the Mayor, regarding additional appropriation and expenditure to close out the contract with Bidigare Contractors, Inc., in connection with the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project, approved by City Council on June 3, 2024, pursuant to Council Resolution 199-24, THE COUNCIL DOES HEREBY DETERMINE TO:

1. Authorize an appropriation and expenditure in an amount not to exceed \$98,855.24 from Account No. 592-158-000; and
2. Approve a payment to Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170 in a not-to-exceed amount of \$98,855.24 from Account No. 592-158-000 and increasing the overall contract amount for the Westfield Avenue and Harrison Road Water Main Replacement Project from \$3,286,245.00 to \$3,385,100.24 to close out the contract for the work performed.

FURTHER, the Mayor and City Clerk are hereby authorized to do all things necessary or incidental to the full performance of this resolution.

**LORI L. MILLER**  
CITY CLERK

**DORIS E. DeMARCO**  
DEPUTY CITY CLERK

**OFFICE OF THE CITY CLERK**



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

June 18, 2024

Bidigare Contractors, Inc.  
939 S. Mill Street  
Plymouth, Michigan 48170

To whom it may concern:

The Council of the City of Livonia, at a Regular Meeting held June 3, 2024, adopted the following resolution:

**#199-24** RESOLVED, that having considered a communication from the City Engineer, dated April 18, 2024, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the bid of Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170 for performing all work required in connection with the 2024 Water Main Replacement Project - Westfield Avenue and Harrison Road in an amount not to exceed \$3,286,245.00, with costs for 120 inspector days to be included in the construction engineering (ce) costs, to be approved by City Council, based upon the Engineering Division's estimate of units involved and subject to the final payment based on the actual units completed in accordance with the unit prices accepted herein, said amount and unit prices having been in fact the lowest qualified bid received and meets all specifications; FURTHER, the Council does hereby authorize an appropriation and expenditure in an amount not to exceed \$3,286,245.00 from funds in the Unexpended Fund Balance of the Water and Sewer Fund for this purpose, said amount to be reimbursed by the proceeds of the Drinking Water Revolving Fund Revenue Bonds; FURTHER, the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

Very truly yours,

**Lori L. Miller**

City Clerk

LLM/ljr  
Xc: DPW

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD AUGUST 11, 2025**

Meeting was called to order at 9:12 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: Rob Donovic.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

**10. REQUEST TO APPROVE CABLE FRANCHISE AGREEMENT BETWEEN THE CITY OF LIVONIA AND DIRECTV, LLC: Department of Law, re: for a period of (10) ten years from the date issued.**

Carter Fisher, City Attorney, noted the agreement is required and that DirecTv took over the contract from AT&T.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT





## LETTER TO THE LIVONIA CITY COUNCIL

10.

Law  
July 24, 2025

### MEETING DATE

S081125/R082525

### PRESENTED BY

Carter Fisher, City Attorney

### AGENDA ITEM

REQUEST TO APPROVE CABLE FRANCHISE AGREEMENT BETWEEN THE CITY OF LIVONIA AND DIRECTV, LLC: Department of Law, re: for a period of (10) ten years from the date issued.

### BACKGROUND DETAILS

As you may know, the Uniform Video Services Local Franchise Act, Public Act 480 of 2006, MCL 484.3301, *et seq*, created a standard cable television franchise agreement for municipalities throughout the state. The act gives municipalities little or nothing in the way of options; if a proffered franchise agreement is complete – and the form is largely boilerplate, so completion is not difficult – the community must accept it within 30 days or it takes effect without any municipal approval. DIRECTV, LLC, a California corporation doing business as DIRECTV, LLC, as successor to AT&T Michigan, has tendered just such an agreement. It is attached for your review.

The proffered agreement matches the longstanding financial arrangement the City had with AT&T Michigan: a 5% franchise fee, together with the 1.58% PEG fee which supports City Channel 8. Though the statute, with its 30-day “shot clock,” is biased against review by municipal legislators, the Administration is presenting this agreement for your review and approval. Because the proposed terms appear eminently reasonable and in that there is no realistic and viable alternative, it is recommended that this agreement be approved.

### 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 July 24, 2025, which bears the signature of the Director of Community Resources, and is approved for submission by the Mayor, requesting to approve a Cable Franchise Agreement between the City of Livonia and DIRECTV, LLC, a California corporation doing business as DIRECTV, LLC, as successor to AT&T Michigan, to provide a 5% franchise fee, together with the 1.58% PEG fee which supports City Channel 8, for a period of ten (10) years, THE COUNCIL DOES HEREBY AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE THE UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT, ATTACHED TO THE AFORESAID COMMUNICATION, FOR AND ON BEHALF OF THE CITY OF LIVONIA AND TO DO ALL OTHER THINGS NECESSARY OR INCIDENTAL TO THE FULL PERFORMANCE OF THIS RESOLUTION.

### ATTACHMENTS

1. DIRECTV Local Franchise Agreement

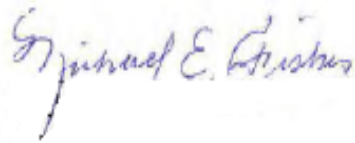


APPROVED BY



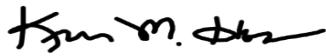
Carter Fisher, City Attorney

Date: July 24, 2025



Mike Fisher, Chief Assistant City Attorney

Date: July 24, 2025



Kristin Houchins, Director of Community Resources

Date: July 25, 2025



Maureen Miller Brosnan, Mayor

Date: July 25, 2025



Scott J. Alexander  
Senior Director – External Affairs  
2260 E. Imperial Highway  
El Segundo, California 90245  
(214) 202-3185  
scott.alexander@directv.com

June 9, 2025

**Via e-mail delivery**

City of Livonia, MI

Dear City Officials:

Pursuant to Section 3 of 2006 Public Act 480, MCL 484.3303 ("Act 480") and the January 30, 2007 Order ("Order") and the April 16, 2009 Order of the Michigan Public Service Commission ("Commission"), in Case No. U-15169, DIRECTV, LLC ("DIRECTV"), hereby files the enclosed Uniform Video Service Local Franchise Agreement ("Renewed Agreement") by and between the City of Livonia, a Michigan municipal corporation (the "Franchising Entity") and DIRECTV (the "Provider"). The enclosed Renewed Agreement will have the effect of continuing in place the current terms and conditions in the Uniform Video Service Local Franchise Agreement between DIRECTV and the City of Livonia, which was originally completed with AT&T Michigan ("Initial Agreement"). In 2021, that agreement was transferred from AT&T Michigan to DIRECTV, LLC.

The enclosed filing follows the standard form agreement per the MPSC. The Renewed Agreement continues the video service provider fee of 5.0% and a PEG fee of 1.58% for the City.

Please feel free to contact me with any questions about the agreement.

Best regards,

A handwritten signature in black ink, appearing to read "Scott J. Alexander", with a long horizontal line extending to the right.

Scott J. Alexander  
Senior Director – External Affairs

# UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

THIS UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT ("Agreement") is made, pursuant to 2006 PA 480, MCL 484.3301 *et seq.*, (the "Act") by and between the City of Livonia, a Michigan municipal corporation (the "Franchising Entity"), and DIRECTV, LLC, a California corporation doing business as DIRECTV, LLC.

## I. Definitions

For purposes of this Agreement, the following terms shall have the following meanings as defined in the Act:

- A. "Cable Operator" means that terms as defined in 47 USC 522(5).
- B. "Cable Service" means that terms as defined in 47 USC 522(6).
- C. "Cable System" means that term as defined in 47 USC 522(7).
- D. "Commission" means the Michigan Public Service Commission.
- E. "Franchising Entity" means the local unit of government in which a provider offers video services through a franchise.
- F. "FCC" means the Federal Communications Commission.
- G. "Gross Revenue" means that term as described in Section 6(4) of the Act and in Section VI(D) of the Agreement.
- H. "Household" means a house, an apartment, a mobile home, or any other structure or part of a structure intended for residential occupancy as separate living quarters.
- I. "Incumbent video provider" means a cable operator serving cable subscribers or a telecommunication provider providing video services through the provider's existing telephone exchange boundaries in a particular franchise area within a local unit of government on the effective date of this act.
- J. "IPTV" means internet protocol television.
- K. "Local unit of government" means a city, village, or township.
- L. "Low-income household" means a household with an average annual household income of less than \$35,000.00 as determined by the most recent decennial census.
- M. "METRO Act" means the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48, MCL 484.3101 *et seq.*
- N. "Open video system" or "OVS" means that term as defined in 47 USC 573.
- O. "Person" means an individual, corporation, association, partnership, governmental entity, or any other legal entity.
- P. "Public rights-of-way" means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easements dedicated for compatible uses.
- Q. "Term" means the period of time provided for in Section V of this Agreement.
- R. "Uniform video service local franchise agreement" or "franchise agreement" means the franchise agreement required under the Act to be the operating agreement between each franchising entity and video provider in this state.
- S. "Video programming" means that term as defined in 47 USC 522(20).
- T. "Video service" means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology. This definition does not include any video programming provided by a commercial mobile service provider defined in 47 USC 332(d) or provided solely as part of, and via, a service that enables users to access content, information, electronic mail, or other services offered over the public internet.
- U. "Video service provider" or "Provider" means a person authorized under the Act to provide video service.
- V. "Video service provider fee" means the amount paid by a video service provider or incumbent video provider under Section 6 of the Act and Section VI of this Agreement.

## II. Requirements of the Provider

- A. An unfranchised Provider will not provide video services in any local unit of government without first obtaining a uniform video service local franchise agreement as provided under **Section 3 of the Act** (except as otherwise provided by the Act).
- B. The Provider shall file in a timely manner with the Federal Communications Commission all forms required by that agency in advance of offering video service in Michigan.
- C. The Provider agrees to comply with all valid and enforceable federal and state statutes and regulations.
- D. The Provider agrees to comply with all valid and enforceable local regulations regarding the use and occupation of public rights-of-way in the delivery of the video service, including the police powers of the Franchising Entity.
- E. The Provider shall comply with all Federal Communications Commission requirements involving the distribution and notification of federal, state, and local emergency messages over the emergency alert system applicable to cable operators.
- F. The Provider shall comply with the public, education, and government programming requirements of Section 4 of the Act.
- G. The Provider shall comply with all customer service rules of the Federal Communications Commission under 47 CFR 76.309 (c) applicable to cable operators and applicable provisions of the Michigan Consumer Protection Act, 1976 PA 331, MCL 445.901 to 445.922.
  - i. Including but not limited to: MCL 445.902; MCL 445.903 (1)(a) through 445.903(1)(cc); MCL 445.903(1)(ff) through (jj); MCL 445.903(2); MCL 445.905; MCL 445.906; MCL 445.907; MCL 445.908; MCL 445.910; MCL 445.911; MCL 445.914; MCL 445.915; MCL 445.916; MCL 445.918.
- H. The Provider agrees to comply with in-home wiring and consumer premises wiring rules of the Federal Communications Commission applicable to cable operators.
- I. The Provider shall comply with the Consumer Privacy Requirements of 47 USC 551 applicable to cable operators.
- J. If the Provider is an incumbent video provider, it shall comply with the terms which provide insurance for right-of-way related activities that are contained in its last cable franchise or consent agreement from the Franchising Entity entered before the effective date of the Act.
- K. The Provider agrees that before offering video services within the boundaries of a local unit of government, the video Provider shall enter into a Franchise Agreement with the local unit of government as required by the Act.
- L. The Provider understands that as the effective date of the Act, no existing Franchise Agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the Agreement.
- M. The Provider provides an exact description of the video service area footprint to be served, pursuant to **Section 2(3)(e) of the Act**. If the Provider is not an incumbent video Provider, the date on which the Provider expects to provide video services in the area identified under **Section 2(3)(e) of the Act** must be noted. The Provider will provide this information in Attachment 1 - Uniform Video Service Local Franchise Agreement.
- N. The Provider is required to pay the Provider fees pursuant to **Section 6 of the Act**.

## III. Provider Providing Access

- A. The Provider shall not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.
- B. It is a defense to an alleged violation of Paragraph A if the Provider has met either of the following conditions:
  - i. Within 3 years of the date it began providing video service under the Act and the Agreement; at least 25% of households with access to the Provider's video service are low-income households.
  - ii. Within 5 years of the date it began providing video service under the Act and Agreement and from that point forward, at least 30% of the households with access to the Provider's video service are low-income households.
- C. **[If the Provider is using telecommunication facilities]** to provide video services and has more than 1,000,000 telecommunication access lines in Michigan, the Provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication

service area in Michigan within 3 years of the date it began providing video service under the Act and Agreement and to a number not less than 50% of these households within 6 years. **The video service Provider is not required to meet the 50% requirement in this paragraph until 2 years after at least 30% of the households with access to the Provider's video service subscribe to the service for 6 consecutive months.**

- D. The Provider may apply to the Franchising Entity, and in the case of paragraph C, the Commission, for a waiver of or for an extension of time to meet the requirements of this section if 1 or more of the following apply:
- i. The inability to obtain access to public and private rights-of-way under reasonable terms and conditions.
  - ii. Developments or buildings not being subject to competition because of existing exclusive service arrangements.
  - iii. Developments or buildings being inaccessible using reasonable technical solutions under commercial reasonable terms and conditions.
  - iv. Natural disasters
  - v. Factors beyond the control of the Provider
- E. The Franchising Entity or Commission may grant the waiver or extension only if the Provider has made substantial and continuous effort to meet the requirements of this section. If an extension is granted, the Franchising Entity or Commission shall establish a new compliance deadline. If a waiver is granted, the Franchising Entity or Commission shall specify the requirement or requirements waived.
- F. The Provider shall file an annual report with the Franchising Entity and the Commission regarding the progress that has been made toward compliance with paragraphs B and C.
- G. Except for satellite service, the provider may satisfy the requirements of this paragraph and Section 9 of the Act through the use of alternative technology that offers service, functionality, and content, which is demonstrably similar to that provided through the provider's video service system and may include a technology that does not require the use of any public right-of-way. The technology utilized to comply with the requirements of this section shall include local public, education, and government channels and messages over the emergency alert system as required under Paragraph II(E) of this Agreement.

#### **IV. Responsibility of the Franchising Entity**

- A. The Franchising Entity hereby grants authority to the Provider to provide Video Service in the Video Service area footprint, as described in this Agreement and Attachments, as well as the Act.
- B. The Franchising Entity hereby grants authority to the Provider to use and occupy the Public Rights-of-way in the delivery of Video Service, subject to the laws of the state of Michigan and the police powers of the Franchising Entity.
- C. The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by the Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the Franchise Agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
- D. The Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under **Section 3(3) of the Act**, the Franchise Agreement shall be considered complete and the Franchise Agreement approved.
- i. If time has expired for the Franchising Entity to notify the Provider, The Provider shall send (via mail: certified or registered, or by fax) notice to the Franchising Entity and the Commission, using Attachment 3 of this Agreement.
- E. The Franchising Entity shall allow a Provider to install, construct, and maintain a video service or communications network within a public right-of-way and shall provide the provider with open, comparable, nondiscriminatory, and competitively neutral access to the public right-of-way.
- F. The Franchising Entity may not discriminate against a video service provider to provide video service for any of the following:
- i. The authorization or placement of a video service or communications network in public right-of-way.
  - ii. Access to a building owned by a governmental entity.
  - iii. A municipal utility pole attachment.
- G. The Franchising Entity may impose on a Provider a permit fee only to the extent it imposes such a fee on incumbent video providers, and any fee shall not exceed the actual, direct costs incurred by the Franchising Entity for issuing the relevant permit. A fee under this section shall not be levied if the Provider already has

paid a permit fee of any kind in connection with the same activity that would otherwise be covered by the permit fee under this section or is otherwise authorized by law or contract to place the facilities used by the Provider in the public right-of-way or for general revenue purposes.

- H. The Franchising Entity shall not require the provider to obtain any other franchise, assess any other fee or charge, or impose any other franchise requirement than is allowed under the Act and this Agreement. For purposes of this Agreement, a franchise requirement includes but is not limited to, a provision regulating rates charged by video service providers, requiring the video service providers to satisfy any build-out requirements, or a requirement for the deployment of any facilities or equipment.
- I. Notwithstanding any other provision of the Act, the Provider shall not be required to comply with, and the Franchising Entity may not impose or enforce, any mandatory build-out or deployment provisions, schedules, or requirements except as required by **Section 9 of the Act**.
- J. The Franchising Entity is subject to the penalties provided for under Section 14 of the Act.

## V. Term

- A. This Franchise Agreement shall be for a period of 10 years from the date it is issued. The date it is issued shall be calculated either by **(a)** the date the Franchising Entity approved the Agreement, provided it did so within 30 days after the submission of a complete franchise agreement, or **(b)** the date the Agreement is deemed approved pursuant to **Section 3(3) of the Act**, if the Franchising Entity either fails to notify the Provider regarding the completeness of the Agreement or approve the Agreement within the time periods required under that subsection.
- B. Before the expiration of the initial Franchise Agreement or any subsequent renewals, the Provider may apply for an additional 10-year renewal under **Section 3(7) of the Act**, or the parties may mutually agree to a shorter renewal period.

## VI. Fees

- A. A video service Provider shall calculate and pay an annual video service provider fee to the Franchising Entity. The fee shall be 1 of the following:
  - i. If there is an existing Franchise Agreement, an amount equal to the percentage of gross revenue paid to the Franchising Entity by the incumbent video Provider with the largest number of subscribers in the Franchising Entity.
  - ii. At the expiration of an existing Franchise Agreement or if there is no existing Franchise Agreement, an amount equal to the percentage of gross revenue as established by the Franchising Entity of 5.0 % (percentage amount to be inserted by Franchising Entity which shall not exceed 5%) and shall be applicable to all providers
- B. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- C. The Franchising Entity shall not demand any additional fees or charges from a provider and shall not demand the use of any other calculation method other than allowed under the Act.
- D. For purposes of this Section, "gross revenues" means all consideration of any kind or nature, including, without limitation, cash, credits, property, and in-kind contributions received by the provider from subscribers for the provision of video service by the video service provider within the jurisdiction of the franchising entity.
  - 1. **Gross revenues shall include all of the following:**
    - i. All charges and fees paid by subscribers for the provision of video service, including equipment rental, late fees, insufficient funds fees, fees attributable to video service when sold individually or as part of a package or bundle, or functionally integrated, with services other than video service.
    - ii. Any franchise fee imposed on the Provider that is passed on to subscribers.
    - iii. Compensation received by the Provider for promotion or exhibition of any products or services over the video service.
    - iv. Revenue received by the Provider as compensation for carriage of video programming on that Provider's video service.
    - v. All revenue derived from compensation arrangements for advertising to the local franchise area.
    - vi. Any advertising commissions paid to an affiliated third party for video service advertising.
  - 2. **Gross revenues do not include any of the following:**
    - i. Any revenue not actually received, even if billed, such as bad debt net of any recoveries of bad debt.
    - ii. Refunds, rebates, credits, or discounts to subscribers or a municipality to the extent not already offset by subdivision (D)(i) and to the extent the refund, rebate, credit, or discount is attributable to the video service.



- iii. Any revenues received by the Provider or its affiliates from the provision of services or capabilities other than video service, including telecommunications services, information services, and services, capabilities, and applications that may be sold as part of a package or bundle, or functionality integrated, with video service.
  - iv. Any revenues received by the Provider or its affiliates for the provision of directory or internet advertising, including yellow pages, white pages, banner advertisement, and electronic publishing.
  - v. Any amounts attributable to the provision of video service to customers at no charge, including the provision of such service to public institutions without charge.
  - vi. Any tax, fee, or assessment of general applicability imposed on the customer or the transaction by a federal, state, or local government or any other governmental entity, collected by the Provider, and required to be remitted to the taxing entity, including sales and use taxes.
  - vii. Any forgone revenue from the provision of video service at no charge to any person, except that any forgone revenue exchanged for trades, barter, services, or other items of value shall be included in gross revenue.
  - viii. Sales of capital assets or surplus equipment.
  - ix. Reimbursement by programmers of marketing costs actually incurred by the Provider for the introduction of new programming.
  - x. The sale of video service for resale to the extent the purchaser certifies in writing that it will resell the service and pay a franchise fee with respect to the service.
- E. In the case of a video service that is bundled or integrated functionally with other services, capabilities, or applications, the portion of the video Provider's revenue attributable to the other services, capabilities, or applications shall be included in gross revenue unless the Provider can reasonably identify the division or exclusion of the revenue from its books and records that are kept in the regular course of business.
- F. Revenue of an affiliate shall be included in the calculation of gross revenues to the extent the treatment of the revenue as revenue of the affiliate has the effect of evading the payment of franchise fees which would otherwise be paid for video service.
- G. The Provider is entitled to a credit applied toward the fees due under **Section 6(1) of the Act** for all funds allocated to the Franchising Entity from annual maintenance fees paid by the provider for use of public rights-of-way, minus any property tax credit allowed under **Section 8 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (METRO Act)**, 2002 PA 48, MCL 484.3108. The credits shall be applied on a monthly pro rata basis beginning in the first month of each calendar year in which the Franchising Entity receives its allocation of funds. The credit allowed under this subsection shall be calculated by multiplying the number of linear feet occupied by the Provider in the public rights-of-way of the Franchising Entity by the lesser of 5 cents or the amount assessed under the **METRO Act**. The Provider is not eligible for a credit under this section unless the provider has taken all property tax credits allowed under the **METRO Act**.
- H. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- I. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- J. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(1) of the Act**, applied against the amount of the subscriber's monthly bill.
- K. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

## **VII. Public, Education, and Government (PEG) Channels**

- A. The video service Provider shall designate a sufficient amount of capacity on its network to provide for the same number of public, education, and government access channels that are in actual use on the incumbent video provider system on the **effective date of the Act** or as provided under **Section 4(14) of the Act**.
- B. Any public, education, or government channel provided under this section that is not utilized by the Franchising Entity for at least 8 hours per day for 3 consecutive months may no longer be made available to the Franchising Entity and may be programmed at the Provider's discretion. At such a time as the Franchising Entity can certify a schedule for at least 8 hours of daily programming for a period of 3 consecutive months, the Provider shall restore the previously reallocated channel.
- C. The Franchising Entity shall ensure that all transmissions, content, or programming to be retransmitted by a video service Provider is provided in a manner or form that is capable of being accepted and retransmitted by a Provider, without requirement for additional alteration or change in the content by the Provider, over the

particular network of the Provider, which is compatible with the technology or protocol utilized by the Provider to deliver services.

- D. The person producing the broadcast is solely responsible for all content provided over designated public, education, or government channels. The video service Provider shall not exercise any editorial control over any programming on any channel designed for public, education, or government use.
- E. The video service Provider is not subject to any civil or criminal liability for any program carried on any channel designated for public, education, or government use.
- F. If a Franchising Entity seeks to utilize capacity pursuant to **Section 4(1) of the Act** or an agreement under **Section 13 of the Act** to provide access to video programming over one or more PEG channels, the Franchising Entity shall give the Provider a written request specifying the number of channels in actual use on the incumbent video provider's system or specified in the agreement entered into under **Section 13 of the Act**. The video service Provider shall have 90 days to begin providing access as requested by the Franchising Entity. The number and designation of PEG access channels shall be set forth in an addendum to this agreement effective 90 days after the request is submitted by the Franchising Entity.
- G. A PEG channel shall only be used for noncommercial purposes.

## VIII. PEG Fees

- A. The video service Provider shall also pay to the Franchising Entity as support for the cost of PEG access facilities and services an annual fee equal to one of the following options:
  - 1. If there is an existing Franchise on the effective date of the Act, the fee (enter the fee amount \_\_\_\_\_) paid to the Franchising Entity by the incumbent video Provider with the largest number of cable service subscribers in the Franchising Entity as determined by the existing Franchise Agreement;
  - 2. At the expiration of the existing Franchise Agreement, the amount required under (1) above, which is 1.58 % of gross revenues. (The amount under (1) above is not to exceed 2% of gross revenues);
  - 3. If there is no existing Franchise Agreement, a percentage of gross revenues as established by the Franchising Entity and to be determined by a community need assessment, is \_\_\_\_\_% of gross revenues. (The percentage that is established by the Franchising Entity is not to exceed 2% of gross revenues.); and
  - 4. An amount agreed to by the Franchising Entity and the video service Provider.
- B. The fee required by this section shall be applicable to all providers, pursuant to Section 6(9) of the Act.
- C. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- D. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- E. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- F. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(8) of the Act**, applied against the amount of the subscriber's monthly bill.
- G. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

## IX. Audits

- A. No more than every 24 months, a Franchising Entity may perform reasonable audits of the video service Provider's calculation of the fees paid under **Section 6 of the Act** to the Franchising Entity during the preceding 24-month period only. All records reasonably necessary for the audits shall be made available by the Provider at the location where the records are kept in the ordinary course of business. The Franchising Entity and the video service Provider shall each be responsible for their respective costs of the audit. Any additional amount due verified by the Franchising Entity shall be paid by the Provider within 30 days of the Franchising Entity's submission of invoice for the sum. If the sum exceeds 5% of the total fees which the audit determines should have been paid for the 24-month period, the Provider shall pay the Franchising Entity's reasonable costs of the audit.
- B. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the provider shall be made within 3 years from the date the compensation is remitted.

## **X. Termination and Modification**

This Franchise Agreement issued by a Franchising Entity may be terminated or the video service area footprint may be modified, except as provided under **Section 9 of the Act**, by the Provider by submitting notice to the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

## **XI. Transferability**

This Franchise Agreement issued by a Franchising Entity or an existing franchise of an incumbent video service Provider is fully transferable to any successor in interest to the Provider to which it is initially granted. A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer. The Provider will use Attachment 2, when notifying the Franchising Entity. The successor in interest will assume the rights and responsibilities of the original provider and will also be required to complete their portion of the Transfer Agreement located within Attachment 2.

## **XII. Change of Information**

If any of the information contained in the Franchise Agreement changes, the Provider shall timely notify the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

## **XIII. Confidentiality**

Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and MUST BE KEPT CONFIDENTIAL.

- A. The Provider may specify which items of information should be deemed “confidential.” It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:  
    “[insert PROVIDER’S NAME]  
    [CONFIDENTIAL INFORMATION]”
- B. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
- C. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.

## **XIV. Complaints/Customer Service**

- A. The Provider shall establish a dispute resolution process for its customers. Provider shall maintain a local or toll-free telephone number for customer service contact.
- B. The Provider shall be subjected to the penalties, as described under **Section 14 of the Act**, and the Franchising Entity and Provider may be subjected to the dispute process as described in **Section 10 of the Act**.
- C. Each Provider shall annually notify its customers of the dispute resolution process required under **Section 10 of the Act**. Each Provider shall include the dispute resolution process on its website.
- D. Before a customer may file a complaint with the Commission under **Section 10(5) of the Act**, the customer shall first attempt to resolve the dispute through the dispute resolution process established by the Provider in **Section 10(2) of the Act**.
- E. A complaint between a customer and a Provider shall be handled by the Commission pursuant to the process as described in **Section 10(5) of the Act**.
- F. A complaint between a Provider and a franchising entity or between two or more Providers shall be handled by the Commission pursuant to the process described in **Section 10(6) of the Act**.
- G. In connection with providing video services to the subscribers, a provider shall not do any act prohibited by Section 10(1)(a-f) of the Act. The Commission may enforce compliance to the extent that the activities are not covered by **Section 2(3)(l) in the Act**.

## **XV. Notices**

Any notices to be given under this Franchise Agreement shall be in writing and delivered to a Party personally, by facsimile or by certified, registered, or first-class mail, with postage prepaid and return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:

*If to the Franchising Entity:*  
(must provide street address)

*If to the Provider:*  
(must provide street address)

### **City of Livonia:**

### **DIRECTV, LLC**

33000 Civic Center Drive

2260 E. Imperial Highway

Livonia, MI 48154

El Segundo, California 90245

Attn: City Clerk  
Cc:

Attn: LEGAL / EXTERNAL AFFAIRS  
Scott J. Alexander, Senior Director – External Affairs

E-Mail Address(es): [lmiller@livonia.gov](mailto:lmiller@livonia.gov)

E-Mail Address: [scott.alexander@directv.com](mailto:scott.alexander@directv.com)

Or such other addresses or facsimile numbers as the Parties may designate by written notice from time to time.

## **XVI. Miscellaneous**

- A.** Governing Law. This Franchise Agreement shall be governed by, and construed in accordance with, applicable Federal laws and laws of the State of Michigan.
- B.** The parties to this Franchise Agreement are subject to all valid and enforceable provisions of the Act.
- C.** Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute on and the same agreement.
- D.** Power to Enter. Each Party hereby warrants to the other Party that it has the requisite power and authority to enter into this Franchise Agreement and to perform according to the terms hereof.
- E.** The Provider and Franchising Entity are subject to the provisions of 2006 Public Act 480.

IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Franchise Agreement.

**City of Livonia, a Michigan municipal corporation**

By

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

**DIRECTV, LLC, a California limited liability company**

By



\_\_\_\_\_  
Print Name

Scott J. Alexander

\_\_\_\_\_  
Title

Senior Director – External Affairs

\_\_\_\_\_  
Address

2260 E. Imperial Highway

\_\_\_\_\_  
City, State, Zip

El Segundo, California 90245

\_\_\_\_\_  
Phone

(214) 202-3185

\_\_\_\_\_  
Fax

None

\_\_\_\_\_  
Email

scott.alexander@directv.com

**FRANCHISE AGREEMENT**

*(Franchising Entity to Complete)*

Date submitted:

Date completed and approved:

## **ATTACHMENT 1**

### **UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (Pursuant To 2006 Public Act 480) (Form must be typed)**

|                                     |                   |                       |
|-------------------------------------|-------------------|-----------------------|
| Date: June 9, 2025                  |                   |                       |
| Applicant's Name: DIRECTV, LLC      |                   |                       |
| Address 1: 2260 E. Imperial Highway |                   |                       |
| Address 2:                          |                   | Phone: (310) 612-6886 |
| City: El Segundo                    | State: California | Zip: 90245            |
| Federal I.D. No. (FEIN): 95-4511940 |                   |                       |

#### **Company executive officers:**

|                                                         |
|---------------------------------------------------------|
| Name(s): Brian M. Regan                                 |
| Title(s): Senior Vice President and Assistant Secretary |

#### **Person(s) authorized to represent the company before the Franchising Entity and the Commission:**

|                                                                 |           |                                    |
|-----------------------------------------------------------------|-----------|------------------------------------|
| Name: Scott J. Alexander or his designee(s)                     |           |                                    |
| Title: Senior Director - External Affairs                       |           |                                    |
| Address: 2260 E. Imperial Highway, El Segundo, California 90245 |           |                                    |
| Phone: (214) 202-3185                                           | Fax: None | Email: scott.alexander@directv.com |

#### **Describe the video service area footprint as set forth in Section 2(3e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)**

DIRECTV, LLC

SEE ATTACHED MAP LABELED AS ATTACHMENT A

The Video Service Area Footprint is set forth in a map, attached as Attachment A, which is created using Expanded Geographic Information System (EGIS) software and thus, meets the requirements of Section 2(3)(e) of Act 480. The map identifies the Video Service Area Footprint in terms of wire centers or exchanges serving the City of Livonia, and such boundaries are overlaid onto a map with the municipal boundaries of the City of Livonia.



[**Option A:** for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[**Option B:** for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

[**Option C:** for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]

**Pursuant to Section 2(3)(d) of the Act, if the Provider is not an incumbent video Provider, provide the date on which the Provider expects to provide video services in the area identified under Section 2(3)(e) (the Video Service Area Footprint).**

**For All Applications:**

***Verification  
(Provider)***

I, Brian M. Regan, of lawful age, and being first duly sworn, now states: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

|                                                                                                          |                           |
|----------------------------------------------------------------------------------------------------------|---------------------------|
| <i>Name and Title (printed):</i> Brian M. Regan, Senior Vice President and Assistant Secretary           |                           |
| <i>Signature:</i><br> | <i>Date:</i> June 9, 2025 |

***(Franchising Entity)***

**City of Livonia, a Michigan municipal corporation**

By

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

\_\_\_\_\_  
Date

# Livonia, Michigan



# LIVONIA CITY CENTER PROGRAM

## NEW POLICE STATION FACILITY

July 9, 2025



**HOBBS + BLACK** ARCHITECTS





# Our Project Goals

- **Recruiting & retention** (your people)
- **Consensus-building** (multiple users)
- **Flexibility** (future proofing)
- **Constructability** (delivery)
- **Expansive capacity** (future growth)
- **Adaptability** (Multifunctional spaces)
- **Versatility** (new methods)
- **Efficiency** (minimizing costs)

# Goals Of a New Police Headquarters

- Streamlined officer effectiveness, showcased best practices, latest equipment and technology, coordinated phasing.
- Inviting with discreet security, highly functional space.
- Designed to fit within the desired context, essential facility, inviting to the public.
- Responding to the unique context, focus on the effectiveness of staff, being approachable by the community.

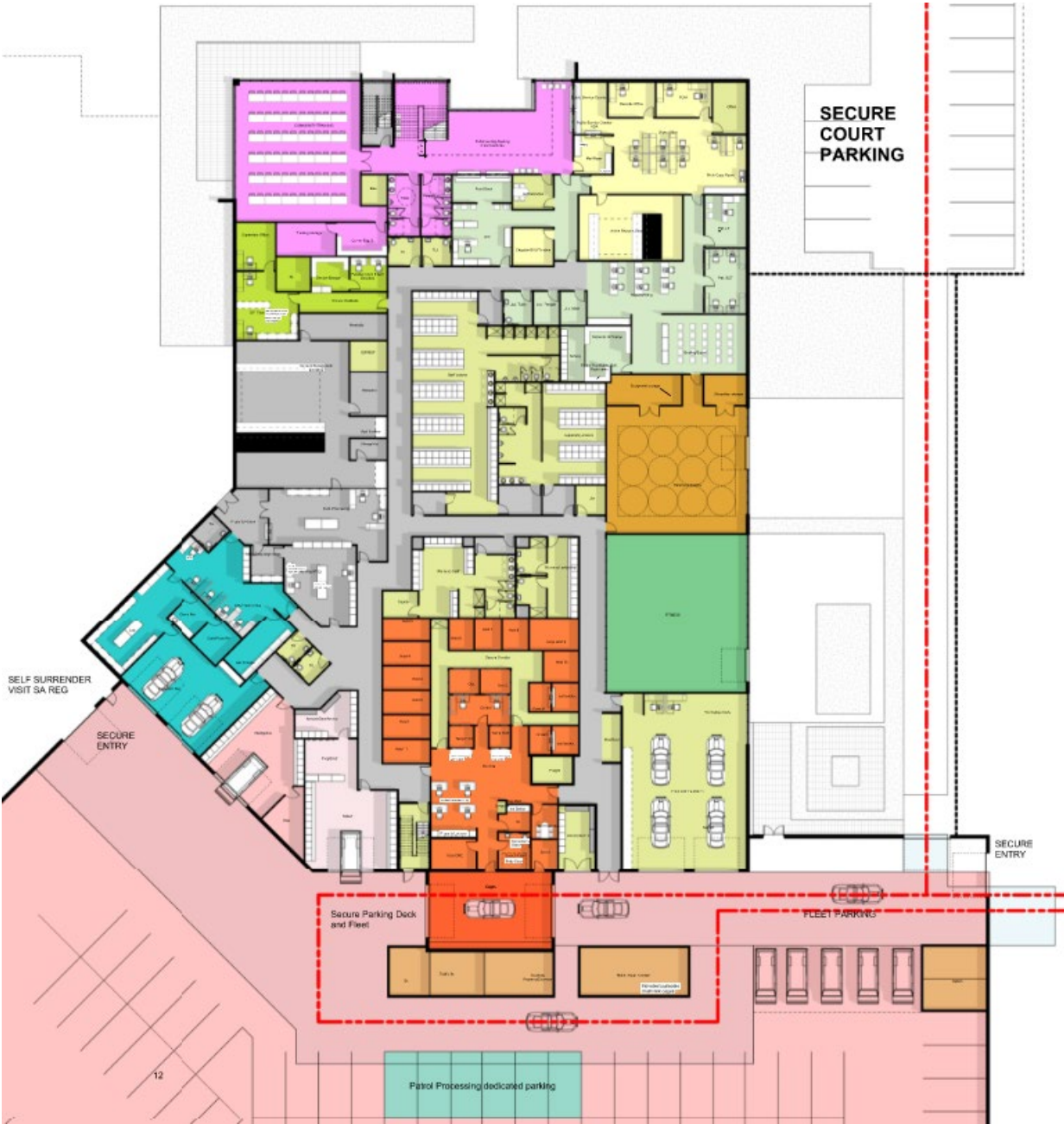


# Components of Livonia PD





## First Floor



## Second Floor



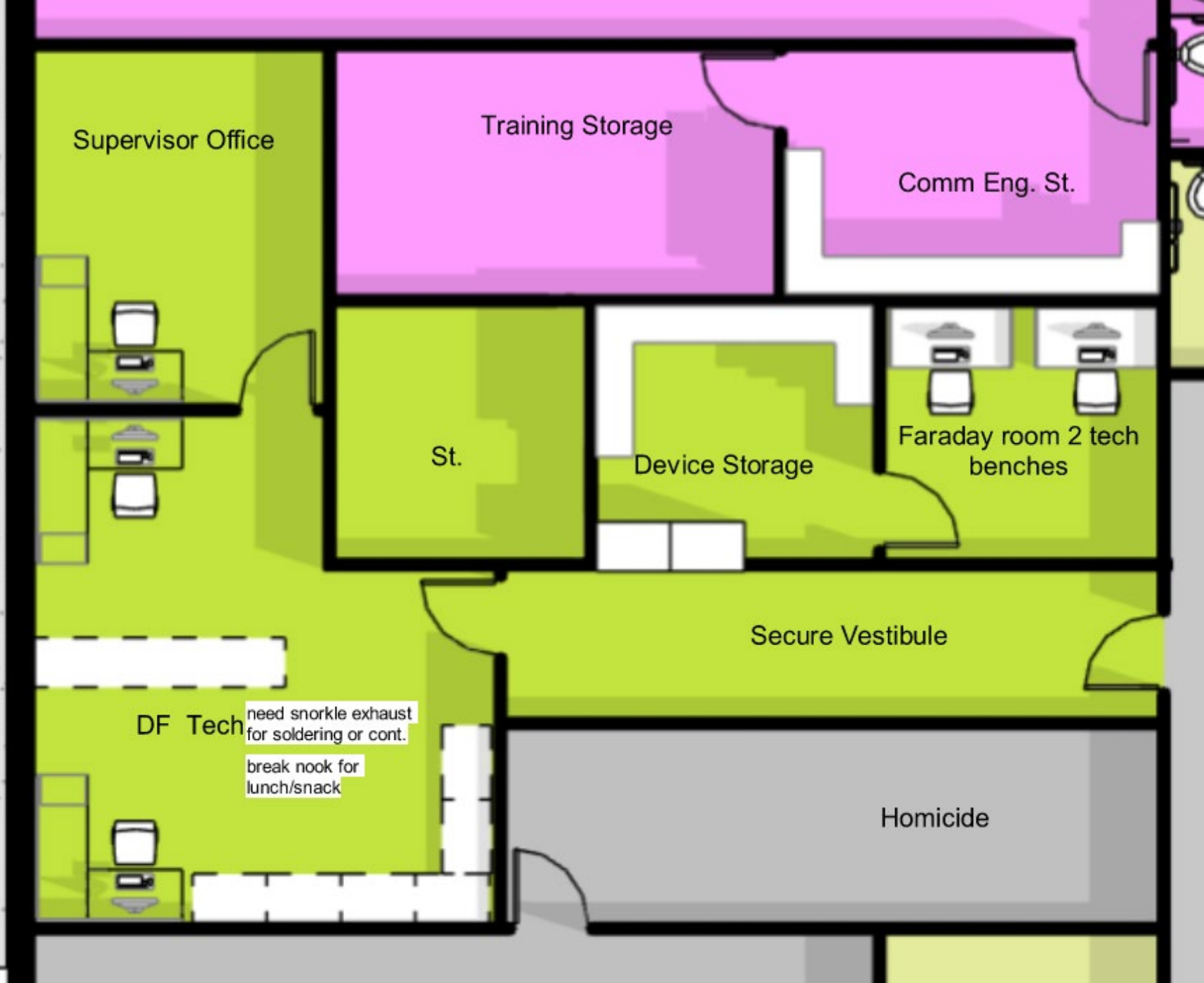


















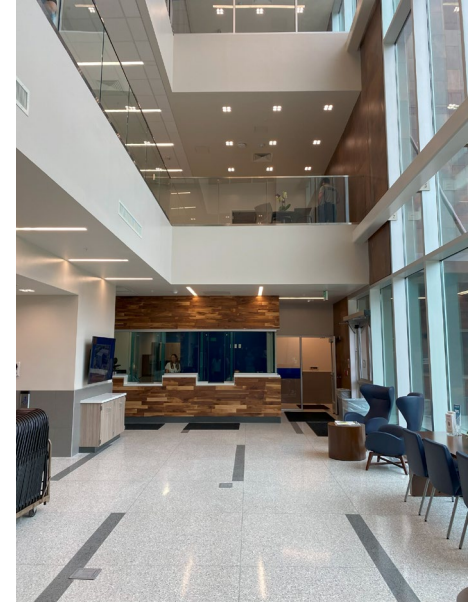
















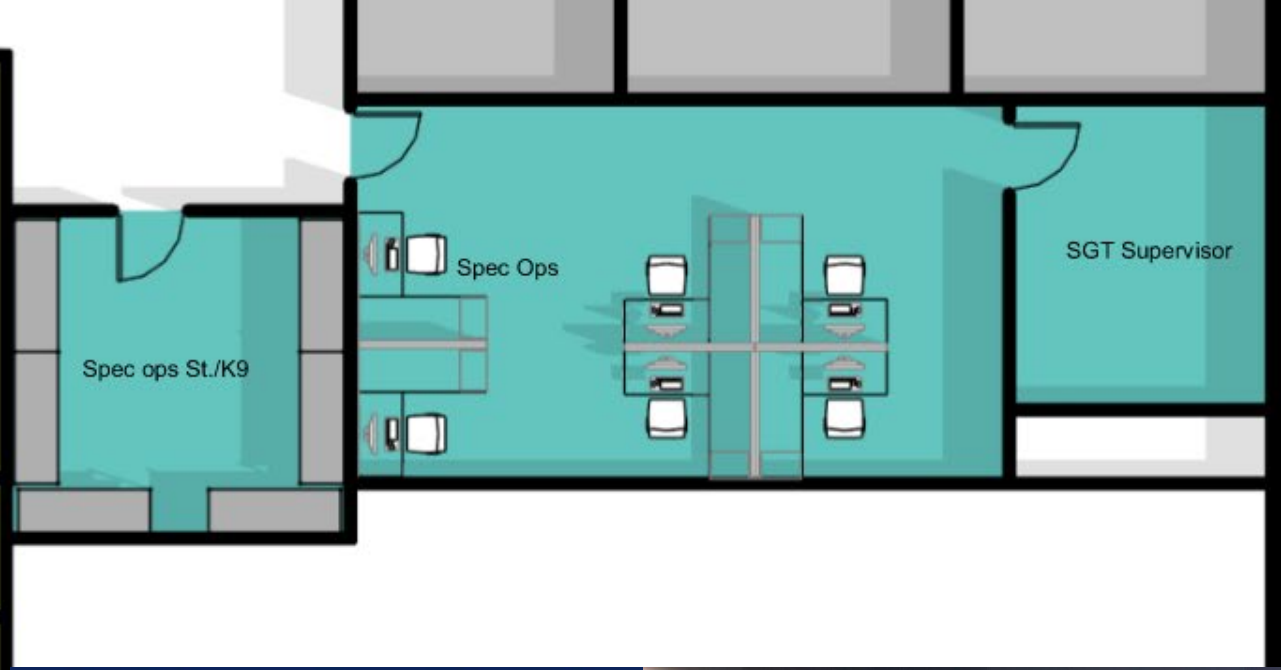
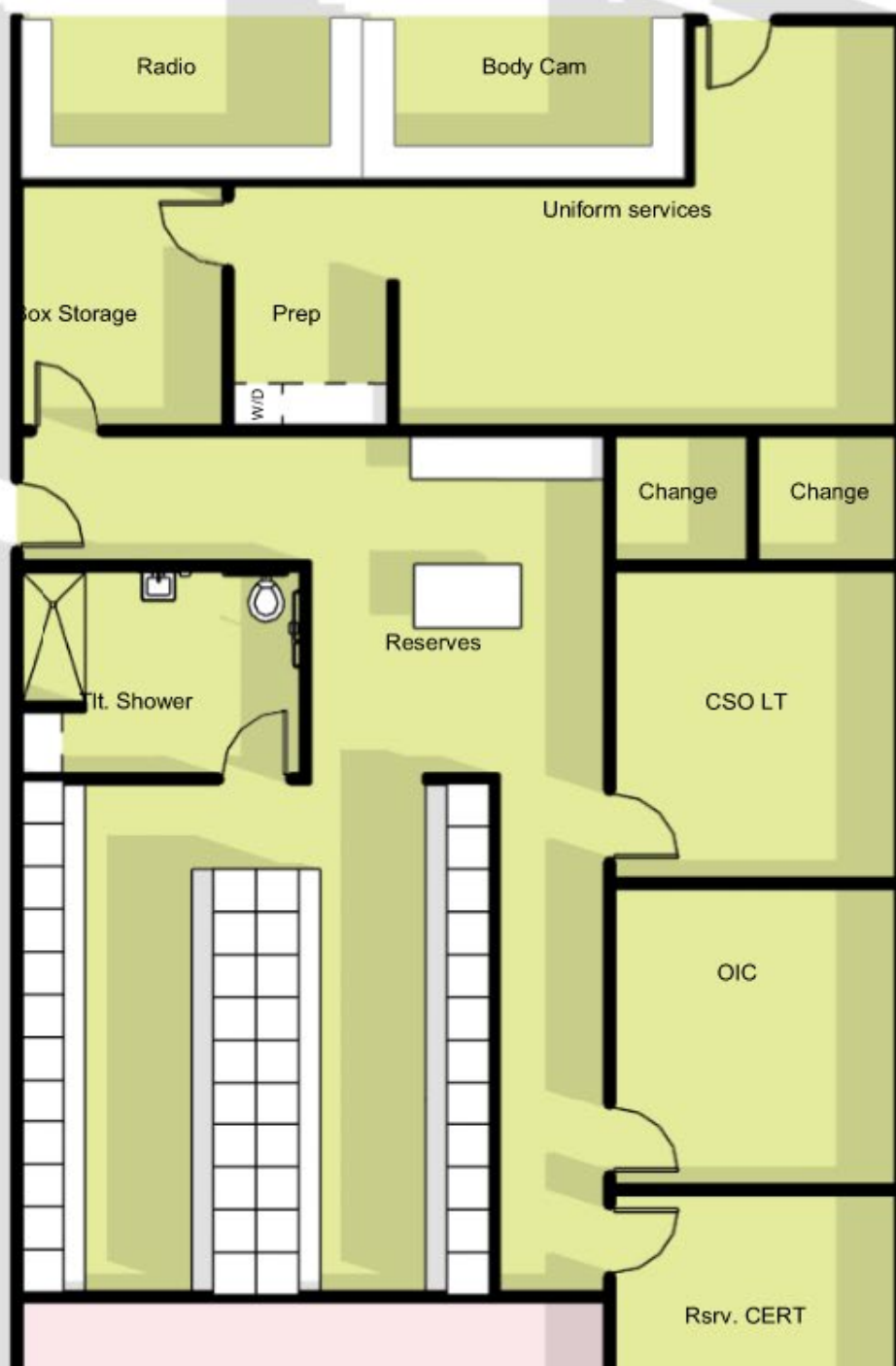
















# MEMORIALS





# MUSEUM SPACE



# RENDERINGS



























**Thank You!**

**Questions?**



|                         |           |
|-------------------------|-----------|
| Courthouse Secured      | 41        |
| Police Enclosed Secured | 80        |
| Police Secured (roof)   | 80        |
| City Hall staff         | 116       |
| City Hall secured       | 34        |
| Library                 | 43        |
| Fire Dept + DPW         | <u>57</u> |
| Sub-Total               | 451       |

|                         |                        |
|-------------------------|------------------------|
| Visitors:               |                        |
| Library, Police & Court | <u>150</u> (on-street) |
| Total with Visitors     | 601                    |



Note: Parking space figures do NOT include Townhome garage parking, which adds another 678 spaces to the total count

|                             |                   |
|-----------------------------|-------------------|
| <u>On-Street Parking</u>    |                   |
| Greenway Street Parking     | 236 spaces        |
| New Internal Street Parking | 390 spaces        |
| 5 Mile Road Street Parking  | <u>184 spaces</u> |
| <b>Sub-Total Parking</b>    | <b>810 spaces</b> |

|                                                      |                  |
|------------------------------------------------------|------------------|
| Police Parking Structure<br>(2 levels, 80sp + 100sp) | 180 spaces       |
| Courthouse Surface Lot                               | 41 spaces        |
| Police/City Hall Surface Lot                         | 50 spaces        |
| Fire Department Surface Lot                          | 100 spaces       |
| Assigned Surface Lot NE                              | 160 spaces       |
| Assigned Surface Lot SW                              | <u>25 spaces</u> |

**Sub-Total Parking**                      **556 spaces**

Surface Lots (6) 494 spaces

**Sub-Total Parking**                      **494 spaces**

|                      |                   |
|----------------------|-------------------|
| Unassigned, Public   | 810 spaces        |
| Assigned, Civic use  | 556 spaces        |
| Private, Residential | <u>494 spaces</u> |

|               |              |
|---------------|--------------|
| Total Parking | 1,860 spaces |
|---------------|--------------|



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
June 23, 2025

### MEETING DATE

COI070925/R072125

### PRESENTED BY

### AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

### BACKGROUND DETAILS

***At the Regular Meeting of April 14, 2025:***

Councilmember Donovic reported on the COI meetings of March 12 and April 2, 2025 on the subject of planning, design and construction of new Civic Center Campus.

***At the Regular Meeting of February 10, 2025:***

Councilmember Donovic reported on the COI meetings of January 22 and February 5, 2025 on the subject of planning, design and construction of new Civic Center Campus.

***At the Regular Meeting of December 18, 2024:***

Councilmember Donovic reported on the COI meeting of December 11, 2024 on the subject of planning, design and construction of new Civic Center Campus.

***At the Regular Meeting of November 6, 2024:***

Councilmember Donovic reported on the COI meeting of October 14, 2024 on the subject of planning, design and construction of new Civic Center Campus.

***At the Regular Meeting of October 7, 2024:***

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. COI070925 Central ParkPlaza Renderings Recd 06-26-25
2. COI040225 Minutes - RD
3. COI040225 Livonia Vision 21 - Financing Discussion AS PRESENTED

4. COI040225 Ballot Language - DRAFT ONLY
5. COI031225 Minutes - RD
6. COI031225 City Center Community Presentation 3-12-25
7. COI020525 Minutes - RD
8. COI020525 - presented at COI020525
9. Senior Wellness Center - Update presented at COI020525
10. COI012225 Minutes
11. COI012225 Technolgy Consulting Services\_Contract Award Recommendation Letter
12. COI012225 LCCP\_Tech Consultanting Services\_Proposal and CBS Summary
13. R121824 FRS new Livonia City Hall CR 432-24
14. R121824 Hobbs + Black new PD CR 433-24
15. COI121124 20241206\_LCCP\_Police Station\_AE\_Contract Award Recommendation Letter
16. COI121124 20241206\_LCCP\_City Hall\_CM\_Contract Award Recommendation Letter
17. R102124 (X1) CE w proposed conctract res - New Data recd 10-21-24
18. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
19. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
20. COI101424 Minutes
21. COI101424 LTC plan design construction of CC Campus
22. COI101424 Email RE\_Award Recommendation Letters and Proposal Summaries
23. COI101424 LCC\_City Hall\_AE\_Contract Award Recommendation Letter\_AE- Updated
24. COI101424 LCC\_Contract Award Recommendation Letter\_CE-Updated
25. COI101424 LCC\_Contract Award Recommendation Letter\_MP- Updated
26. COI101424 LCC\_Survey\_Contract Award Recommendation Letter- Updated
27. COI101424 LCC\_Traffic Study\_Contract Award Recommendation Letter- Updated
28. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

**APPROVED BY**











ROBERT & JANET BENNETT LIBRARY





**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING**  
**WEDNESDAY, APRIL 2, 2025**  
**7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, April 2, 2025, in the Livonia City Hall Auditorium.

**Committee Members Present:** Robert Gjonaj Donovic, Chair  
Martha Ptashnik, Vice Chair

**Committee Members Absent:** Carrie Budzinski, Member (Excused)

**City Council Members Present:** Brandon McCullough, President  
Lynda L. Scheel

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Carter Fisher, City Attorney  
Dave Varga, Chief of Staff  
Debbie Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Development Director  
Ted Davis, Superintendent of Parks and Recreation  
Thomas Goralski, Police Chief  
Robert Jennison, Fire Chief  
Kristen Edson, Library Director  
Plante Moran Realpoint Representatives  
HED Representative, Master Planner & Architect  
Frank Rewald and Sons, Construction Manager

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| 1. The subject matter of the planning, design and construction of the new Civic Center Campus.<br>(CR 330-24) |
|---------------------------------------------------------------------------------------------------------------|

The meeting was convened at 7:02 PM.

The meeting began with a discussion of the following:

- Mayor started meeting with a presentation of the Civic Center Project
- Ballot proposal would be August 5<sup>th</sup> if the Council approves Ballot language
- In 2017, Livonia started talking about a downtown in Livonia Vision 21 and was drafted by hundreds of residents and officials. The Civic Center proposal is not new, this stems from Vision 21, which the Council approved in 2021
- Roughly 97 million dollars in deferred maintenance and general upkeep/ updates to city buildings
- Phase 1 was to relocate Senior Center, which was primarily funded by Federal, State, and the County, all of which wanted to specifically fund a Senior Center project
- Phase 2 is to build City Hall and Library. Currently is roughly 97,000 sqft, the city only needs roughly 55,000 sqft. Civic Center Library is roughly 72,000 sqft, we only need roughly 50,000 sqft. These numbers come from the Space Needs Assessment conducted by Plante Moran Real Point, our real estate advisor, working with Department Heads and respective staff.
- Phase 3 is constructing a new Police Department, renovations to 5 Fire Stations, construct Civic Center Campus for infrastructure, park and gathering area
- Building a connected greenway and central gathering area which is roughly 2 acres that will host concerts and other activities
- The last municipal millage was passed by voters in 1999, for the Jack E. Kirksey Recreational Center
- Phase 4 would be the private development portion of the project, built and funded by the private business community. The city is not paying for the private development.
- The city is asking for a 150-million-dollar millage to fund the Civic Center Campus improvements
- This bond would be paid over 25 years and be borrowed in 2 series or draws
- 50% of residential homes would pay roughly \$12 a month
- 85% of residential homes would pay roughly \$18 a month
- 55% of commercial buildings around 350,000 taxable values would pay roughly \$42 a month
- 85% of commercial buildings around 1 million taxable values would pay roughly \$120 a month
- There was conversation around renovating existing Civic Center library compared to constructing a new Civic Center Library and those pros and cons
- Relocating and combined the library energizes the entire Civic Center Campus
- The public can go online to LivoniaBuilt.org
- The city can refinance the bond after 10 years, depending on rates



The meeting adjourned at 9:26 PM.

**The Committee recommends:**

- The Administration to formally present the item to the City Council

**Note:** This item will remain in Committee for further discussion.

This meeting will be reported at the **Regular Meeting of April 14, 2025.**

A handwritten signature in black ink, appearing to read 'R. Gjonaj-Donovic', is written over a horizontal line.

Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING  
WEDNESDAY, APRIL 2, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*  
\*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Denise Mika

Jim Biga

Mary Kay Heidtke

DAVID CORDS

Jennifer Blaisden

Lauren Ladd

PATRICIA JASON

DANIEL JASON

Barbara Glower

Andy Fleming

Sandra + Ken Moore

Gerald Karasinski Jr.

Jenny O'Connor

Alex King

Justin Gabel

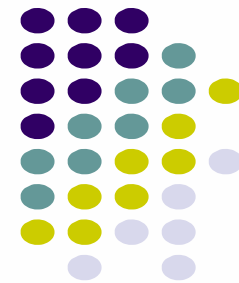
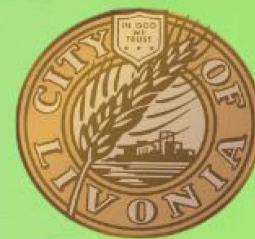
Lynn Miller

Deb Christensen

Kathleen Jorgensen

Eileen McDonnell

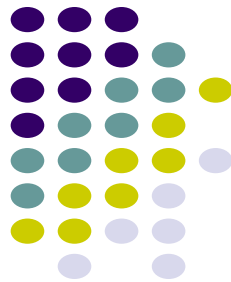
# TOGETHER WE BUILD TOMORROW



# DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem

Livonia's population was decreasing.



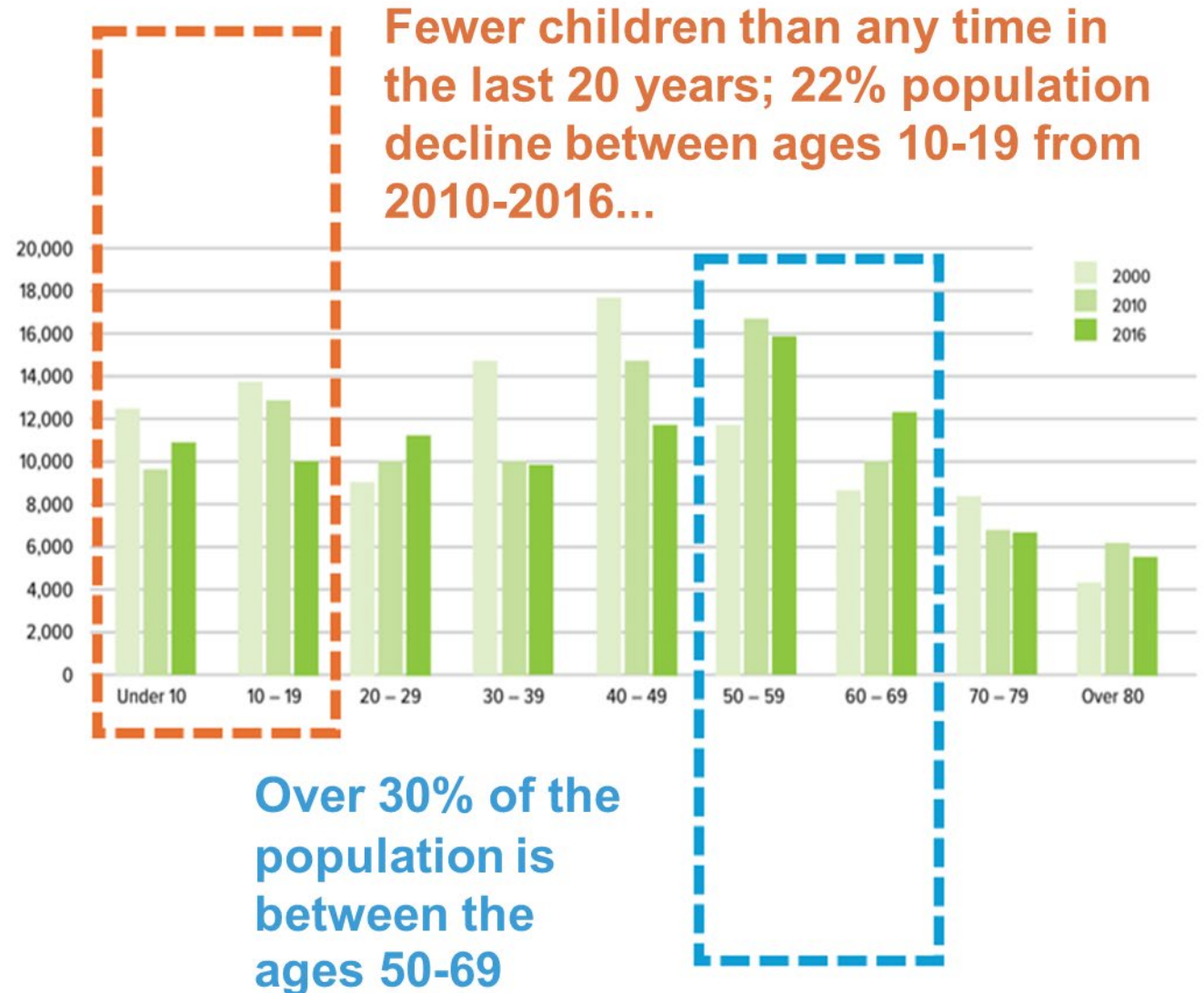
|                     |        |                   |
|---------------------|--------|-------------------|
| Livonia             | -2.8%  | (2,747 residents) |
| Plymouth Twp.       | +0.2%  | (+42)             |
| Northville Twp.     | +7.9%  | (+2,253)          |
| Canton Twp.         | +4.0%  | (+3,618)          |
| Farmington Hills    | -0.3%  | (-243)            |
| Lyon Twp.           | +28.6% | (+4,163)          |
| All of Wayne County | -1%    | (-8,244)          |



# DEFINING THE CHALLENGE

...while at the same time the age of our population was increasing.

The **median age** of residents is 44.7 years old, an increase from 40.2 years old in 2000.





**\$107 million**  
required repairs and maintenance

*Presented to: City of Livonia*



[ca 1967]

# New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

LIVONIA — Construction should begin next year on Livonia's new city hall.

The building, expected to be at least five stories high, will be built behind the police station and water department buildings, immediately south of Five Mile and east of Farmington road.

It is to be the focal point of an ambitious civic center plan drawn by the city's planning department.

The civic center scheme, which will be released within a few weeks, will include a city hall, courthouse, auditorium and convention center. There are provisions for hotels and high-rise apartments.

THE CITY'S Municipal Building Authority recently hired the architectural firm of Alden B. Dow Associates Inc., of Midland, to design the city hall.

The firm will begin interviewing city department heads next week to determine space needs.

Harvey C. Allison, vice-president of the firm, said the architects should have schematic drawings of the city hall ready this summer.

The new building actually will be owned by the Municipal Building Authority, which technically is not part of the city government.

The authority will sell 40-year bonds to finance the city hall. It will then rent the building back to the city at a rental rate sufficient to cover interest and principal on the bonds.

WHEN THE BONDS have been paid off through the rental, the building will become the city's property.

The advantage of this type of financing is that the city could raise property taxes to pay the rent without a vote of

the people, said David L. Jones, chairman of the authority.

After the architect has placed a price tag on the building, it probably will take about six months to get approval of the bonds from the state's Municipal Finance Commission, Jones said.

If everything goes according to schedule, Jones said, the building could be completed in about three years.

Dow officials are refraining from estimating cost or size of the new building until their needs studies are complete.

BUT BY COMPARISON, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1953. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

The Dow firm was chosen over 11 others, Jones said,

because of its extensive experience in designing high-rise buildings.

It designed the Matthai Recreation Building and the student center at Wayne State University and the U-M's Institute of Social Research and botanical gardens at Ann Arbor.

Dow agreed to do the initial work and schematic drawings for a fee of not more than \$12,000. If the building plans are approved by the city council, Dow will receive a percentage of the building costs.

Livonia's city offices are located in a half-dozen buildings scattered along Farmington and Five Mile. The present city hall probably would become part of the city's library system when the new building is complete, Jones said.

SINCE LIVONIA is expected to reach a population of 175,000 by 1985, one of Dow's major headaches will be pro-

viding for expansion of city offices.

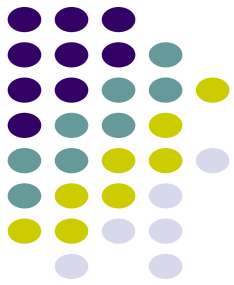
City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

But Allison suggested letting the court use the new building "until 1973 or so. Then it could go into a separate court building and expanding city offices could take over the space the court vacated."

A suggestion that the plans provide for additional floors at a later date was rejected by Alden B. Dow, president of the firm, as "an awkward thing to do gracefully."

But Jones has suggested building the building several stories higher than presently needed and renting the vacant floors to private firms. The firms could be asked to leave as the city needed extra space.

Alden B. Dow Archives  
315 Post Street, Midland, MI  
Copied for reference only.  
Copyright restrictions apply.



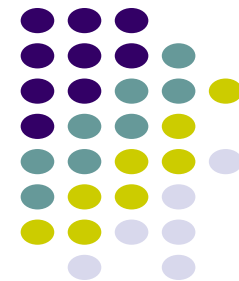


# 70%

of Livonia  
residents want a  
**CITY  
CENTER**

Based on the 2024 Livonia Community  
Satisfaction Survey of ~4000 Livonia residents

**Livonia**





















# AUTHENTIC MOVES / Be the center of a connected, healthy community





# AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



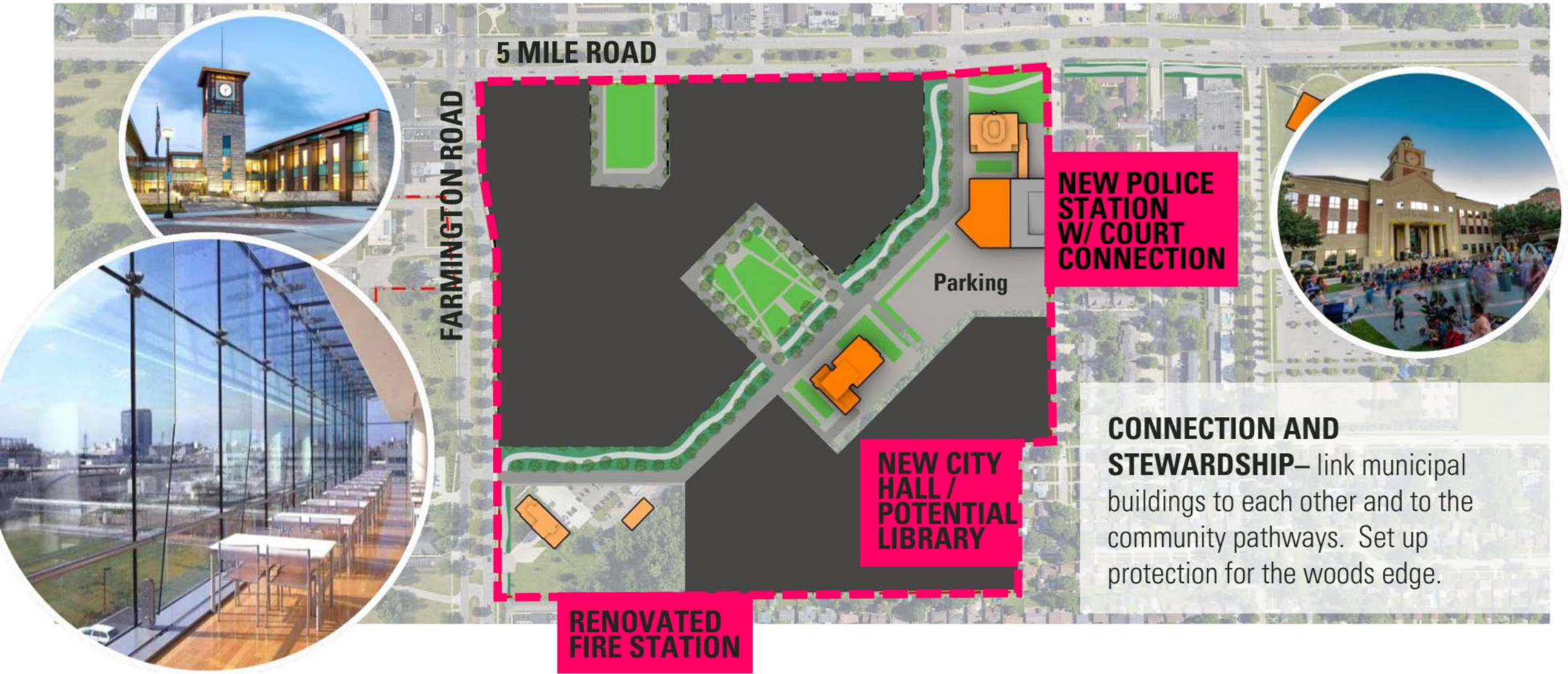


# AUTHENTIC MOVES / Maximize investment for community impact



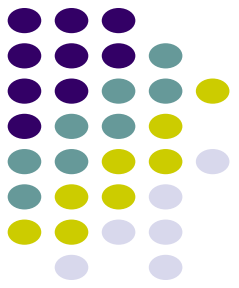


# AUTHENTIC MOVES / Grant municipal facilities stewardship of the woods edge along the greenway





# The Last Time the City Invested 1999



**GRATE PHOTO BY  
BRIAN KIRKSEY**  
**Livonia  
Mayor  
Jack Kirk-  
sey and  
city coun-  
cil shovel  
dirt dur-  
ing the  
ground-  
breaking  
ceremony  
of the new  
rec center  
Thursday.**



## Officials break ground for recreational cornerstone

**BY ALICE ASHMORE  
STAFF WRITER  
aashmore@ee.homecomm.net**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gymnasiums, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

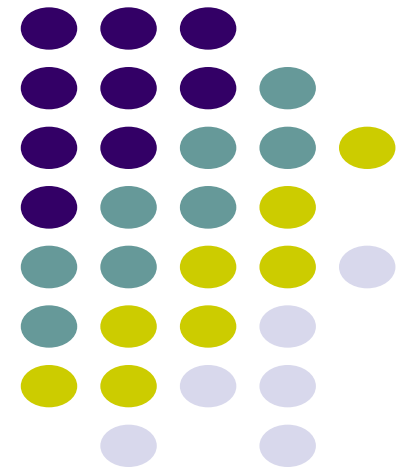
The \$30 million project is expected to be completed in early 2003.



# Livonia Vision 21

## Financing the Vision

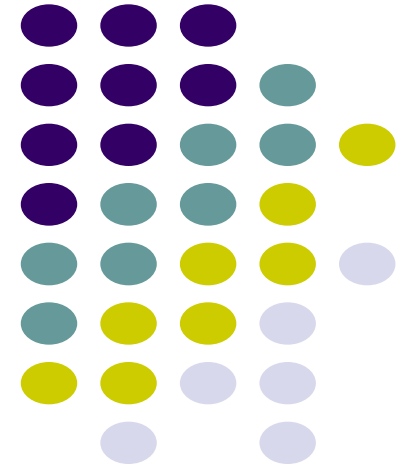
*Responsibly, Sustainably and Community-Focused*





# Project Overview

Livonia Vision 21  
Project Catalyst to City Center



# Livonia Vision 21 City Center Timeline

Together We Build Tomorrow

Phase  
**1**

2025  
**NEW LIVONIA  
SENIOR WELLNESS  
CENTER**

Grant Funding  
Secured

Phase  
**2**

2026-27  
**NEW CITY HALL**

Bond Funding  
Secured

Phase  
**3**

2028  
**NEW POLICE  
STATION,  
FIRE STATION  
RENOVATIONS,  
NEW LIBRARY, PARK  
SPACE, BIKE LOOP**

Millage Funding  
Needed

Phase  
**4**

2028 +  
**NEW  
RESTAURANTS,  
RETAIL,  
RESIDENTIAL**

Public-Private  
Partnerships

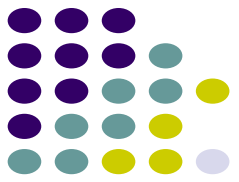
**LivoniaBuilt.org**

**#Livonia  
BUILT**

[LivoniaBuilt.org](https://LivoniaBuilt.org)



# PHASE 1: Funding the Senior Wellness Center



| Source            |                                                            | Investment          | % of Total    |
|-------------------|------------------------------------------------------------|---------------------|---------------|
| Grants:           |                                                            |                     |               |
|                   | Wayne County                                               | \$8,000,000         | 29.6%         |
|                   | Michigan Department of Health & Human Services             | \$4,500,000         | 16.7%         |
|                   | U.S. Department of Housing & Urban Development             | \$4,250,000         | 15.7%         |
|                   | ARPA Funds                                                 | \$4,000,000         | 14.8%         |
|                   | <b>Total Grant Funding</b>                                 | <b>\$20,750,000</b> | <b>76.8%</b>  |
| Internal Funding: |                                                            |                     |               |
|                   | Contribution from the Building Improvement Fund            | \$2,000,000         | 7.4%          |
|                   | Accumulated Fund Balance – Senior Center Construction Fund | \$4,000,000         | 14.8%         |
|                   | Interest Earnings                                          | \$250,000           | 1.0%          |
|                   | <b>Total Internal Funding</b>                              | <b>\$6,250,000</b>  | <b>23.2%</b>  |
|                   | <b>TOTAL SENIOR WELLNESS CENTER FUNDING</b>                | <b>\$27,000,000</b> | <b>100.0%</b> |

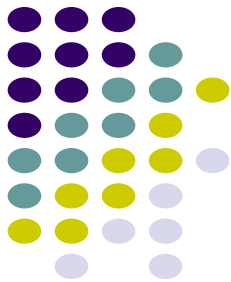


**PHASE 1 - FUNDING SECURED – NO  
ADDED COST TO TAXPAYERS**



# PHASE 2: Funding City Hall

Later this year the City will issue up to \$45 million in bonds to finance the investment in constructing a new City Hall.



City of Livonia  
Limited Tax General Obligation Bonds  
Projected Bond Issuance, based on annual debt service available

**\$2,400,000** Annual Debt Service target

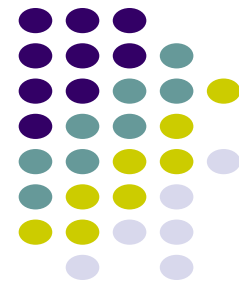
| Annual Debt Service | Bond Term | Interest Rate* | Estimated Total Interest | Bond Amount  | Additional existing funds available in Building Improvement Fund = ~\$9,000,000<br><br>Est. Investment - new City Hall = \$40,000,000 |
|---------------------|-----------|----------------|--------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| \$2,400,000         | 20 years  | 4.50%          | \$16,675,200             | \$31,280,000 |                                                                                                                                       |
| \$2,400,000         | 25 years  | 4.75%          | \$25,252,663             | \$34,680,000 |                                                                                                                                       |
| \$2,400,000         | 30 years  | 5.00%          | \$35,121,688             | \$36,805,000 |                                                                                                                                       |

*\*Estimated rates – actual rates determined at time of sale.*



**FUNDING SECURED – NO ADDED COST TO TAXPAYERS**

# PHASE 3: Funding The Future With a Bond Proposal Supported by Voters



Bonds supported by a new debt millage will be used to build or renovate:

| <u>Project Area:</u>                    | <u>Investment Estimate</u> |
|-----------------------------------------|----------------------------|
| Library                                 | \$37,500,000               |
| Police Station                          | \$66,700,000               |
| Renovate Fire Stations                  | \$16,000,000               |
| City Center Plaza with Public Amenities | \$19,100,000               |
| Infrastructure & Parking                | <u>\$10,700,000</u>        |
| Investment Needed                       | \$150,000,000              |

# LIVONIA VISION 21

## Proposed Sources of Funding – Project Catalyst to City Center

## Funding Required

PHASE 1 - Grants from Wayne County, State of Michigan and Federal Funding (\$20.75M) + EXISTING CITY FUNDS (\$6.25M) – No new cost to taxpayers:

|                        |              |
|------------------------|--------------|
| Senior Wellness Center | \$27,000,000 |
|------------------------|--------------|

PHASE 2 - Bonds from EXISTING REVENUE SOURCES – No new cost to taxpayers:

|           |              |
|-----------|--------------|
| City Hall | \$40,000,000 |
|-----------|--------------|

PHASE 3 - Bonds paid from a voted debt millage would be invested in:

|         |              |
|---------|--------------|
| Library | \$37,500,000 |
|---------|--------------|

|                |              |
|----------------|--------------|
| Police Station | \$66,700,000 |
|----------------|--------------|

|               |              |
|---------------|--------------|
| Fire Stations | \$16,000,000 |
|---------------|--------------|

|                                         |              |
|-----------------------------------------|--------------|
| City Center Plaza with Public Amenities | \$19,100,000 |
|-----------------------------------------|--------------|

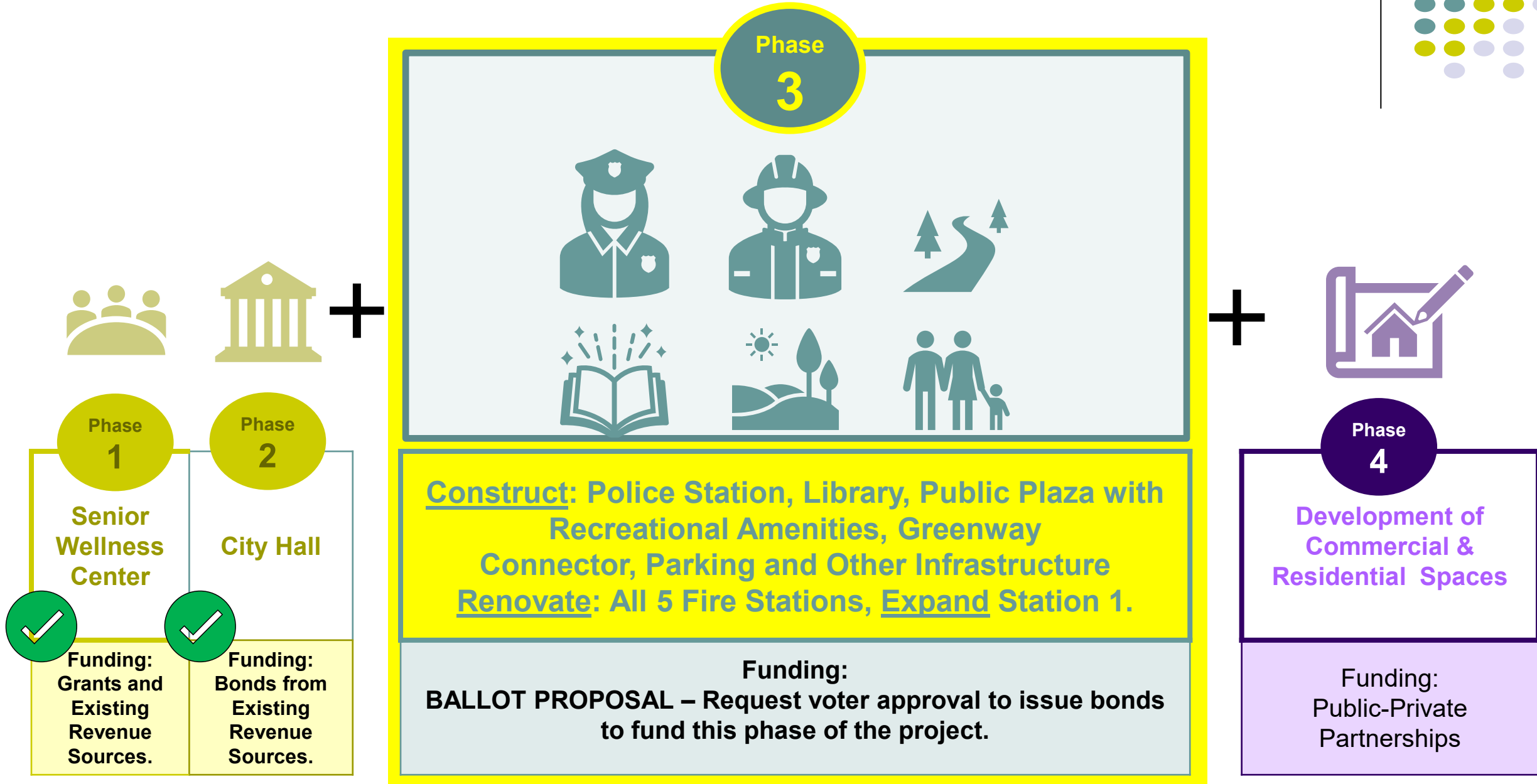
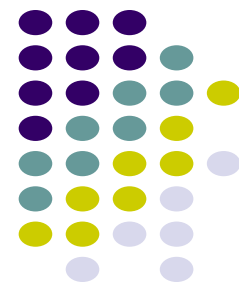
|                                |                     |
|--------------------------------|---------------------|
| Other Infrastructure & Parking | <u>\$10,700,000</u> |
|--------------------------------|---------------------|

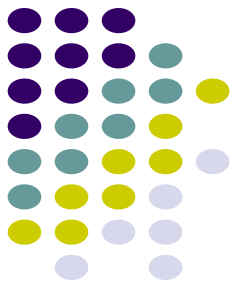
|                                       |               |
|---------------------------------------|---------------|
| Bonds supported by Voted Debt Millage | \$150,000,000 |
|---------------------------------------|---------------|

|                                                       |               |
|-------------------------------------------------------|---------------|
| ESTIMATED TOTAL LIVONIA VISION 21 PROJECT INVESTMENTS | \$217,000,000 |
|-------------------------------------------------------|---------------|



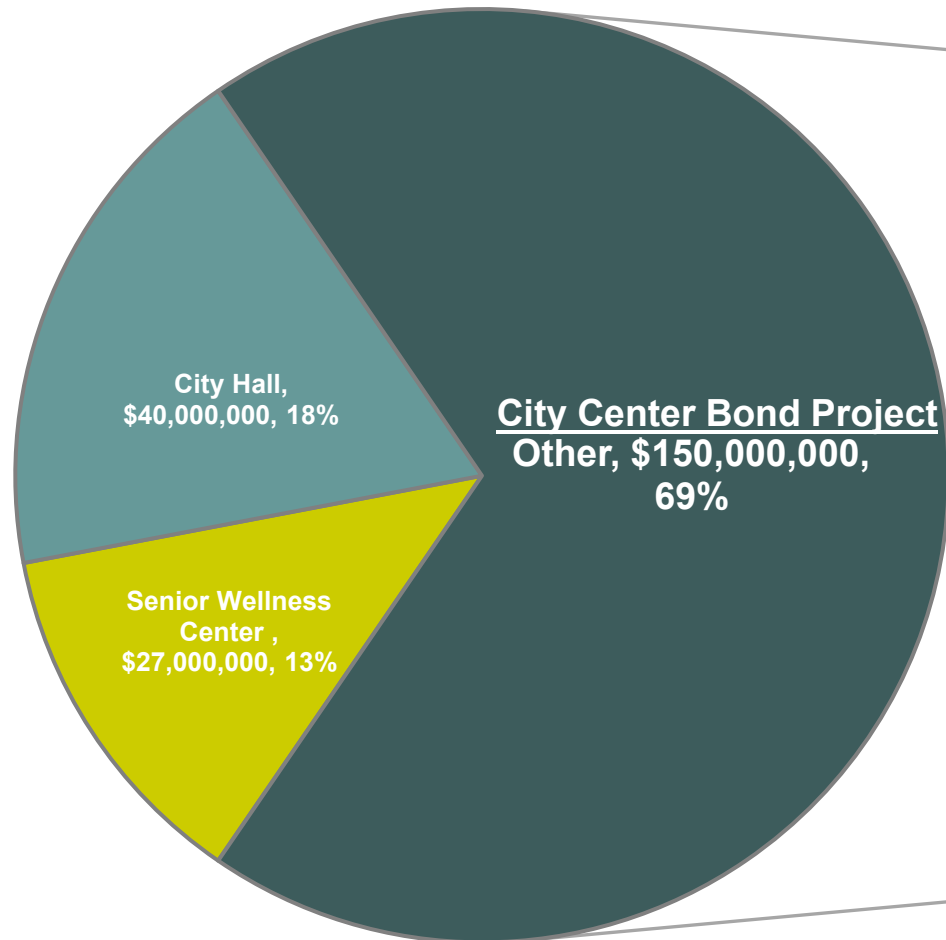
# Defining the City Center Project



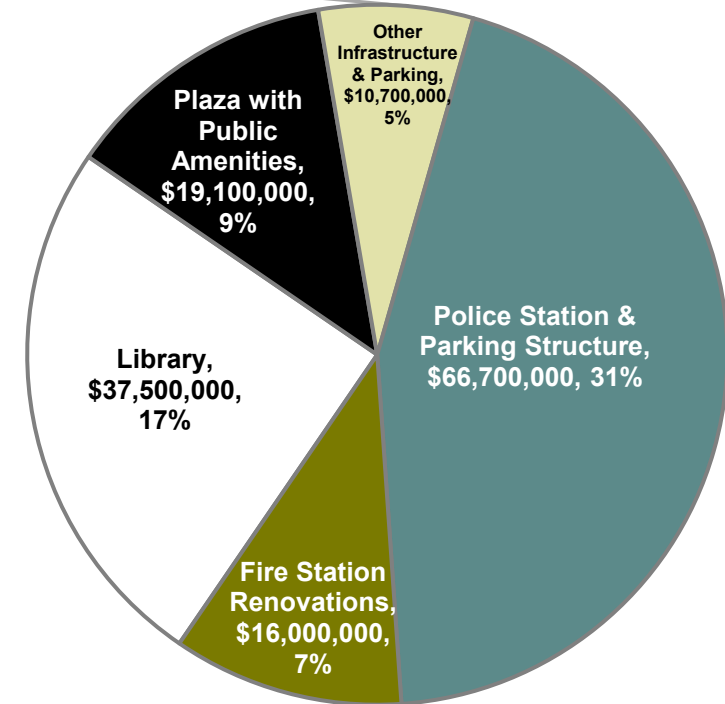


# Here's Where We Are Investing

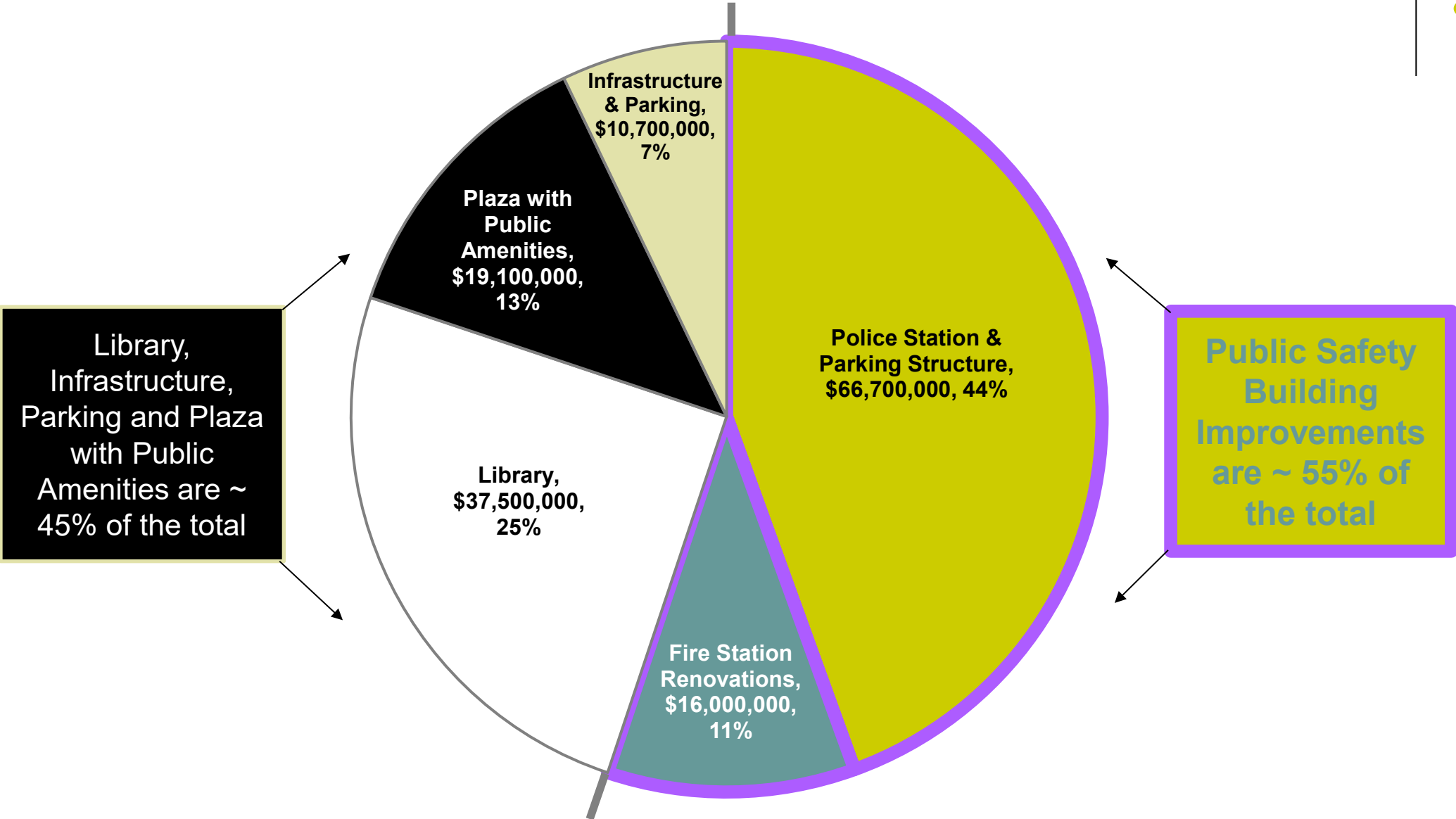
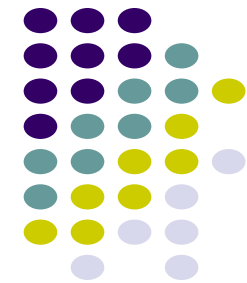
**Total Investment – Project Catalyst to City Center  
\$217,000,000**



**Investment Amount  
Included in the  
Ballot Proposal  
\$150,000,000**



# Breakdown of Investments Included in the Ballot Proposal



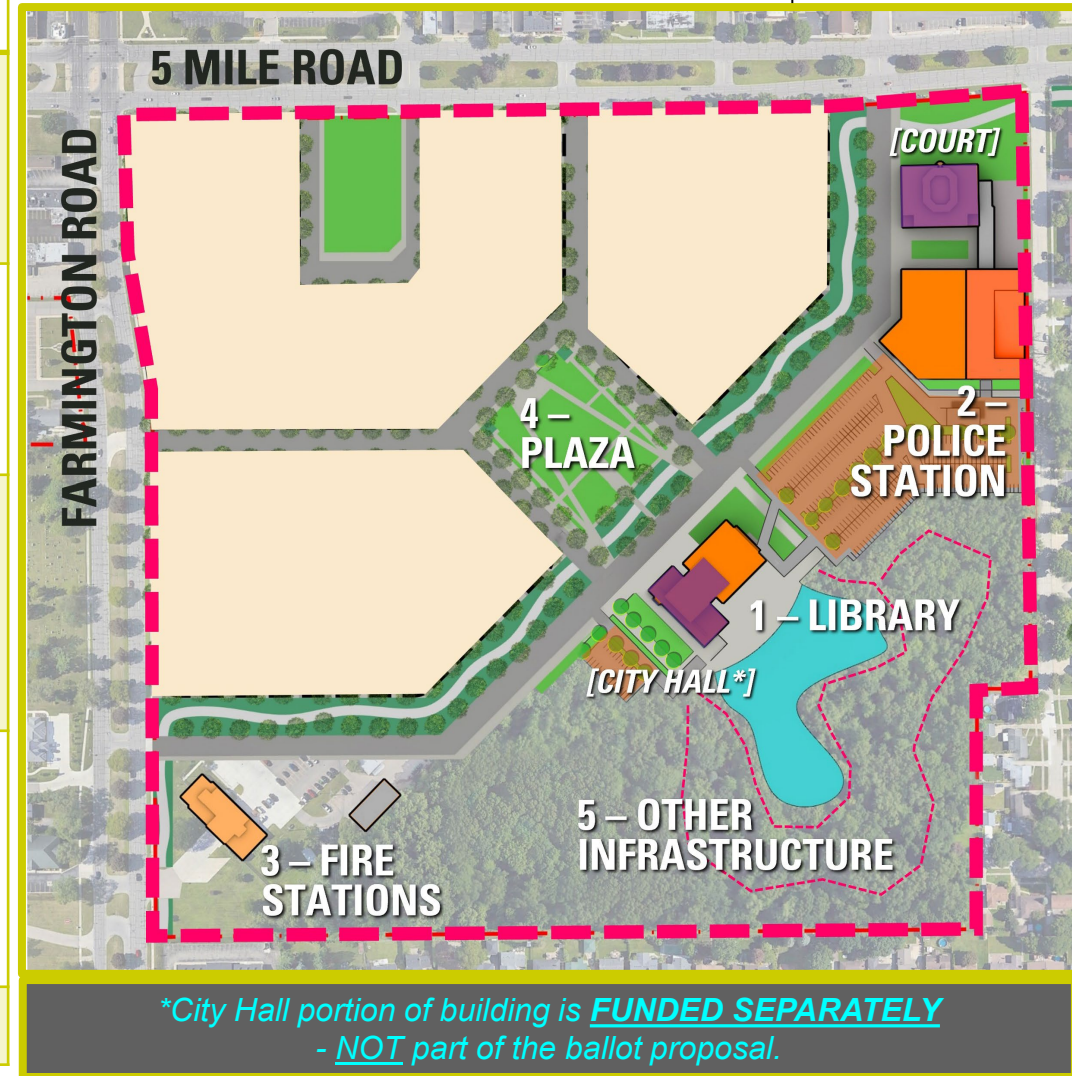


# What is included in the current PHASE 3 budget?



|                         |                                                                                                                                                                                                                                                                                                            |                      |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1                       | <b><u>Library</u></b> <ul style="list-style-type: none"> <li>New Library</li> <li>Demolition of existing building</li> </ul>                                                                                                                                                                               | \$37,500,000         |
| 2                       | <b><u>Police Station</u></b> <ul style="list-style-type: none"> <li>New Police Headquarters</li> <li>Secured parking deck for patrol vehicles</li> <li>Moving cell tower and fuel station</li> </ul>                                                                                                       | \$66,700,000         |
| 3                       | <b><u>Fire Stations</u></b> <ul style="list-style-type: none"> <li>Station 1 Renovation &amp; Expansion</li> <li>Station 3-6 Renovation</li> <li>Enhanced technology upgrades to all stations</li> </ul>                                                                                                   | \$16,000,000         |
| 4                       | <b><u>City Center Plaza &amp; Public Amenities</u></b> <ul style="list-style-type: none"> <li>Creation of Plaza</li> <li>Pathways, lighting, public Wi-Fi, etc.</li> <li>Park amenities for public use – active &amp; passive</li> <li>Greenway, bike loop, recreation pond, nature trail, etc.</li> </ul> | \$19,100,000         |
| 5                       | <b><u>Other Infrastructure &amp; Parking</u></b> <ul style="list-style-type: none"> <li>Surface parking</li> <li>Demolition of existing City Hall</li> <li>Stormwater detention</li> <li>Streets, landscape, paths, lighting, utilities, etc.</li> </ul>                                                   | \$10,700,000         |
| <b>Total Investment</b> |                                                                                                                                                                                                                                                                                                            | <b>\$150,000,000</b> |

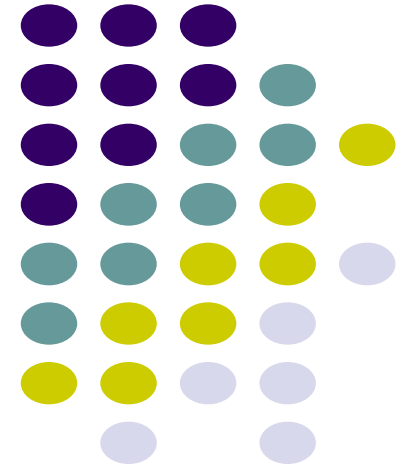
## Phase 3

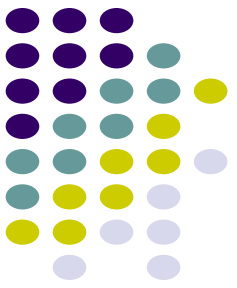


# Project Financing – City Center

---

Debt Service Costs and Millage Impact





## Good Question: What is a bond?

A **bond is a financing tool** that allows the City to borrow money for a specific use and pay it back over time.

- *This is like a mortgage on a home.*

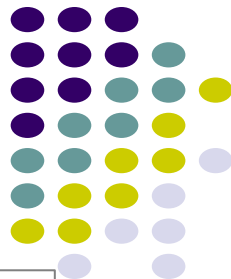
The **annual debt service** is the amount that needs to be paid each year for both interest and principal.

The **annual payment** depends on:

- *The amount borrowed*
- *The length of the bonds*
- *The interest rate at the time of the bond sale*



# Sample Ballot Language



## MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed \_\_\_\_\_ Dollars (\$\_\_\_\_\_) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed \_\_\_\_\_ (\_\_\_\_) years from the date of issuance of each series, for the purpose of paying the cost of [acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various municipal facilities in the City], including, but not limited to, \_\_\_\_\_, together with all related site improvements, appurtenances and attachments?

If approved, the estimated millage to be levied in [2025] is \_\_\_\_\_ mills (\$\_\_\_\_\_ per \$1,000 of taxable value) and the estimated simple average millage rate required to retire the bonds is \_\_\_\_\_ mills (\$\_\_\_\_\_ per \$1,000 of taxable value).

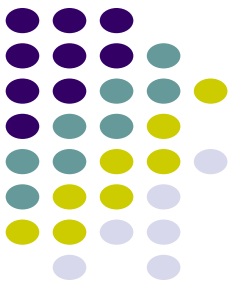
Total Principal to be borrowed

Maximum length of the bond repayment

What can the bond proceeds be used for?

When will the levy first appear on the tax bill?

What is the estimated millage rate in year one?

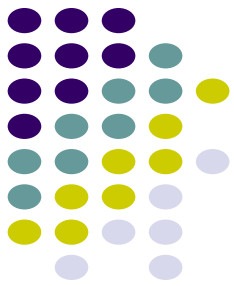


# FINANCING STRUCTURE:

## Debt Service - \$150M Bond Issue – Single Series

| Over The Full Duration of the Bond |                     |           |          |           | First Year            |                                          |
|------------------------------------|---------------------|-----------|----------|-----------|-----------------------|------------------------------------------|
| Duration                           | Est. Interest Rate* | Principal | Interest | P&I Total | Debt Service Payments | Millage Required to Support Debt Service |
| 25 years                           | 4.75%               | \$150M    | \$118.4M | \$268.4M  | \$8.3M                | 1.49 mills                               |

*\*Actual interest rate will be determined at time of bond sale.*



# FINANCING STRUCTURE :

## Debt Service - \$150M Bond Issue – Two Series

*Series 1 = \$100M, issued November 2025*

*Series 2 = \$50M, issued November 2027*



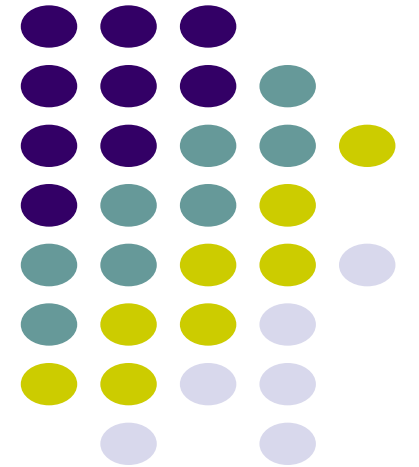
| Over The Full Duration of the Bond |                     |           |          |           | First Year            |                                          |
|------------------------------------|---------------------|-----------|----------|-----------|-----------------------|------------------------------------------|
| Duration                           | Est. Interest Rate* | Principal | Interest | P&I Total | Debt Service Payments | Millage Required to Support Debt Service |
| 25 years                           | 4.75%               | \$150M    | \$111.2M | \$261.2M  | \$8.0M                | 1.43 mills                               |

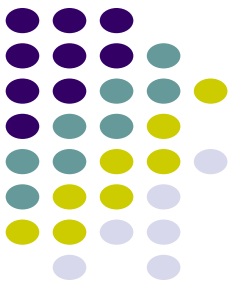
*\*Actual interest rate will be determined at time of bond sale.*



# Impact on Livonia Homeowners

Annual and Monthly Changes to Property Taxes





# INVESTMENT BY THE AVERAGE RESIDENT:

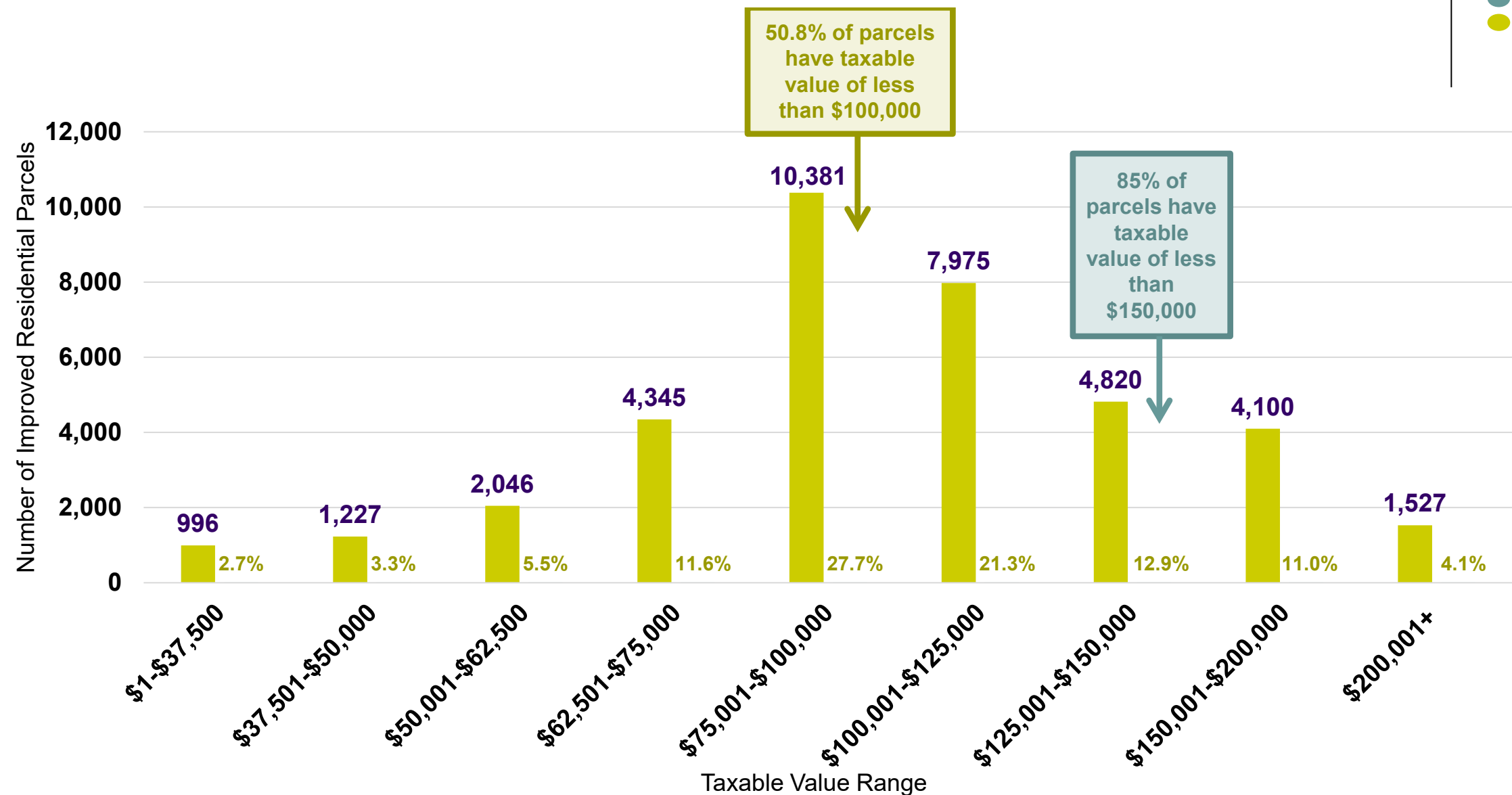
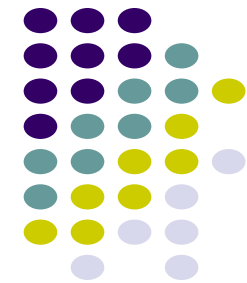
## Debt Service - \$150M Bond Issue

*Based on Average 2025 Taxable Value of Improved Residential Property = \$107,055*

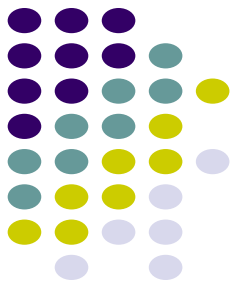


| Duration | Debt Service Payments | Millage Required to Support Debt Service | Additional Annual Property Tax | Monthly Investment |
|----------|-----------------------|------------------------------------------|--------------------------------|--------------------|
| 25 years | \$8.0M                | 1.43 mills                               | \$153.09                       | \$12.76            |

# Residential Parcel Count – Improved Properties

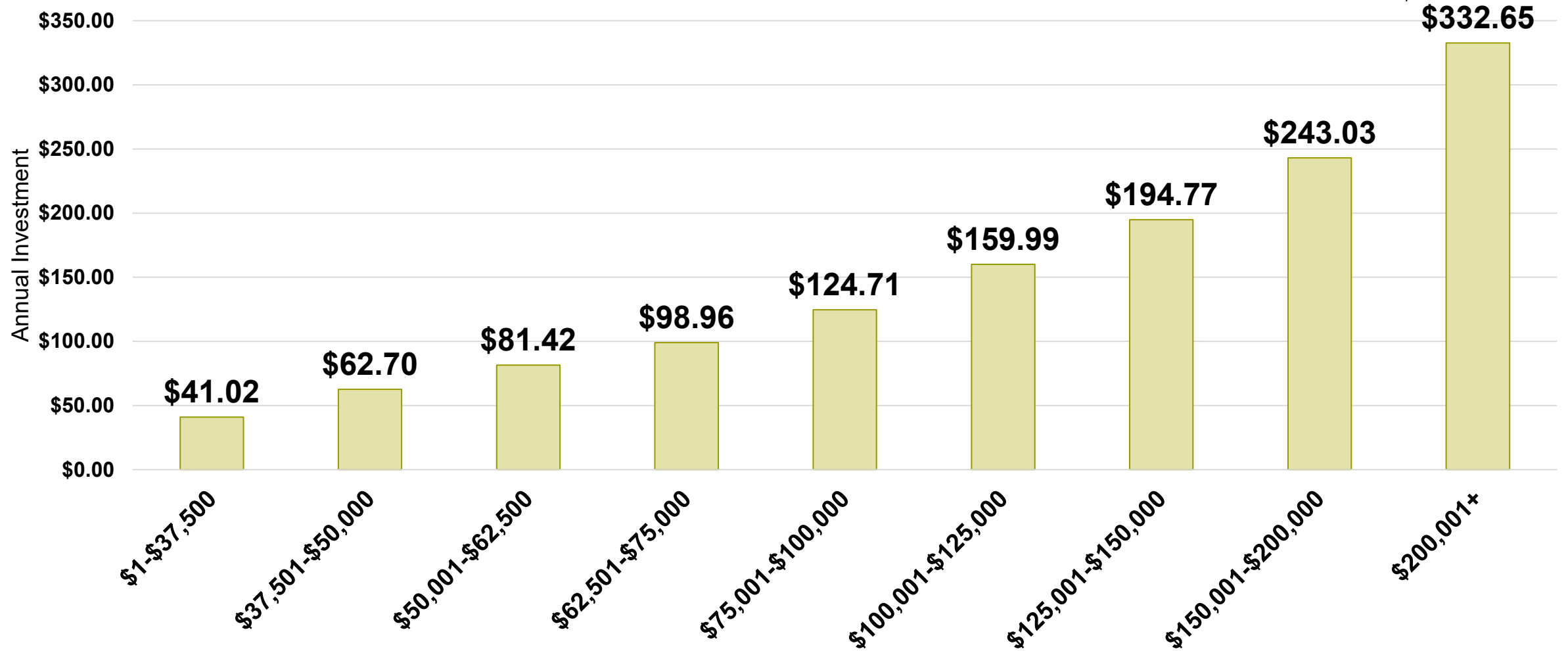




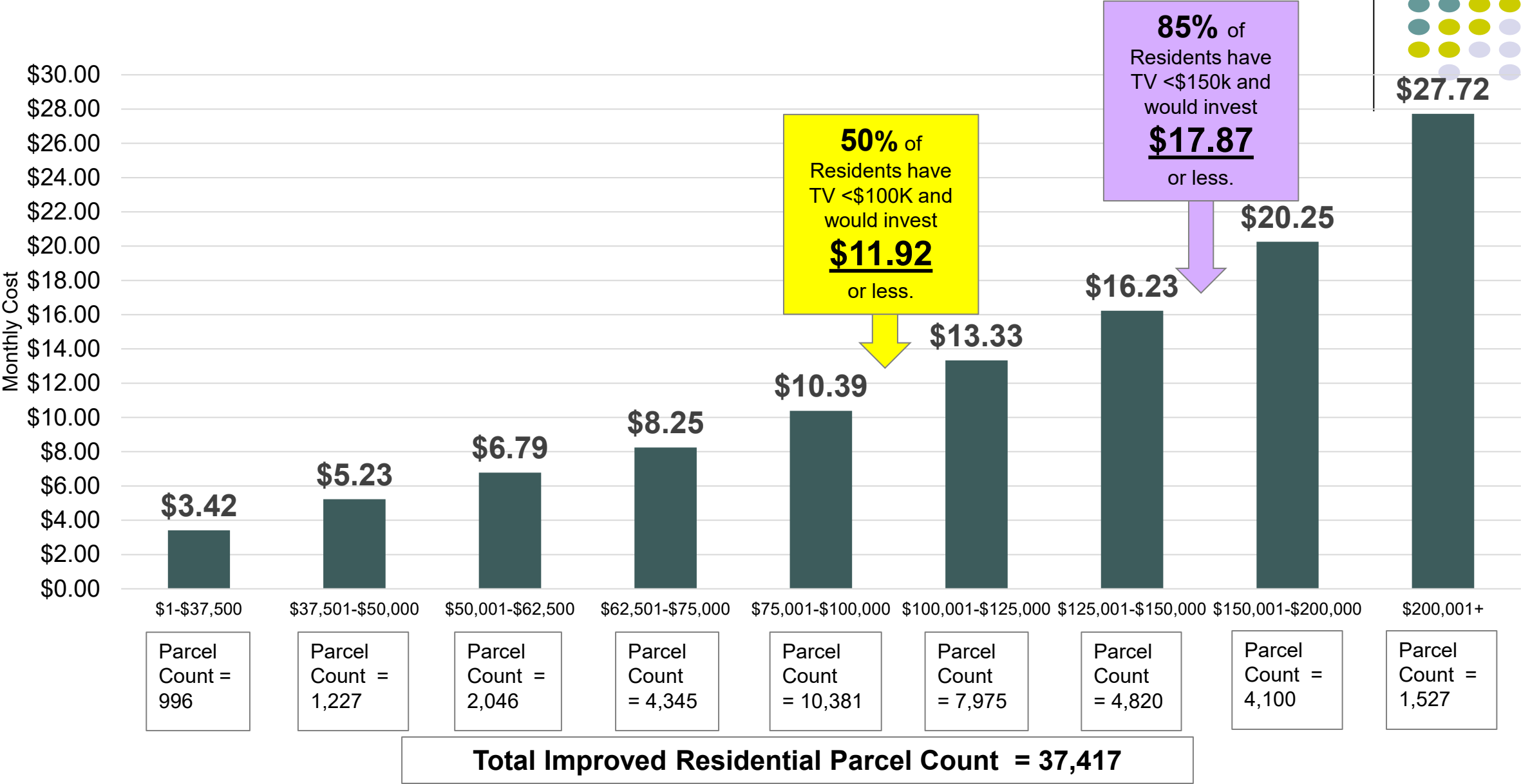


# Annual Investment by Residents

*Based on Average Taxable Value within each Range*



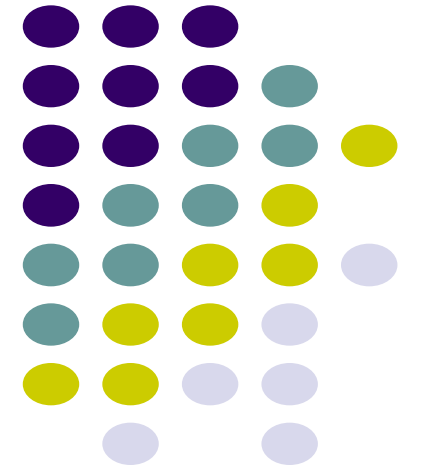
# Monthly Investment by Residents



# Impact on Livonia Business Owners

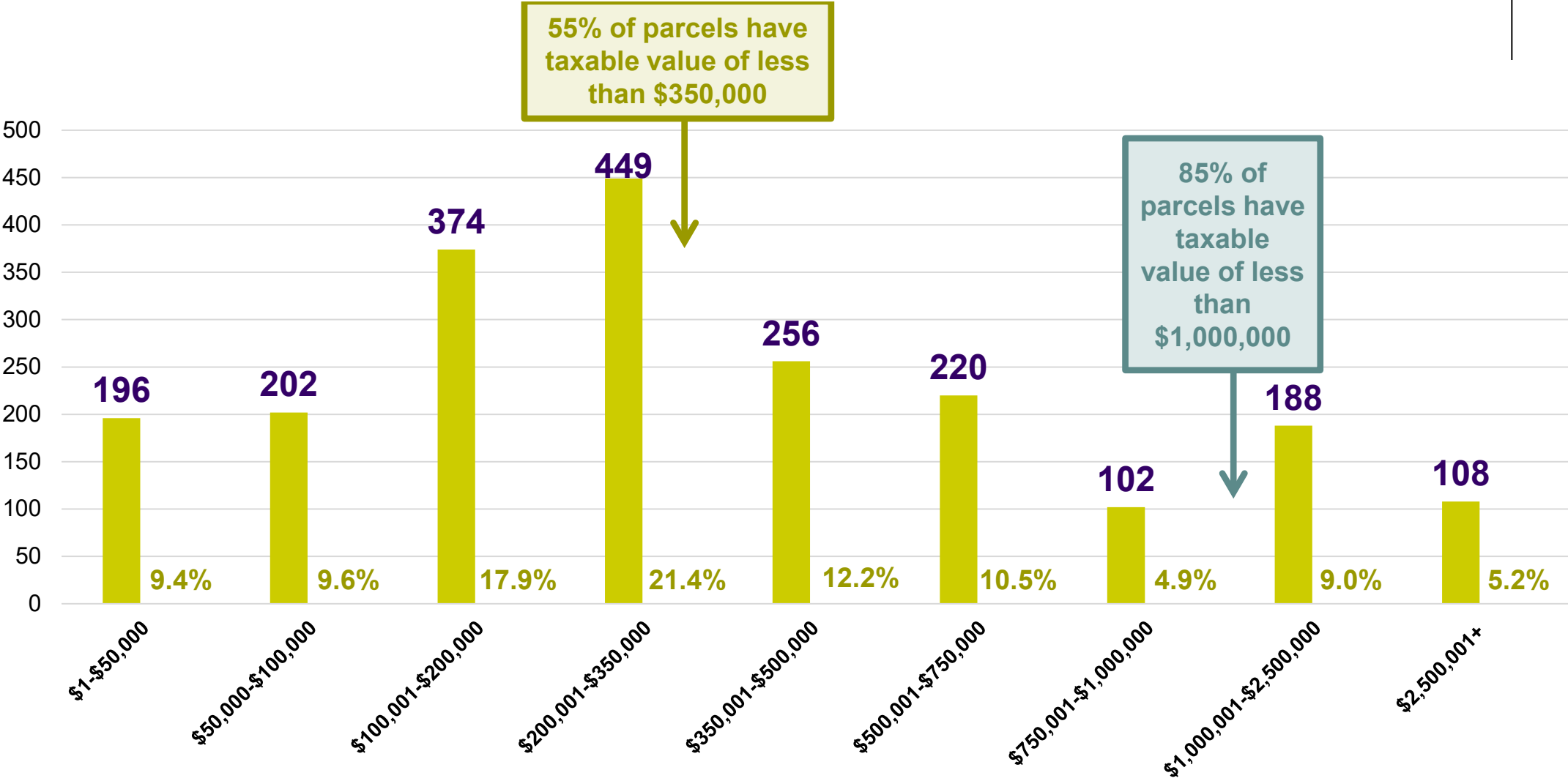
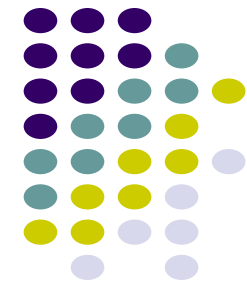
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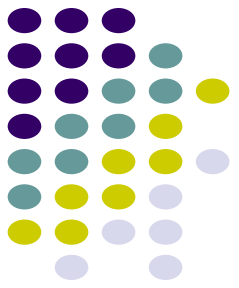
Annual and Monthly Changes to Property Taxes





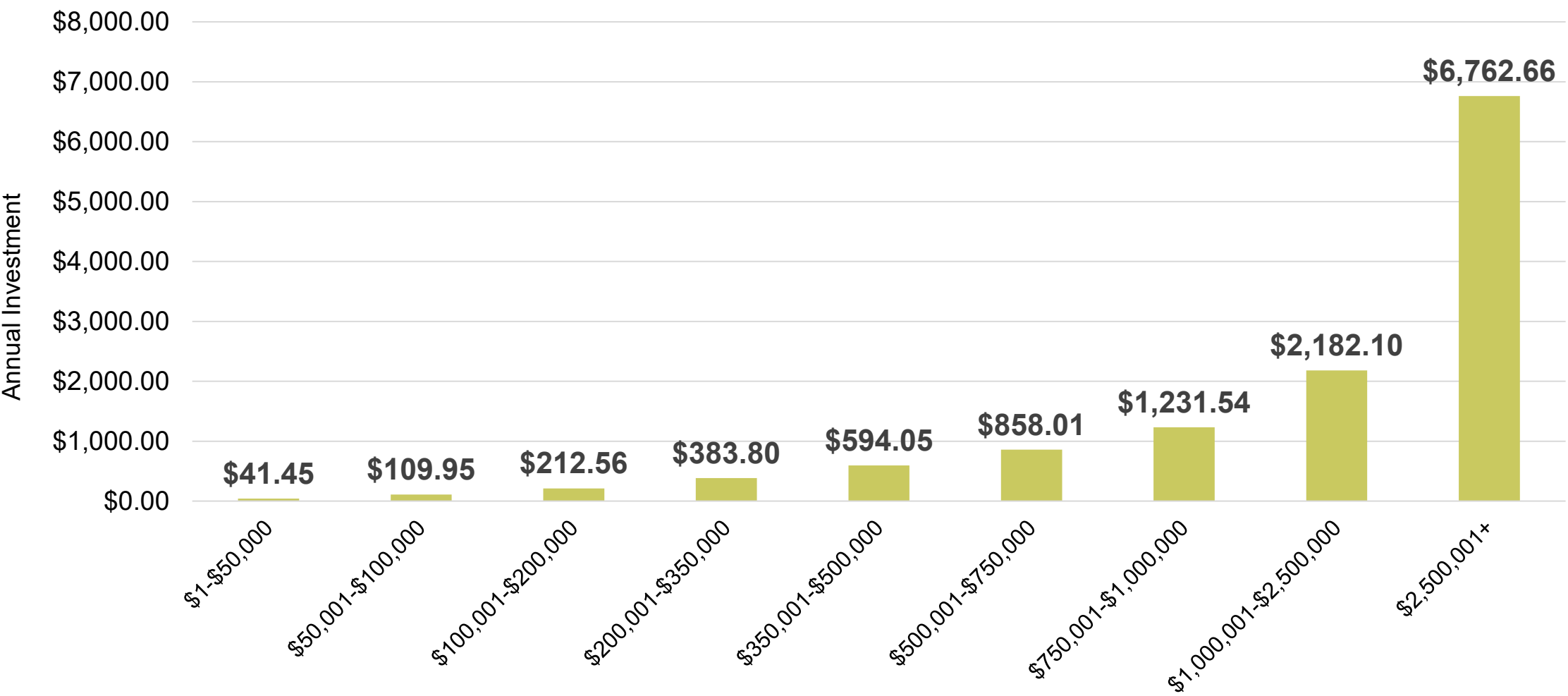
# Commercial & Industrial Parcel Count



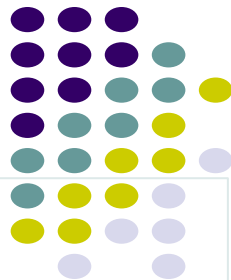


# Annual Investment by Commercial & Industrial Properties

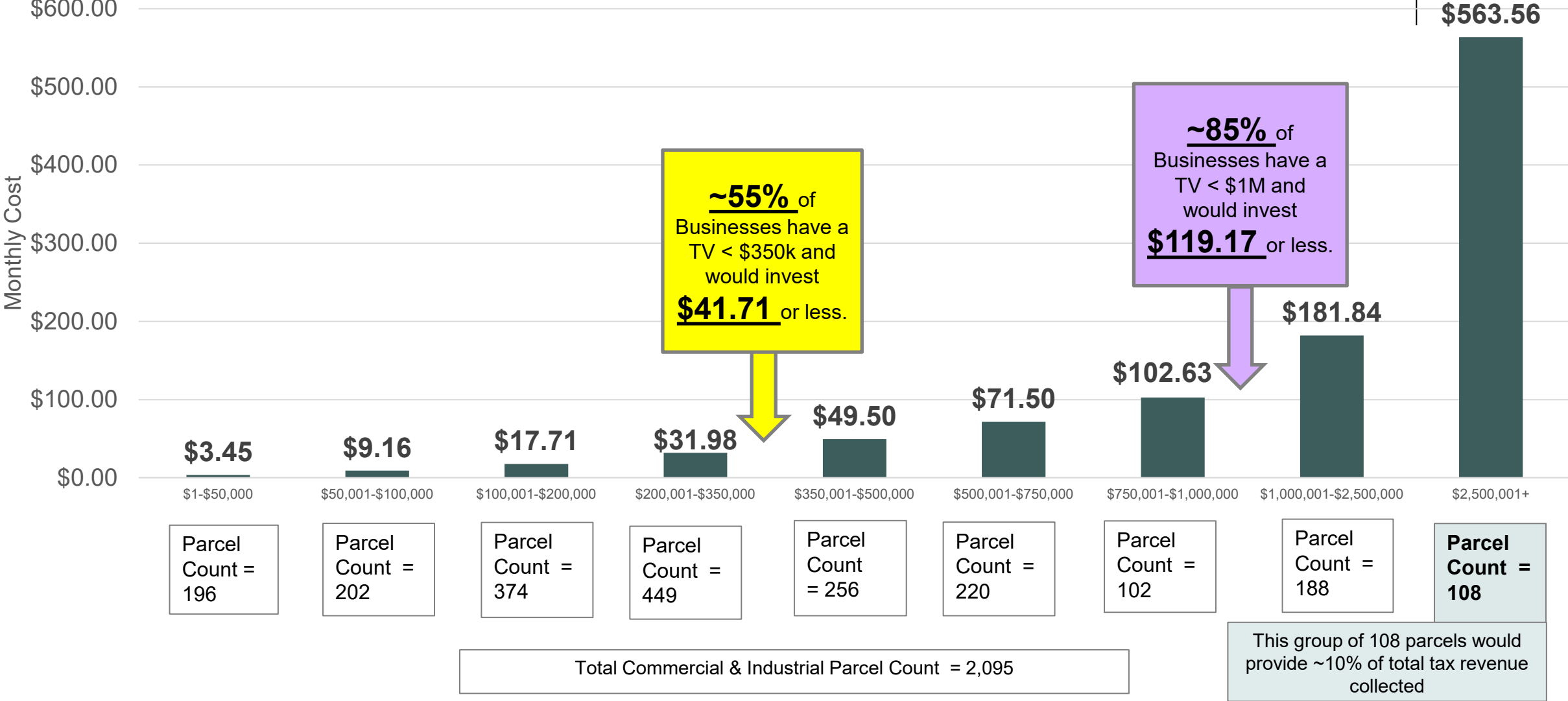
*Based on Average Taxable Value within each Range*



# Monthly Investment by Commercial & Industrial Properties

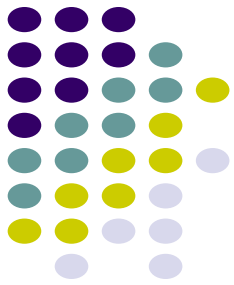


Based on Average Taxable Value within each Range

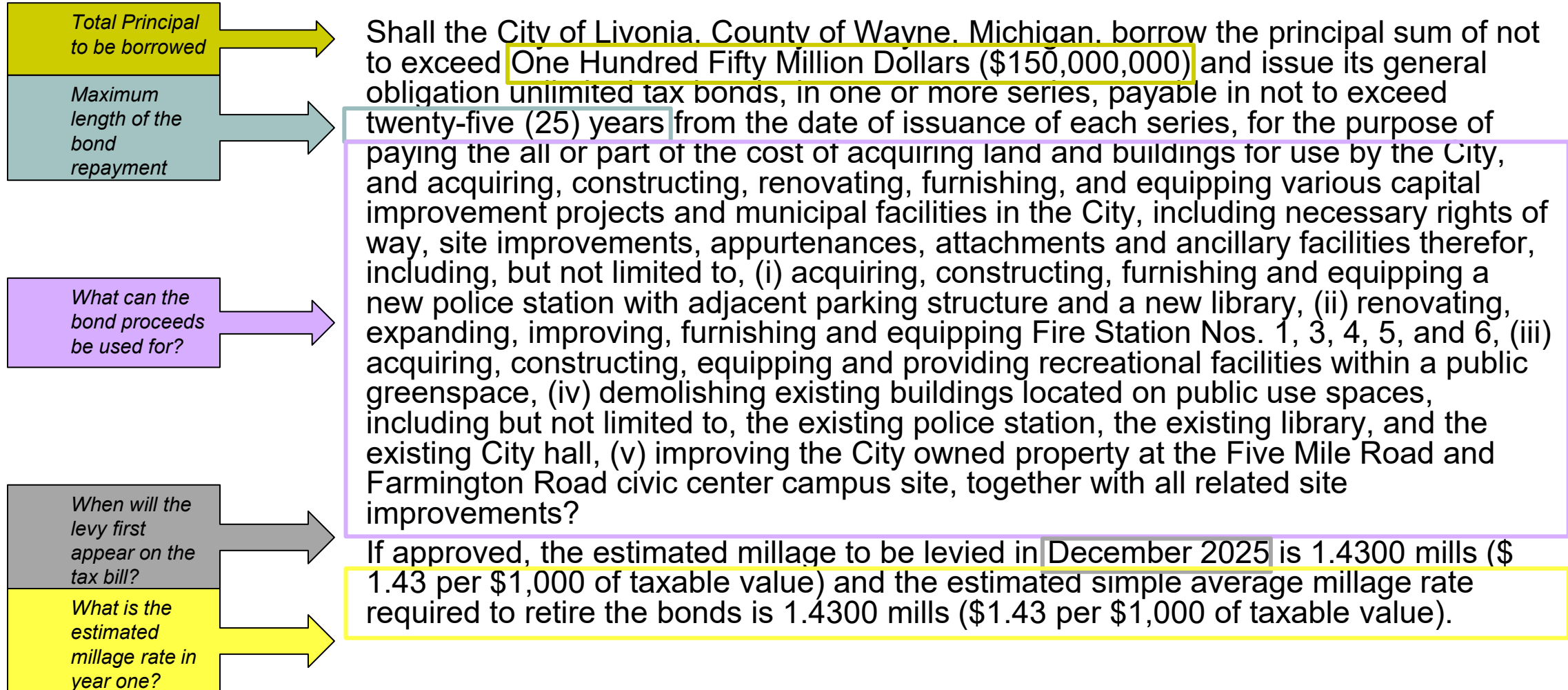




# Proposed Ballot Language - based on Recommendation from Administration:



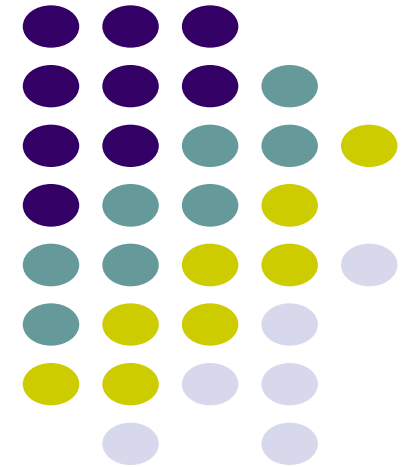
## MUNICIPAL FACILITIES PROPOSAL



# Repair, Renovate or Build New

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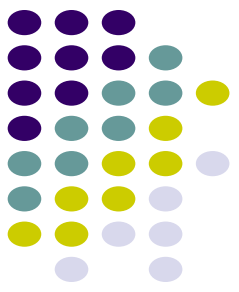
Civic Center Library





**SERVICES EVOLVE, BUT  
LIBRARIES ARE MORE THE  
HEART OF THE COMMUNITY  
THEN EVER.**





# Investments Scenarios for Library Improvements

- The ballot proposal will be asking for funding for the Bennett Library to either:
  - Perform basic repairs and maintenance required – no structural improvements
  - Fully renovate
  - Construct a new library

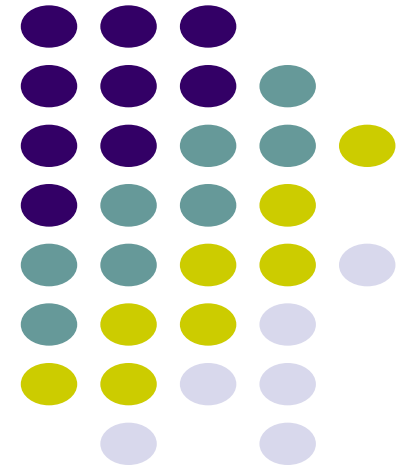
*What is the difference in the investment needed?*

| Option                                                                                                | Investment Needed   | Tax Amount for Average Taxpayer |               |
|-------------------------------------------------------------------------------------------------------|---------------------|---------------------------------|---------------|
|                                                                                                       |                     | Annual                          | Monthly       |
| Perform repairs and maintenance required at the existing Bennett Library – no structural improvements | \$16,500,000        | \$16.84                         | \$1.40        |
| Fully renovate existing Bennett Library                                                               | \$31,500,000        | \$32.15                         | \$2.68        |
| <b>Construct New Library*</b>                                                                         | <b>\$37,500,000</b> | <b>\$38.27</b>                  | <b>\$3.19</b> |

*\*Amount Included in Bond Scenarios*

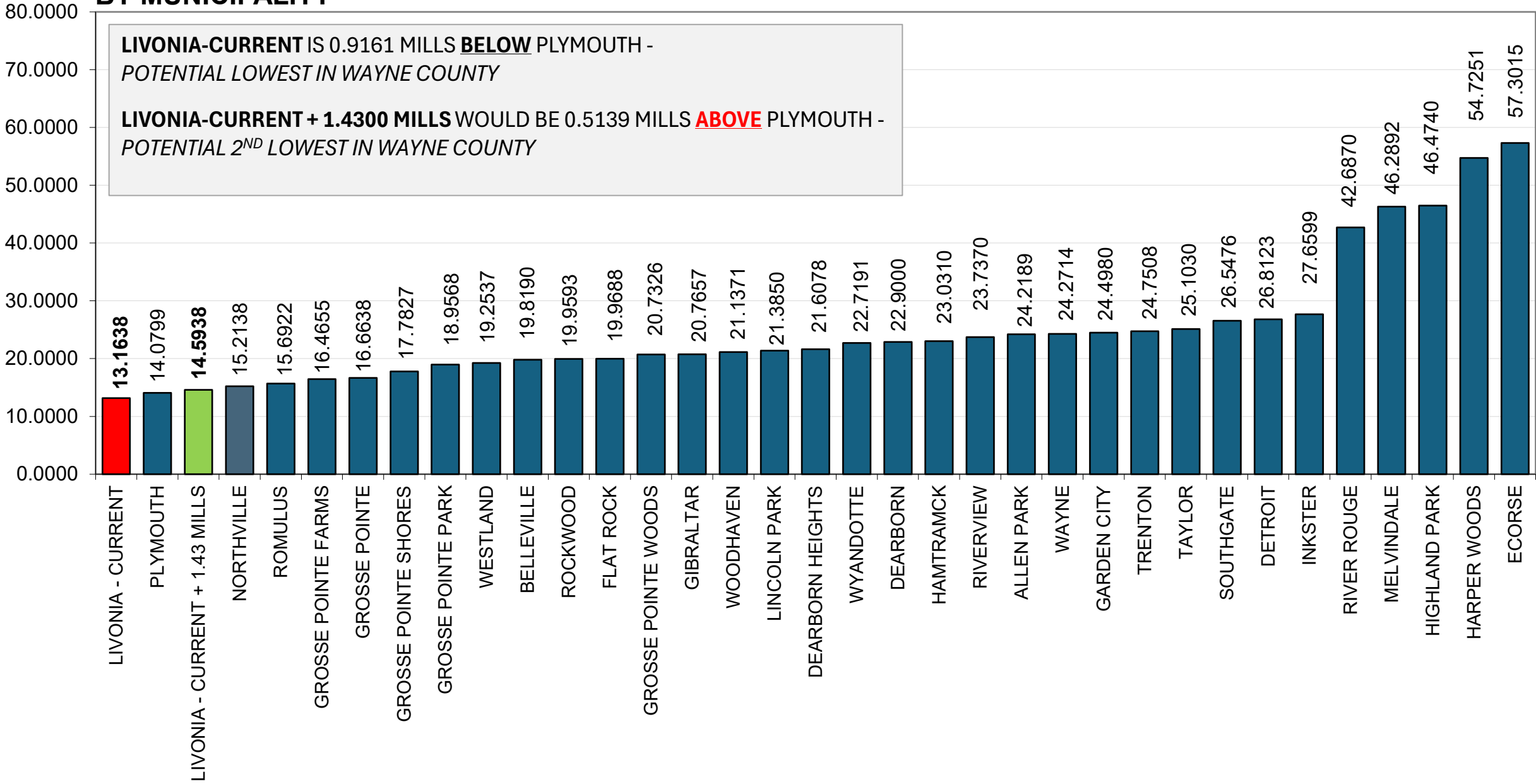
# Millage Comparison

All Wayne County Cities



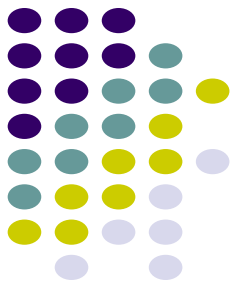
CITY TAX RATE COMPARISON (2024)  
WAYNE COUNTY, MICHIGAN  
BY MUNICIPALITY

Mills Levied (2024)





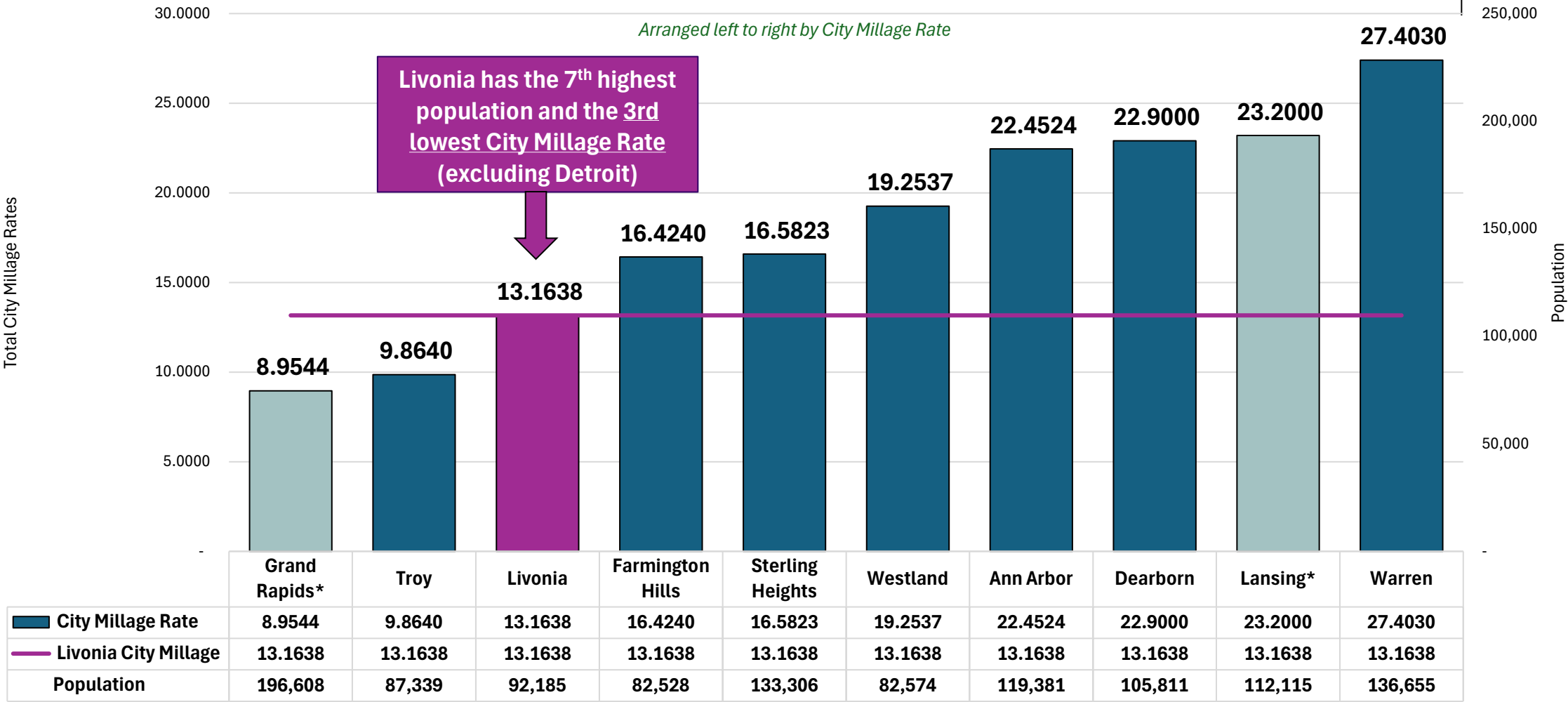
# Total Millage Rates – Including City, Schools, County, and other taxing units (2024)



| Township / City     | School Code | Local School District           | Total Homestead Property Tax Rate | Total Homestead Property Tax Rate Gap vs. Livonia (LPS) |
|---------------------|-------------|---------------------------------|-----------------------------------|---------------------------------------------------------|
| Livonia             | 63090       | CLARENCEVILLE SCHOOL DIST       | 37.0185                           | (3.7482)                                                |
| Livonia             | 82095       | LIVONIA PUBLIC SCHOOLS          | 40.7667                           | -                                                       |
| Plymouth            | 82100       | PLYMOUTH CANTON COMM SCHS W/SCC | 41.4368                           | 0.6701                                                  |
| Northville          | 82390       | NORTHVILLE PUBLIC SCHOOLS       | 42.5710                           | 1.8043                                                  |
| Westland            | 82131       | ROMULUS (INKSTER DEBT)          | 43.1085                           | 2.3418                                                  |
| Westland            | 82151       | TAYLOR (INKSTER DEBT)           | 43.1085                           | 2.3418                                                  |
| Westland            | 82150       | TAYLOR SCHOOL DISTRICT          | 43.9585                           | 3.1918                                                  |
| Romulus             | 82160       | WAYNE-WESTLAND COMMUNITY S/D    | 45.0214                           | 4.2547                                                  |
| Belleville          | 82430       | VAN BUREN PUB SCHOOLS           | 45.3072                           | 4.5405                                                  |
| Dearborn Heights    | 82150       | TAYLOR SCHOOL DISTRICT          | 46.3127                           | 5.5460                                                  |
| Romulus             | 82365       | WOODHAVEN SCHOOL DISTRICT       | 47.5241                           | 6.7574                                                  |
| Dearborn Heights    | 82230       | CRESTWOOD SCHOOL DISTRICT       | 47.5429                           | 6.7762                                                  |
| Westland            | 82095       | LIVONIA PUBLIC SCHOOLS          | 47.8482                           | 7.0815                                                  |
| Allen Park          | 82045       | MELVINDALE ALLEN PARK SCHS      | 48.0737                           | 7.3070                                                  |
| Westland            | 82160       | WAYNE-WESTLAND COMMUNITY S/D    | 48.5829                           | 7.8162                                                  |
| Riverview           | 82400       | RIVERVIEW COMMUNITY SCH DIST    | 49.4586                           | 8.6919                                                  |
| Taylor              | 82150       | TAYLOR SCHOOL DISTRICT          | 49.8078                           | 9.0411                                                  |
| Rockwood            | 82290       | GIBRALTAR SCHOOL DISTRICT       | 49.8262                           | 9.0595                                                  |
| Grosse Pointe Farms | 82055       | GROSSE POINTE PUBLIC SCHS       | 50.0460                           | 9.2793                                                  |
| Flat Rock           | 82290       | GIBRALTAR SCHOOL DISTRICT       | 50.1437                           | 9.3770                                                  |
| Grosse Pointe       | 82055       | GROSSE POINTE PUBLIC SCHS       | 50.2443                           | 9.4776                                                  |
| Westland            | 82050       | GARDEN CITY SCHOOL DISTRICT     | 50.2863                           | 9.5196                                                  |
| Flat Rock           | 82365       | WOODHAVEN SCHOOL DISTRICT       | 50.8091                           | 10.0424                                                 |

●Note: This is a partial list of Wayne County cities, sorted in increasing order. Other Wayne County communities not shown here have total millage rates that are more than 10 mills higher than Livonia.

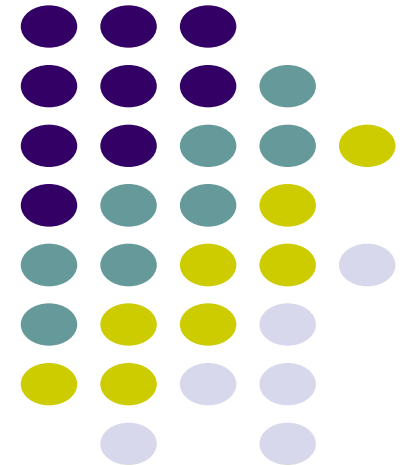
# Top 10 Largest Cities in Michigan *(excluding Detroit)*



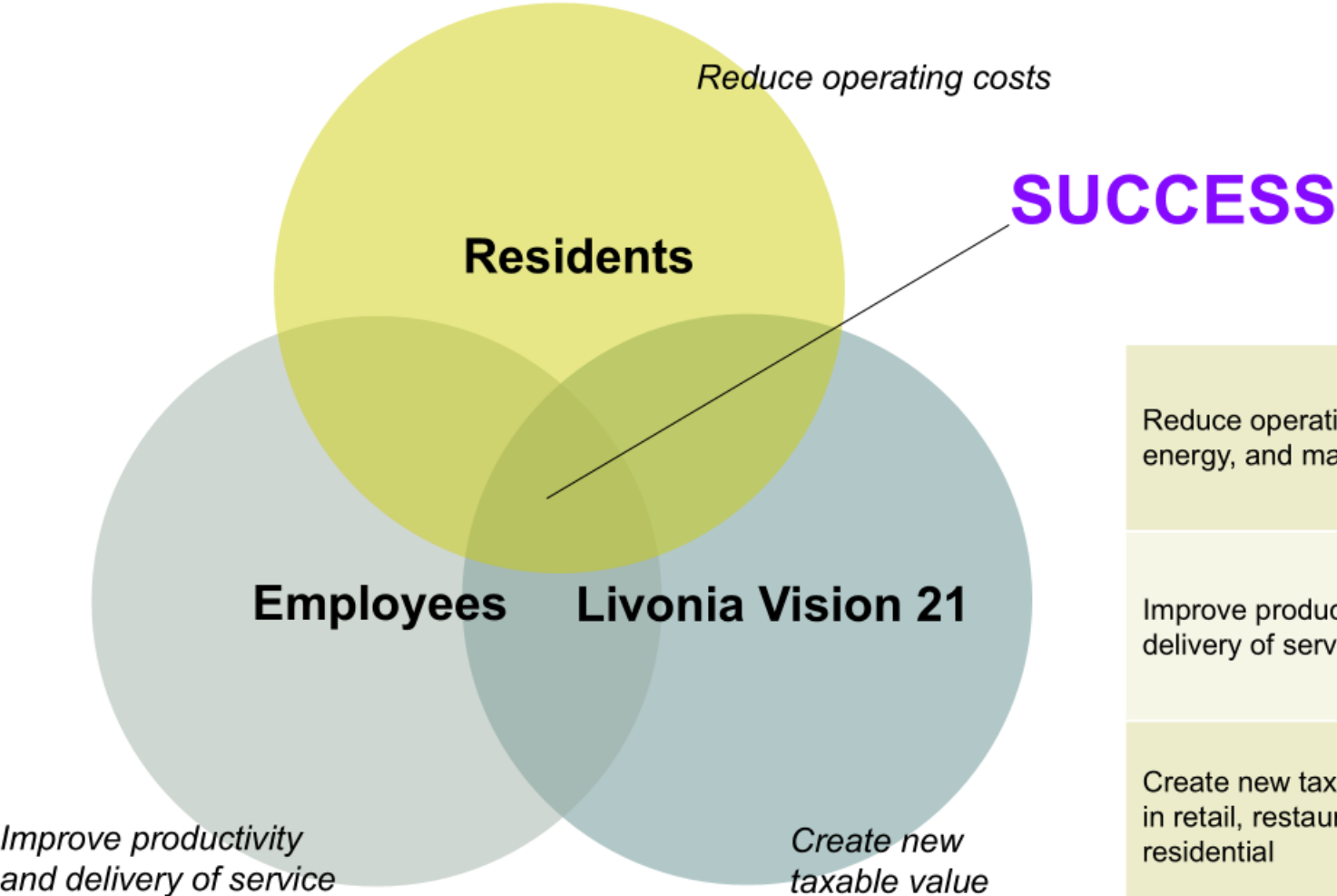
*\*Local unit imposes a City Income Tax in addition to property tax assessments*

## What if...?

We can step up to all three challenges and make Livonia a city our children want to come home to



# THE TRIPLE WIN METHOD OF ANALYSIS



|                                                              | City Hall | Police HQ | Library |
|--------------------------------------------------------------|-----------|-----------|---------|
| Reduce operating costs, energy, and maintenance              | ✓         | ✓         | ✓       |
| Improve productivity and delivery of services                | ✓         | ✓         | ✓       |
| Create new taxable value in retail, restaurants, residential | ✓         | ✓         | ✓       |



# Our Neighbors are Investing in Their Futures



## Canton Township could be on path to building Michigan's first net-zero fire station



Laura Colvin  
Hometownlife.com

Published 1:42 p.m. ET May 10, 2024



Canton Township's Fire Station No. 4, proposed at the southwest corner of Michigan Avenue and South Lilley Road, would look architecturally identical to Station No. 2, shown here 41440 Warren Road. *Courtesy Canton Township Fire Department*

**CANTON TWP.** — A new addition to the township's lineup of fire stations could also be Michigan's first net-zero fire station.

Although engineering is still in the research and planning phases, the

## Novi police, fire stations would be demolished, new facilities built in \$120M ballot proposal



Susan Bromley  
Hometownlife.com

Published 6:01 a.m. ET March 14, 2025



The Novi Police Department. *JOHN HEIDER | Hometownlife.com*

### Key Points AI-assisted summary

- Novi voters will decide on a \$120 million bond proposal in August to fund new public safety facilities.
- The proposal includes a new public safety complex for police and fire, two stand-alone fire stations, and renovations to a fourth fire station.
- If approved, the bond would be funded by a 1 mill levy in the first year, averaging .95 mills annually over 25 years.
- City officials say the investment is necessary to replace outdated and inadequate facilities with state-of-the-art resources.

## Northville Twp. breaks ground on \$44M 'Essential Services Complex' at old hospital site



Laura Colvin  
Hometownlife.com

Published 2:07 p.m. ET May 16, 2024 | Updated 2:41 p.m. ET May 16, 2024



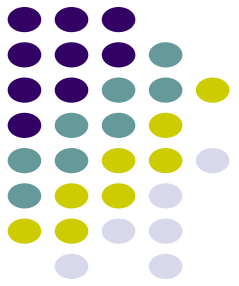
A drone shot from the May 14 groundbreaking shows the construction site for the new Essential Services Complex in Northville Township. *Courtesy Northville Township*

**NORTHVILLE TWP.** — Construction of the township's new \$44 million "Essential Services Complex" is officially underway following a groundbreaking ceremony May 14 at the site of the former state psychiatric hospital on Seven Mile Road.

Under construction west of Haggerty Road, the complex will include a second fire station for the township, which officials say is needed to reduce response times to the northeast quadrant of the community, along with a



# Our Neighbors are Investing in Their Futures



## Plymouth Township considers \$8.4 million replacement of 1976 fire station



Laura Colvin  
Hometownlife.com

Published 10:56 a.m. ET March 15, 2024



A draft rendering by Partners in Architecture shows a potential plan for a new fire station on Wilcox Road in Plymouth Township. Plymouth Township

PLYMOUTH TWP. — Preliminary plans to replace the aging No. 2 fire station with a new \$8.4 million facility include modern accommodations designed to take the department into the future, but township officials haven't yet voted on whether they will or won't build it.

At a meeting March 12, the Plymouth Township Board of Trustees reviewed draft designs and cost considerations for a 10,455-square-foot facility to replace the current fire station built in 1976 at 41212 Wilcox Road. A final decision is likely coming in the months ahead.

## Westland expected to break ground on nearly \$12M park this month



Shelby Tankersley  
Hometownlife.com

Published 7:00 p.m. ET Aug. 5, 2024



A rendering shows the coming Nankin Square Park in Westland. The park is planned to include space for events, a walking path and play areas for children. Courtesy Of The City Of Westland

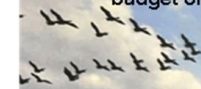
WESTLAND — City officials are planning a nearly \$12 million park that they hope will help spark a downtown-like environment.

The park, named Nankin Square, is slated for 3.9 acres between the Westland Community Health Center, 35700 Warren Road, and the city's main fire station at 35701 Central City Parkway. The project is expected to break ground this month and be completed in September 2025.

Officials hope the park will help revitalize the nearby Westland Mall property, which residents have [described as an eyesore](#) for years.

"We're using this as an economic development catalyst for the mall property," said Alex Garza, the city's chief business development officer. "With that property being what it is, we're looking for the mall ownership to hopefully redevelop the property."

**Westland Fire Station No. 2 Construction to Begin This Fall**  
Westland, MI - The Westland City Council has approved the construction of a new fire station. The new Fire Station No. 2, spanning 13,100 square ft. will be strategically located north of the Hines Park Bridge on Merriman Road, to ensure optimal response times for emergency services. The project has a budget of \$6,575,000, covering construction costs and a contingency fund for unforeseen expenses.



## New splash pad, inclusive playground coming to Westland's beloved Tattan Park



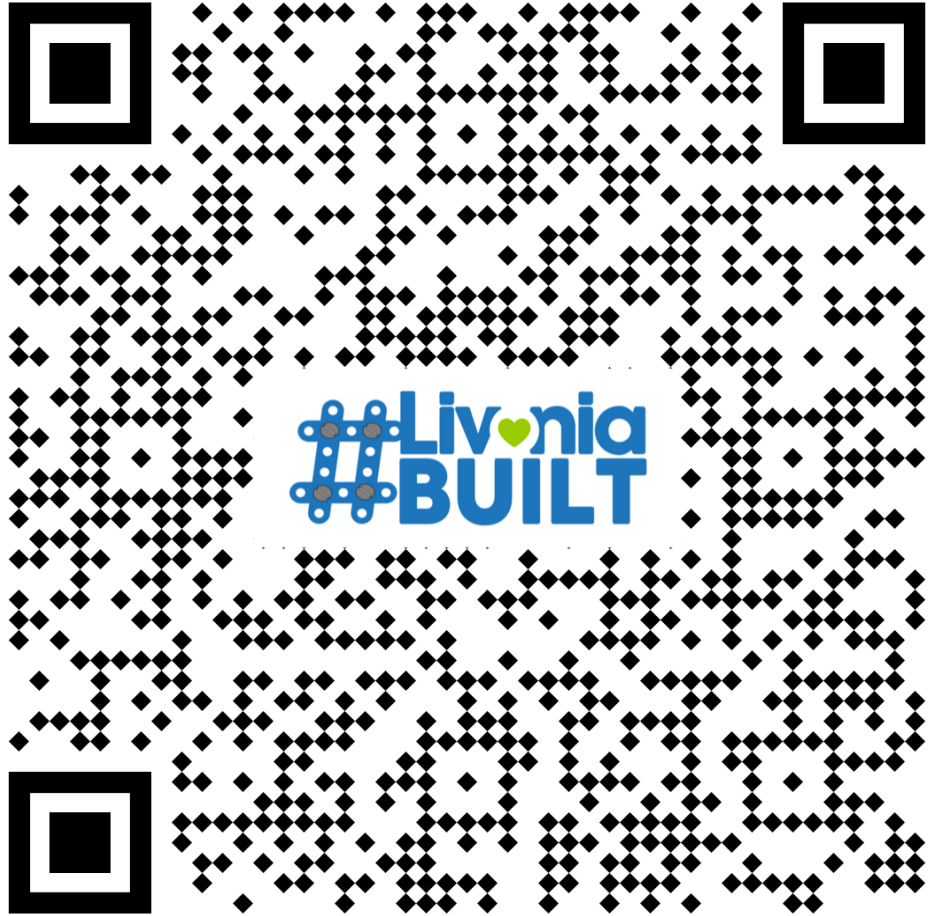
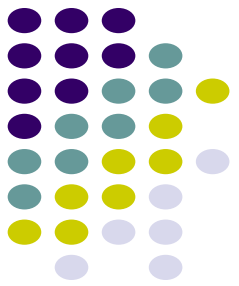
Shelby Tankersley  
Hometownlife.com

Published 8:09 a.m. ET April 22, 2022



A rendering of what Tattan Park in Westland will look like in 2023. Courtesy Of The City Of Westland

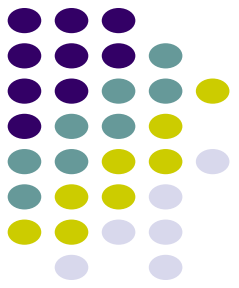
## A Tax Calculator for Residents Coming Soon



[LivoniaBuilt.org](https://LivoniaBuilt.org)



# The Last Time the City Invested 1999



**GRATE PHOTO BY  
BRIAN KIRKSEY**  
**Livonia  
Mayor  
Jack Kirk-  
sey and  
city coun-  
cil shovel  
dirt dur-  
ing the  
ground-  
breaking  
ceremony  
of the new  
rec center  
Thursday.**



## Officials break ground for recreational cornerstone

**BY ALICE ASHMORE  
STAFF WRITER  
aashmore@ee.homecomm.net**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gymnasiums, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

The \$30 million project is expected to be completed in early 2003.





# DRAFT ONLY

## MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed twenty-five (25) years from the date of issuance of each series, for the purpose of paying the all or part of the cost of acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various capital improvement projects and municipal facilities in the City, including necessary rights of way, site improvements, appurtenances, attachments and ancillary facilities therefor, including, but not limited to, (i) acquiring, constructing, furnishing and equipping a new police station with adjacent parking structure and a new library, (ii) renovating, expanding, improving, furnishing and equipping Fire Station Nos. 1, 3, 4, 5, and 6, (iii) acquiring, constructing, equipping and providing recreational facilities within a public greenspace, (iv) demolishing existing buildings located on public use spaces, including but not limited to, the existing police station, the existing library, and the existing City hall, (v) improving the City owned property at the Five Mile Road and Farmington Road civic center campus site, together with all related site improvements?

If approved, the estimated millage to be levied in December 2025 is 1.4300 mills (\$ 1.43 per \$1,000 of taxable value) and the estimated simple average millage rate required to retire the bonds is 1.4300 mills (\$1.43 per \$1,000 of taxable value).

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING**  
**WEDNESDAY, MARCH 12, 2025**  
**7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, March 12, 2025, in the Livonia City Hall Auditorium.

**Committee Members Present:** Rob Gjonaj Donovic, Chair  
Martha Ptashnik, Vice Chair  
Carrie Budzinski, Member

**Committee Members Absent:** None

**City Council Members Present:** Brandon McCullough  
Lynda L. Scheel  
Laura M. Toy

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Susan Nash, Treasurer  
Lori Miller, Clerk  
Sean Kavanagh, Judge  
James Jolly, Judge  
Carter Fisher, City Attorney  
Dave Varga, Chief of Staff  
Debbie Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Development Director  
Ted Davis, Superintendent of Parks and Recreation  
Thomas Goralski, Police Chief  
Robert Jennison, Fire Chief  
Linda Gosselin, Assessor  
Jerome Hanna, Director of Inspection  
Kristen Edson, Library Director  
Kristin Houchins, Director of Communications  
Anthony Hall, Police Union President  
Scott Heraty, Fire Fighter Union President  
Plante Moran Realpoint Representatives

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| 1. The subject matter of the planning, design and construction of the new Civic Center Campus.<br>(CR 330-24) |
|---------------------------------------------------------------------------------------------------------------|

The meeting convened at 7:02 PM.

The meeting began with a discussion of the following:

- Chairman Donovic explained Council meeting structures and procedures to significant audience size and how the meeting agenda was going to proceed.
- Chairman Donovic explained that this isn't the first meeting held on this item, and that this project was first established back in 2018 through Livonia Vision 21.
- Multiple members of the Council gave remarks around the meeting.
- Project management team was introduced by Administration.
- Multiple vendors were introduced from HED (Master Planner & Architect for City Hall).
- Mayor explained the first phase in the project was the building of the new Senior Wellness Center, (Project Catalyst) primarily funded by Federal, State, and County dollars that wanted to fund a senior center specifically.
- This is a long-range plan, first established in Vision 21, unanimously voted on by the Council in 2020 that specifically calls for 5 Mile & Farmington Rd to be a Civic Center/ Downtown campus.
- The city owns roughly 70 acres at this corner.
- Livonia Vision 21 surveyed thousands of residents in 2017/18, held countless Open Houses, dozens and dozens of residents and vendors drafted Vision 21 years ago, now the Administration wants to implement the plan, not just let it sit on a shelf.
- There was a study conducted in the 1980's that talked about building a downtown area to attract younger families to our community.
- This planning has been going on for longer than a year and a half with many public open meetings.
- Vision 21 is a city-wide policy for all things zoning and future land use planning and guidance for the future of our community.
- The Administration has exhausted all federal, state, and county funding sources, which was important to the Administration. They have also looked for areas to cut within the general fund and be fiscally responsible.
- The Administration talked about the city hall, police department, and library reaching the end of their useful life. It would be more economical to demo these old, poorly built buildings, than to reinvest into them and continue to spend tax dollars on aging functionally obsolete city buildings that are too large, not ADA accessible, and poorly built.
- The city conducted an asset management plan of all city buildings to inventory building issues and capital expenditures. This is the first time the city has conducted an asset management plan in city history.
- The Administration talked about how much it will take to update and maintain existing buildings, which is north of 97 million dollars over the next 10 years.
- This means just updating these city buildings to "Good Status."
- Every year that goes by, the cost to renovate city buildings to good status goes up.
- The Administration is proposing to build smaller, more efficient buildings.
- The city is building the senior center next door to the rec center, relocating it.



- Survey hundreds of seniors, had representatives from the aging commission, and senior center staff all served on the planning committee for the Senior Wellness Center.
- The vacant courthouse has been vacant since 2015.
- The Administration is purposing to clear roughly 9.5 acres in the first phase, which is the first block that can be cleared.
- Plante Moran Real-Pointe, the cities real estate advisor says for a successfully project, the city needs to make at least 20 acres available.
- City Hall will be roughly 40 million dollars to be built, being designed by HED. Council approved Frank Rewald & Sons as the general contractor to build.
- City Hall is roughly 96,000 sqft, the space needs assessment conducted by PMR, says we only need roughly 50,000 sqft.
- Savings from the shift in retiree healthcare to Medicare advantage plus, freeing up roughly 2.4 million a year in annual city contributions that now are unapproached in the general fund. These funds were cover the bond payment (mortgage payment) to build city hall.
- In December of 2023, Council took the initial step to approve bond language up to 47 million dollars. Council will formally approve or deny this bond later this year.
- Phase 2 of land clearing would include the clearing of City Hall proper.
- In 1967, there were new articles of City of Livonia planning to build this area as a downtown, but no one ever formally acted on these plans.
- Phase 3 would be to demo the police department, see a new library, central park, bike loop, and significant updates to the various fire stations.
- The existing Police Department is built on a high-water table and is an addition to a former water department building.
- Is not ADA accessible, doesn't have proper facilities for women, inadequate training facilities for officers to do physical fitness training and various other issues.
- The fire stations are in good locations, proper sizing, but need updating to existing faculties.
- The Robert & Janet Bennet Civic Center Library is many years behind similar communities in metro Detroit.
- It is far too big and inefficient, can be roughly 50,000 sqft.
- Phase 4 would be to attract private sector developers for residential and commercial/ retail.
- City builds the central gathering/ park area, private developers build their residential and retail projects.
- HED is currently working on conceptual plans that will continue to evolve and grow/ change. Nothing is finalized yet.
- There was significant discussion about combined a new City Hall and Library into one building. There are cost savings by combined various building systems, stairwells, elevators, HVAC, electrical, and plumbing systems.
- There are still significant discussions that need to take place, but the goal is to activate the municipal building and that there are many pros to a combined building. They would still maintain their unique services but provide great amenities to the community and be a fiscally responsible building.
- HED (hired master planner) has over 25 years of public planning projects, they have partnered with Design Works, to bring high-level design to the entire plan.
- The Administration talked about the potential bond would only found city buildings, city infrastructure and greenspace, not private development.

- The city wants to improve library services and programming with a new combined City Hall and Library. This provides more flexibly.
- The private development community will analyze the master plan and build private development, guided by our master plan.
- We want to promote people on streets, street parking, city center environment.
- There was a lot of talk about green space and how large the central gathering area will be.
- A lot of discussion around parking and biking.
- There was a lot of discussion around funding and what that could potentially look like.
- The city wants a destination for not only Livonia residents, but for people in Metro Detroit to come to our city, shop in this district and live nearby.
- The potential millage would fund city buildings, gathering area, and underground infrastructure. Those numbers will be explained at the next Committee meeting, April 2<sup>nd</sup>, 7:00pm at City Hall.

The meeting adjourned at 10:26 PM.

**The Committee recommends:**

- Item will stay in community for further discussion.

**Note:** This item will remain in Committee.

This meeting will be reported at the **Regular Meeting of April 14, 2025.**




---

Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING  
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*  
\*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

|                  |                      |
|------------------|----------------------|
| Jennifer Kankula | 7344662491 Library   |
| April Bornusch   | 313-303-8659 Library |
| Nicholas Pickard | 313-638-0352         |

DAVID CORDS

|                |              |
|----------------|--------------|
| Deeuge Miller  | 248-231-1943 |
| Alex King      | 248-884-6460 |
| Frances Tunny  | 213-910-6037 |
| CHERR BERNHARD | 734-744-7964 |
| Spencer Meeks  | 734-542-1307 |
| Kathryn Huyghe | 313-247-8389 |
| DONNA WALKER   | 734-634-8888 |
| Bill McEvoy    | 734 427 2633 |

Mike Obekt.

Patricia Labiche

Gini Krenz

Burt Iovan

Marilyn Stuenkel

John Schaler

USF Fresh

DAVE MacFARLAND

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING  
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*  
\*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Eileen McDonnell

Lauren + Stephanie Ladd

DAVE LUNCEY

Cindy Fleming

Meghan Rokita

Jenny O'Connor

Jeanette & Chris Oswell

Clare Shelton

CAKIE RICKMAN

Chris Hensch

Peter Dale

Marla Tuxall

Diane Wilson

ELON MCK

Patty Riggio

Julia Peronis

JIM BRUNGWALD





# Project Catalyst

## REALIZING LIVONIA VISION21





# 70%

of Livonia  
residents want a  
**CITY  
CENTER**

Based on the 2024 Livonia Community  
Satisfaction Survey of ~4000 Livonia residents

**Livonia**



Livonia experienced a **2.8% decline in population size** (2,747 people) from 2010 to 2017. which was not mirrored by western peer suburbs.

## DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem –

**Livonia's population was decreasing, while at the same time the age of our population was increasing.**

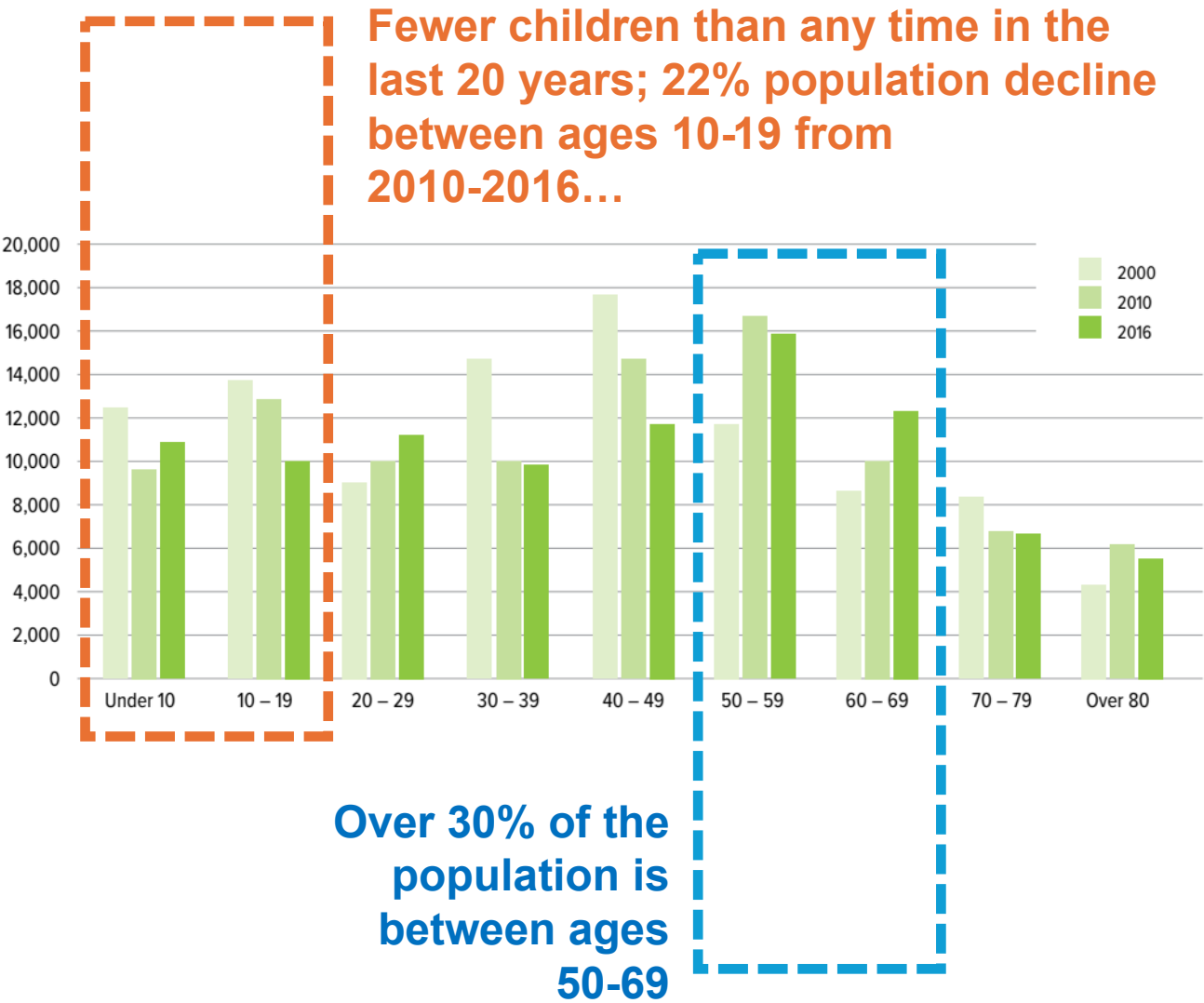
|                     |        |                   |
|---------------------|--------|-------------------|
| Livonia             | -2.8%  | (-2747 residents) |
| Plymouth Township   | +0.2%  | (+42)             |
| Northville Township | +7.9%  | (+2253)           |
| Canton Township     | +4.0%  | (+3618)           |
| Farmington Hills    | -0.3%  | (-243)            |
| Lyon Township       | +28.6% | (+4163)           |
| All of Wayne County | -1%    | (-8244)           |

# DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem –

Livonia's population was decreasing, while at the same time the age of our population was increasing.

The **median age** of residents is 44.7 years old, an increase from 40.2 years old in 2000.









# Focus of Livonia Vision 21: Blueprint for the Future

---



**Mark Taormina**  
Planning and Economic Development  
Director City of Livonia



**LIVONIA** V21  
STARTS NOW





Signing the Livonia Vision 21 Zoning  
Ordinance October 12, 2021





**DRAFT**

FEBRUARY 2024

## **Highest and Best Use Options Study**

*Livonia City Center Site - 5 Mile & Farmington Road*

*Presented to: City of Livonia*







[LivoniaBuilt.org](http://LivoniaBuilt.org)



The American Rescue Plan Act initiated \$1.9 trillion in economic stimulus funds and we worked to secure \$20.75 million for Livonia

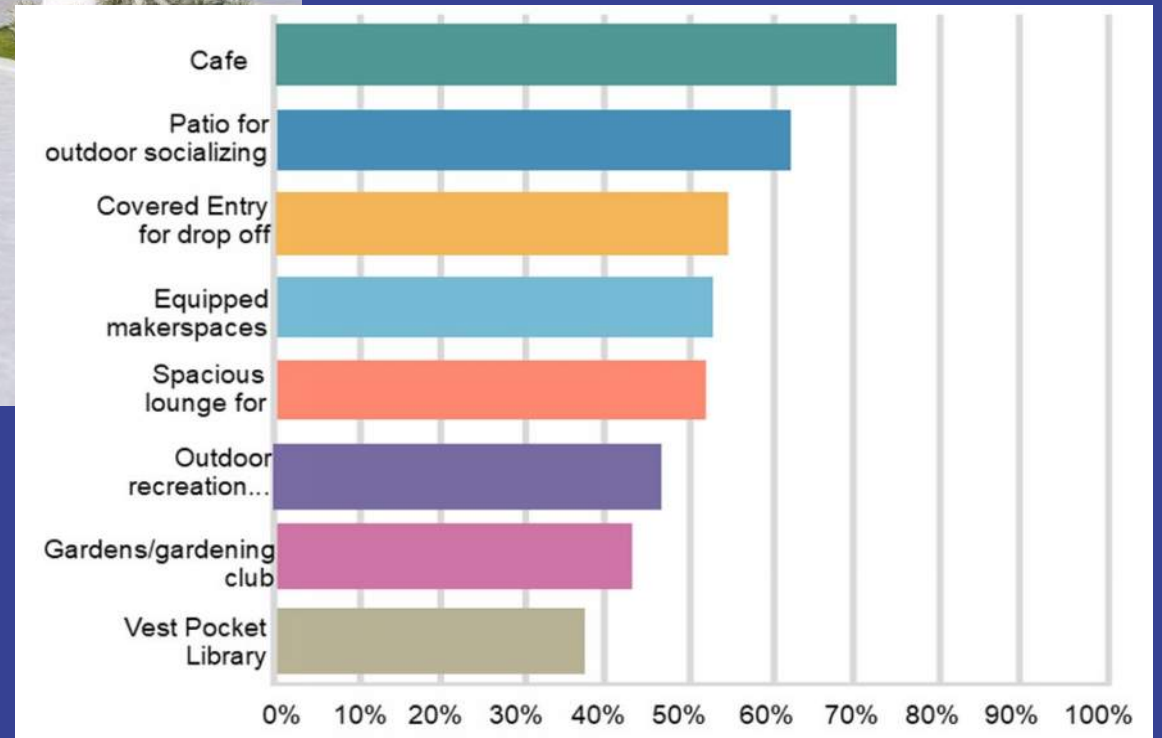






# PROJECT CATALYST

## LIVONIA SENIOR WELLNESS CENTER



# PHASE ONE – NEW SENIOR WELLNESS CENTER



- Coming Winter 2025
- \$27.8 million investment
- Funded by American Rescue Plan funds from federal, state, county and city government
- 30,000-square-foot Wellness Center and Rec Center improvements
- Hubbell Roth & Clark Architects
- PCI Dailey Construction Manager









Livonia Police  
Department

Larry Nehasil Park





# PHASE TWO – NEW CITY HALL & CITY CENTER MASTER PLAN



- Coming 2027-28
- \$40 million investment
- Funded by bonds issued by the City of Livonia
- HED (Harley Ellis Devereaux) Architecture and Engineering
- Frank Rewold & Sons Construction Management





Livonia Police  
Department

Larry Nehasil Park





# » MOMENTUM BUILDS

**CRAIN'S DETROIT BUSINESS**  
A CRAIN FAMILY BRAND

## Livonia wants to build a downtown. First, it has to tear down city hall.

By Elizabeth Schanz/Crain's Detroit Business/02.04.25

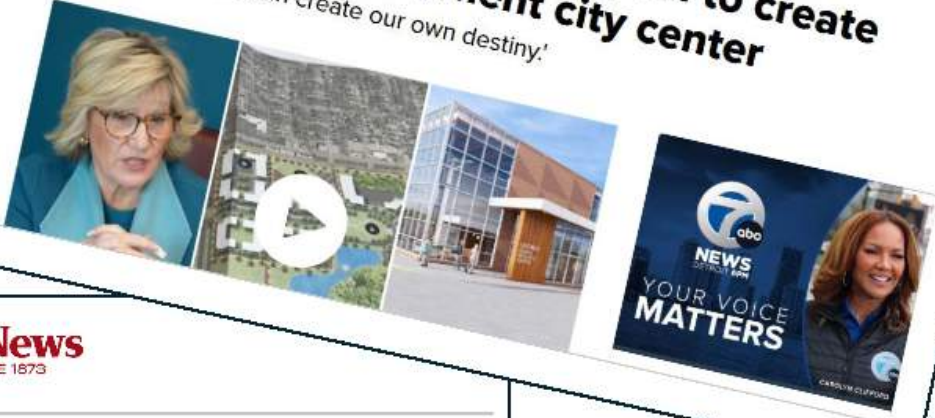


**7abc WXYZ DETROIT**

NEWS

## Livonia moves ahead with plan to create mixed-use development city center

'This is where we can create our own destiny.'



**The Detroit News**  
SERVING MICHIGAN SINCE 1873

WAYNE COUNTY

## Town without a downtown: Livonia looks to develop a Main Street after 75 years

 **Julia Cardi**  
The Detroit News

Published 11:00 p.m. ET Jan. 14, 2025 | Updated 11:59 p.m. ET Jan. 14, 2025

**LIVONIA** V21  
STARTS NOW

# New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

LIVONIA — Construction should begin next year on Livonia's new city hall.

The building, expected to be at least five stories high, will be built behind the police station and water department buildings, immediately south of Five Mile and east of Farmington road.

It is to be the focal point of an ambitious civic center plan drawn by the city's planning department.

The civic center scheme, which will be released within a few weeks, will include a city hall, courthouse, auditorium and convention center. There are provisions for hotels and high-rise apartments.

**THE CITY'S** Municipal Building Authority recently hired the architectural firm of Alden B. Dow Associates Inc., of Midland, to design the city hall.

The firm will begin interviewing city department heads next week to determine space needs.

Harvey C. Allison, vice-president of the firm, said the architects should have schematic drawings of the city hall ready this summer.

The new building actually will be owned by the Municipal Building Authority, which technically is not part of the city government.

The authority will sell 40-year bonds to finance the city hall. It will then rent the building back to the city at a rental rate sufficient to cover interest and principal on the bonds.

**WHEN THE BONDS** have been paid off through the rental, the building will become the city's property.

The advantage of this type of financing is that the city could raise property taxes to pay the rent without a vote of

the people, said David L. Jones, chairman of the authority.

After the architect has placed a price tag on the building, it probably will take about six months to get approval of the bonds from the state's Municipal Finance Commission, Jones said.

If everything goes according to schedule, Jones said, the building could be completed in about three years.

Dow officials are refraining from estimating cost or size of the new building until their needs studies are complete.

**BUT BY COMPARISON**, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1963. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

The Dow firm was chosen over 11 others, Jones said,

because of its extensive experience in designing high-rise buildings.

It designed the Matthai Recreation Building and the student center at Wayne State University and the U-M's Institute of Social Research and botanical gardens at Ann Arbor.

Dow agreed to do the initial work and schematic drawings for a fee of not more than \$12,000. If the building plans are approved by the city council, Dow will receive a percentage of the building costs.

Livonia's city offices are located in a half-dozen buildings scattered along Farmington and Five Mile. The present city hall probably would become part of the city's library system when the new building is complete, Jones said.

**SINCE LIVONIA** is expected to reach a population of 175,000 by 1985, one of Dow's major headaches will be pro-

viding for expansion of city offices.

City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

But Allison suggested letting the court use the new building "until 1973 or so. Then it could go into a separate court building and expanding city offices could take over the space the court vacated."

A suggestion that the plans provide for additional floors at a later date was rejected by Alden B. Dow, president of the firm, as "an awkward thing to do gracefully."

But Jones has suggested building the building several stories higher than presently needed and renting the vacant floors to private firms. The firms could be asked to leave as the city needed extra space.

Alden B. Dow Archives  
315 Post Street, Midland, MI  
Copied for reference only.  
Copyright restrictions apply.



# PHASE THREE – NEW POLICE STATION, RENOVATED FIRE STATIONS, NEW LIBRARY, NEW CENTRAL PARK, NEW BIKE LOOP



- Coming Winter 2028
- Funded by resident-supported millage
- NEW Police Station
- NEW Robert and Janet Bennett Library
- RENOVATION of Main Fire Station and all four secondary fire stations
- ADD central park with amenities including a passive nature area and bike loop



# PHASE THREE – PROJECT UPDATE



- Plante Moran Realpoint, owner's representative
- HED (Harley Ellis Devereaux), architect/city center master plan
- Hobbs & Black, architect/police station
- Spalding DeDecker, site survey and traffic study
- OHM (Orchard Hiltz McCliment), civil engineering
- Plante Moran, PLLC, technology consultant services







# PHASE FOUR – RESTAURANTS, RETAIL AND RESIDENTIAL DEVELOPMENT



Suwanee, GA Town Center

- Coming Winter 2028/29
- Funding to be determined; options include public private partnerships, lease, sale or any combination of the above
- Restaurants, retail and more places for people of all ages to live



# Livonia Vision 21 City Center Timeline

Together We Build Tomorrow

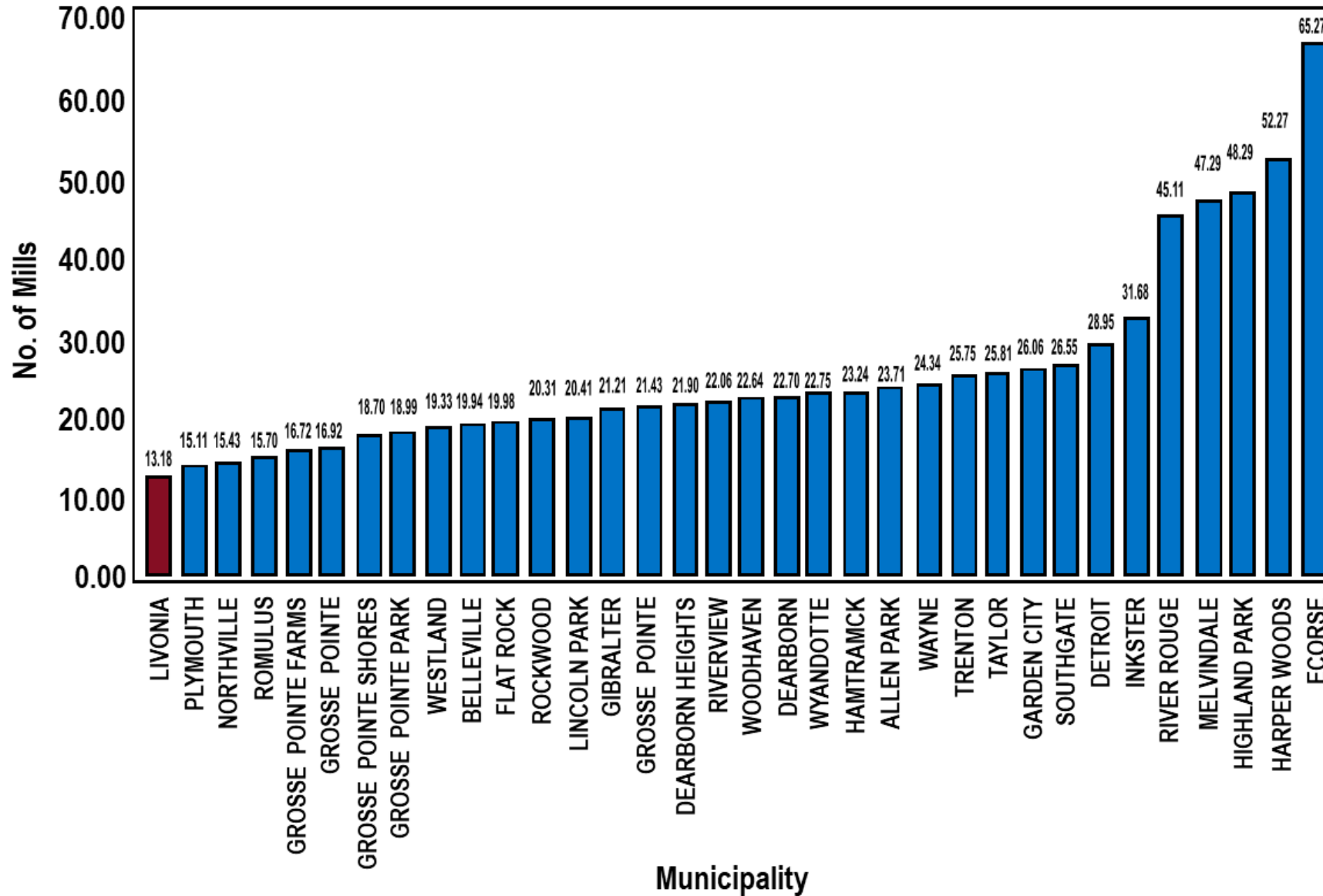


Visit  
**LivoniaBuilt.org**  
for details

**#Livonia  
BUILT**



## CITY TAX RATE COMPARISON (2022) WAYNE COUNTY, MICHIGAN







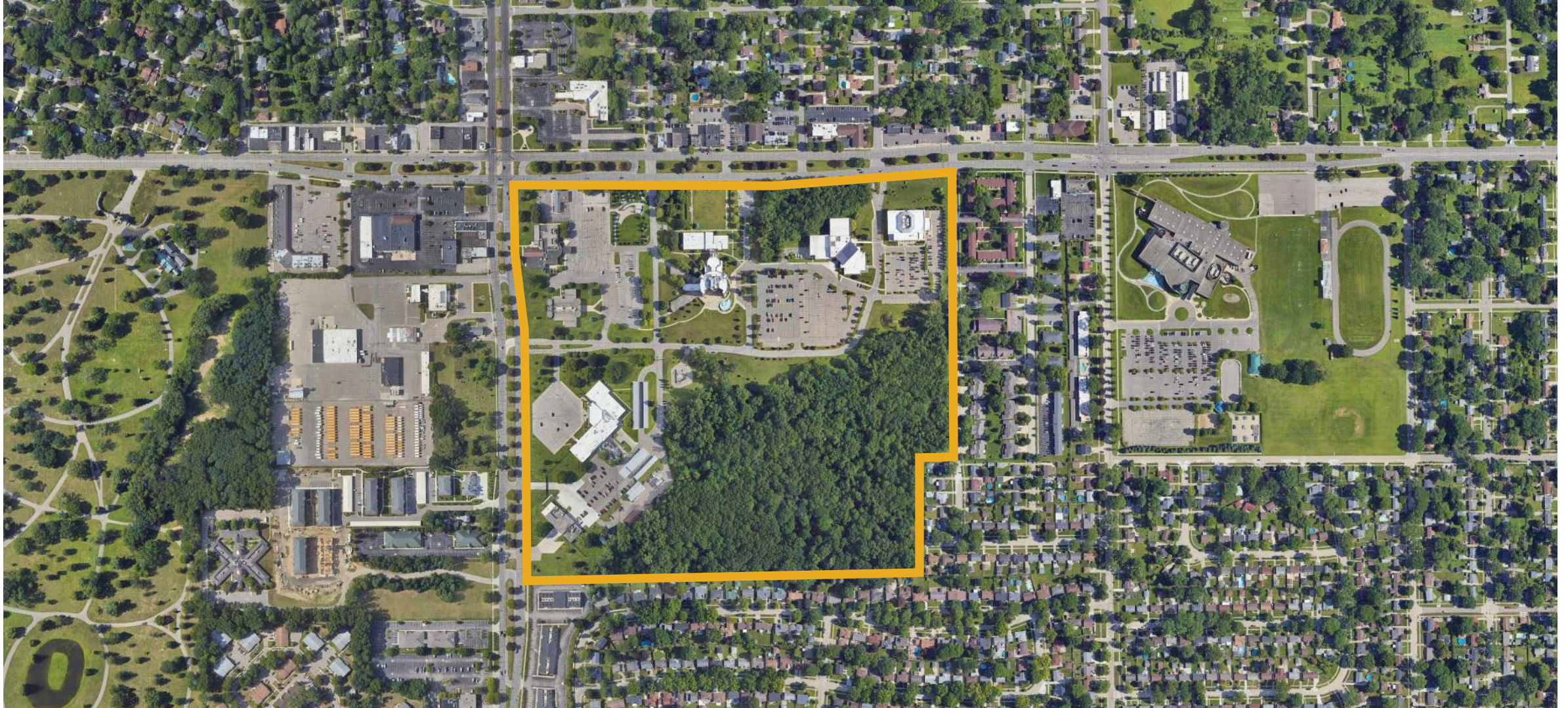
# CITY OF LIVONIA: COUNCIL AND COMMUNITY UPDATE



# AUTHENTIC MOVES



# APPROACH / The Master Plan is built around existing site assets and Livonia's "WHY".

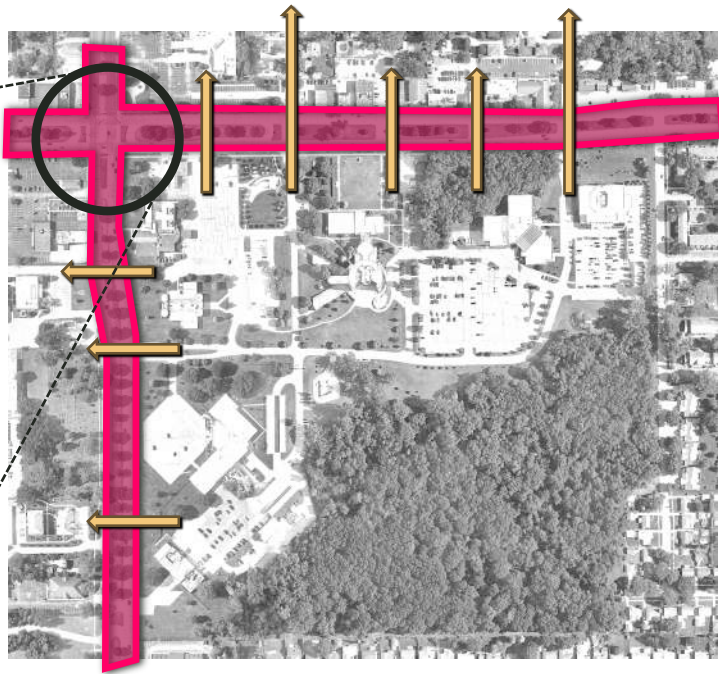




# FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction



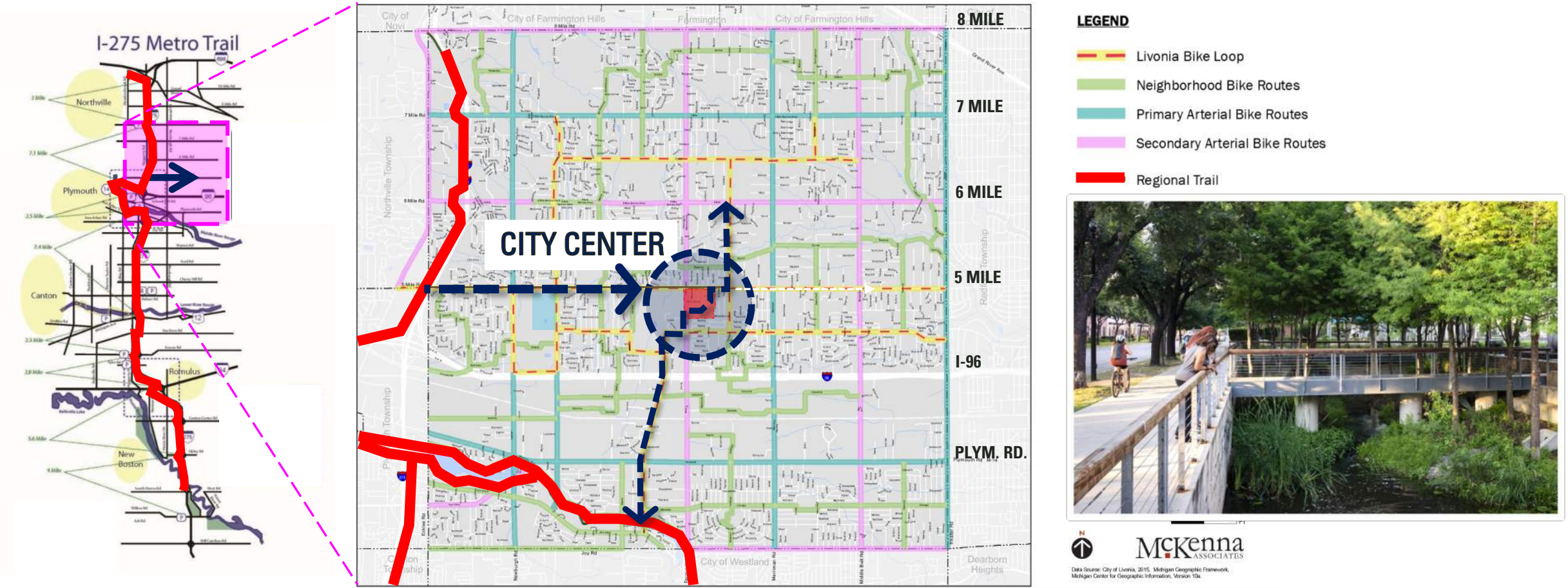
The **woods** are a unique asset, and a buffer to the **surrounding neighborhood**



The intersection of 5 Mile/Farmington offers **high visibility** with many direct connections to the existing **street grid matrix** to help the plan expand over time...

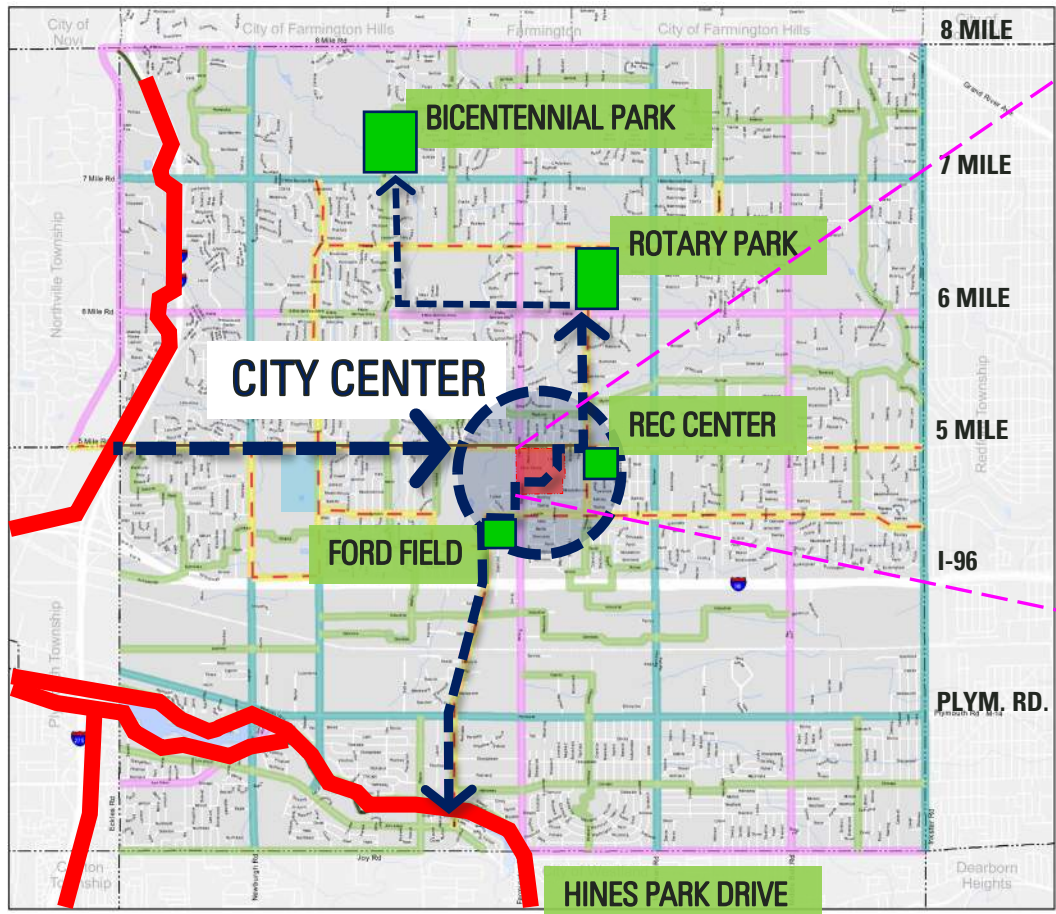


# FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction





# FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction



**THE GREEN CONNECTOR**  
Prioritizes connection to other civic sites in the community and sets up stewardship of the woods edge



# AUTHENTIC MOVES / Look at ways to make the project “uniquely Livonia”



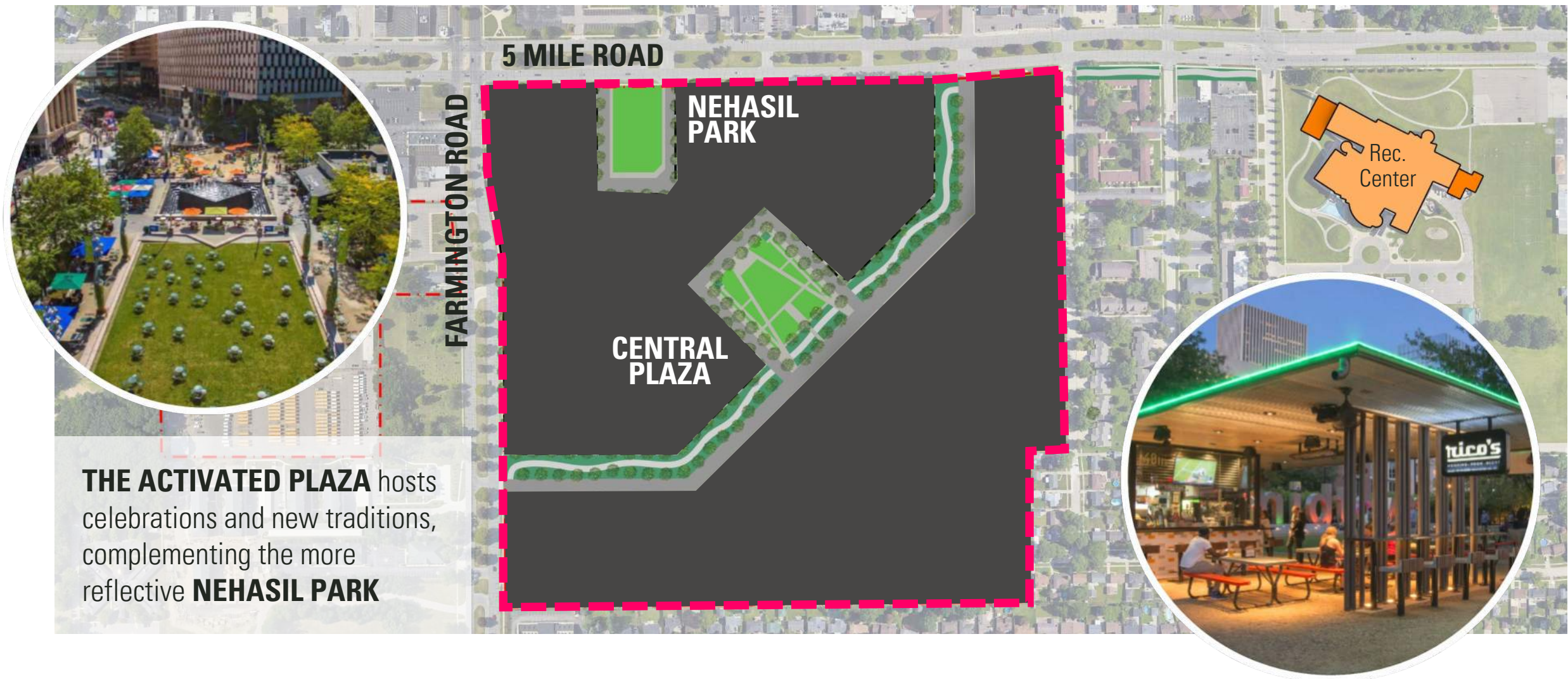


# AUTHENTIC MOVES / Be the center of a connected, healthy community



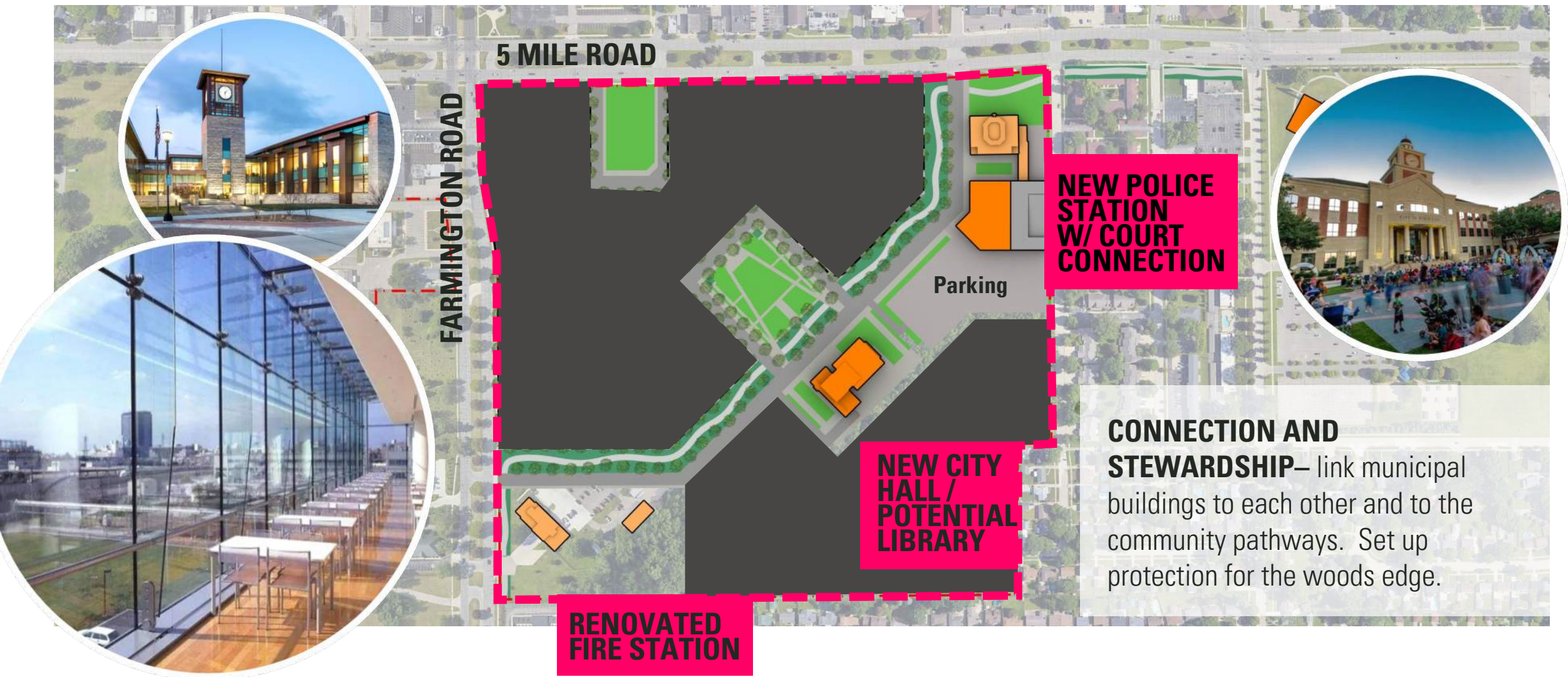


# AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions





# AUTHENTIC MOVES / Grant municipal facilities stewardship of the woods edge along the greenway





# AUTHENTIC MOVES / Maximize investment for community impact





# AUTHENTIC MOVES / Smart moves set up for private sector investment



**MULTIPLYING THE INVESTMENT—**  
the value of the municipal investment is carried forward in the impact it has for phases to come. Consider the case of combining City Hall and a new Library...

**SERVICES EVOLVE, BUT  
LIBRARIES ARE MORE THE  
HEART OF THE COMMUNITY  
THAN EVER.**





**PROGRAMMING  
FOR ALL AGES**

**COLLABORATION;  
NEW WAYS OF  
WORKING**

**CULTURE AND  
TECHNOLOGY**

**PERSONAL  
INTERESTS AND  
DEVELOPMENT**

**CAMPUS AND  
OUTDOOR  
INTEGRATION**

**LIBRARIES  
ARE DOING  
*MORE.***

**AN \$18M INVESTMENT  
WOULD UPDATE TO  
CORRECT DEFICIENCIES, BUT  
FALL SHORT OF KEY SERVICE  
GOALS...**





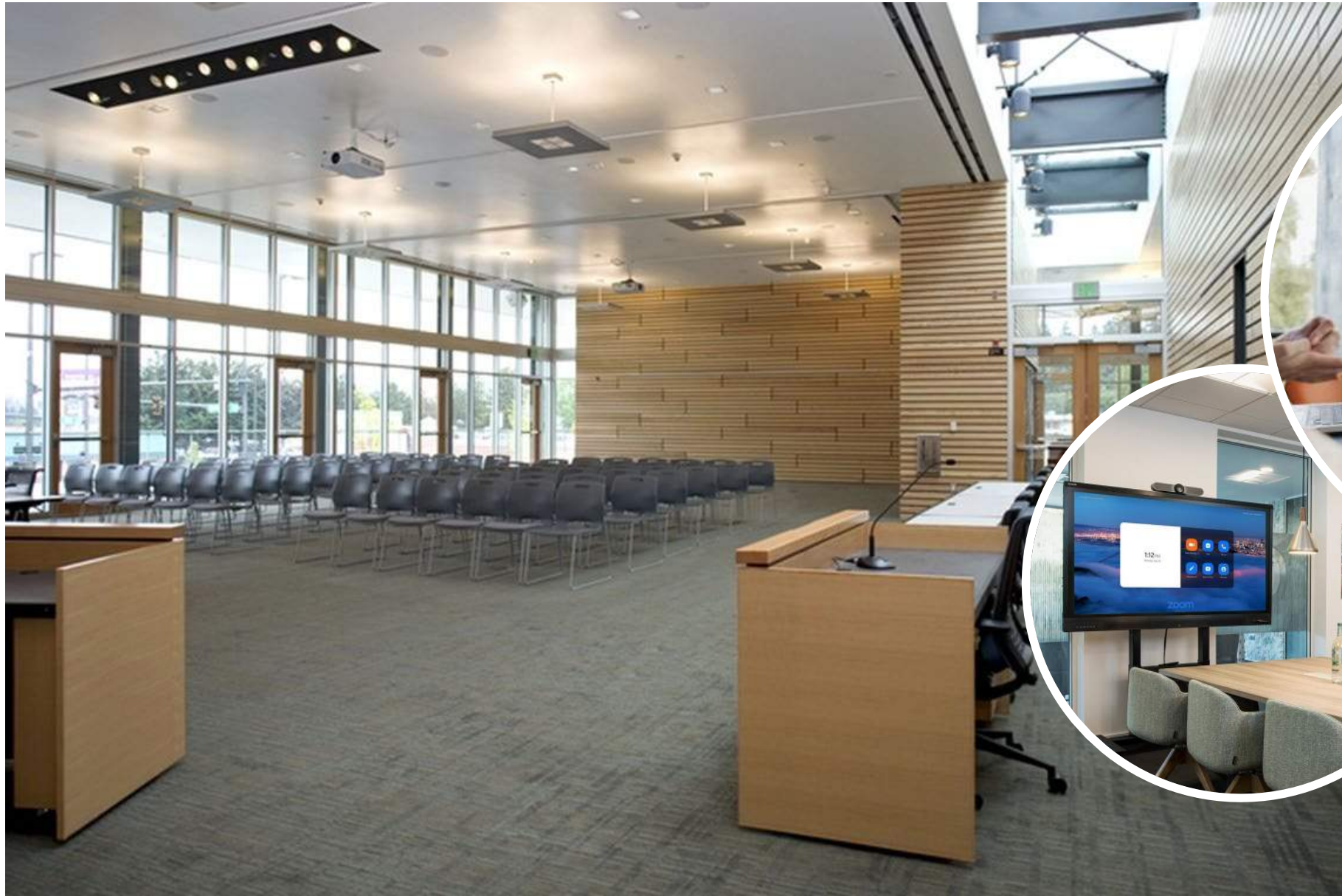
**FULLY  
ACCESSIBLE  
FOR ALL -  
SENIORS,  
FAMILIES...**





**USER  
FRIENDLY,  
PLUG-AND-  
PLAY**





**APPROPRIATE,  
FLEXIBLE  
MEETING  
SPACE**





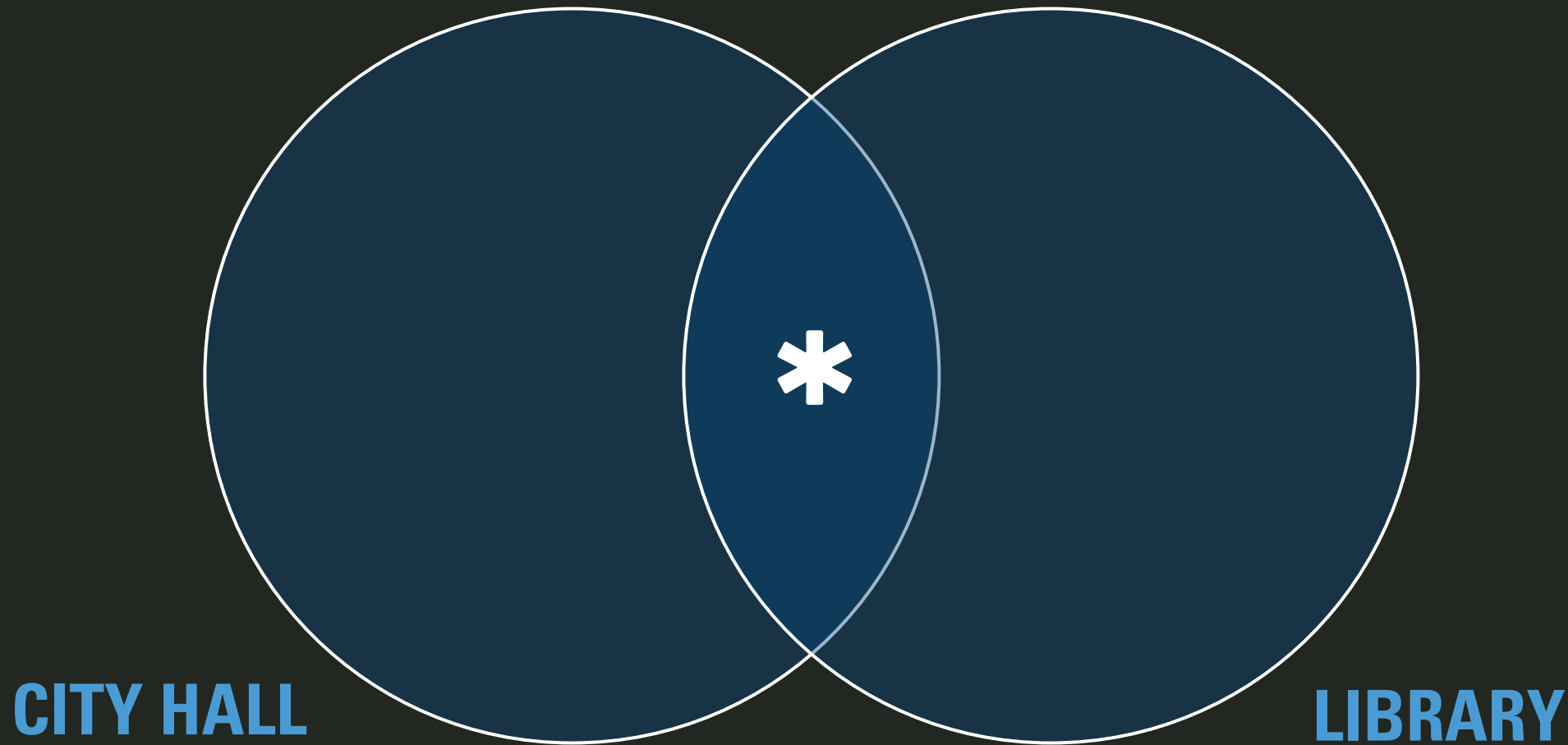
BRINGING IN  
**CULTURE, ARTS  
AND EXHIBITS**





ENGAGING  
**OUTDOOR  
PROGRAM  
AREAS**

**\*GETTING SOMETHING MORE  
THAN THE SUM OF THE PARTS.**



# Why combine Library and City Hall / Impacts and Efficiencies

Combining the Library with City Hall offers synergies:

- **Activation of master plan public space:**
  - A single, more prominent building to define the plaza
  - A way to address diverse hours of operation
- **Flexibility:**
  - Potential to share program functions (meeting space, common space)
  - More flexibility in future use of total square footage
- **Savings:**
  - Leverage a “focal point” approach to right-size investment in costlier materials
  - Reduction in building envelope and shared systems
  - Combine infrastructure / elevators and circulation / toilets



# FUTURE VISION

# AUTHENTIC MOVES / Smart moves set up for private sector investment







Jonathan Adler

JONATHAN ADLER

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FOOD & WINE

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CHERRY CREEK NORTH



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ivate Drive

king P  
th Garage

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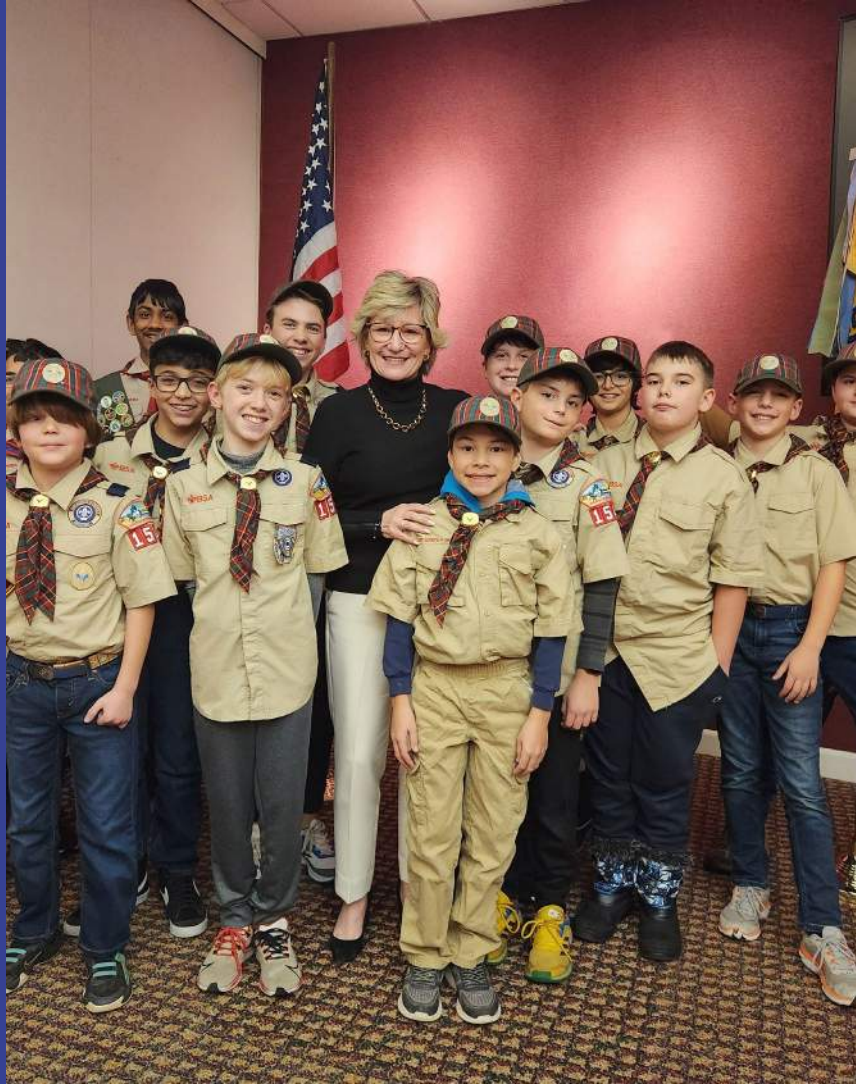












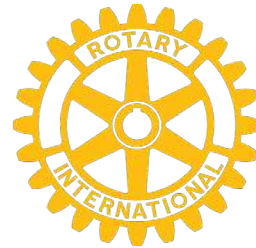
# Together We Build TOMORROW



RESPONDING TO THE CALL



# TOGETHER WE BUILD TOMORROW



**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING  
WEDNESDAY, FEBRUARY 5, 2025  
7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, February 5, 2025, at Livonia City Hall in the City Council Chambers on the 2<sup>nd</sup> floor.

**Committee Members Present:** Rob Gjonaj Donovic, Chair  
Martha Ptashnik, Vice Chair  
Carrie Budzinski, Member

**Committee Members Absent:** None

**City Council Members Present:** Lynda L. Scheel  
Brandon McCullough

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Carter Fisher, City Attorney  
Dave Varga, Chief of Staff  
Debbie Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Development Director  
Ted Davis, Superintendent of Parks and Recreation  
Plante Moran Realpoint Representatives  
Plante Moran Technologies Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus.  
(CR 330-24)

The meeting convened at 7:04 PM.

The meeting began with a discussion of the following:

- Introduction of conceptual master plan
- The Administration and vendors are looking for cost savings and value engineering while maintaining integrity of new city buildings.
- There was talk about the future of the Civic Center Library and why or why not to invest into an aging outdated library.
- The administration is discussing potential ballot language to present to the City Council to fund the building of a Police Department, potential library, renovation to the fire stations, central gathering area, and underground infrastructure.
- The language needs to be sent to Council first, if Council approves the language, it is sent to the State and then County to be voted on by residents in August of 2025.
- Significant work is still needed. The administration is actively working on bringing all info to the Council and community.
- Renderings are only conceptual and will continue to evolve and grow with time.
- All meetings are open to the public and encourage the community to participate.

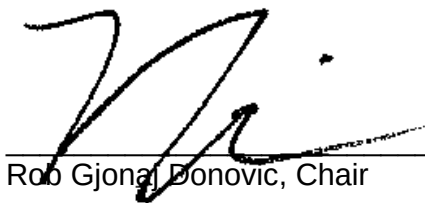
The meeting adjourned at 9:34 PM.

**The Committee recommends:**

- The item will stay in committee for further discussion.

**Note:** This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.

  
\_\_\_\_\_  
Rob Gjonaj, Chair



**CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING**  
**WEDNESDAY, FEBRUARY 5, 2025, 7:00PM**

**NAME**

**DEPT OR CONTACT INFO FOR NOTIFICATIONS\***  
**\*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING**

Ted Bant

P+R

MARY TACOMINA

PLANNING DEPT.

Betsy Calhoun

Greenleaf Commission

Dave Karga

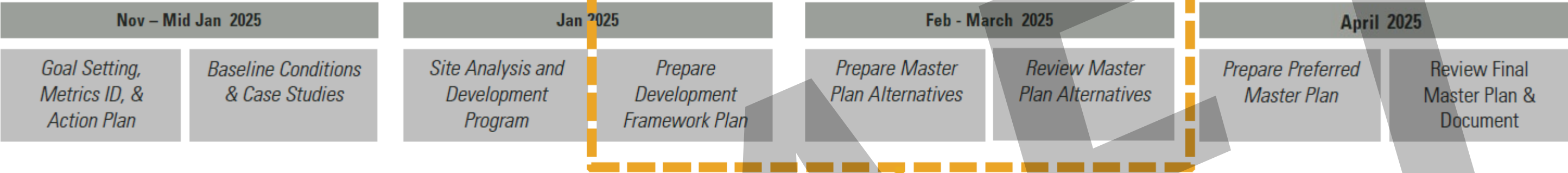
FEBRUARY 5, 2025

# Capital Outlay and Infrastructure Committee Meeting

*Livonia City Center Program Project Update*

# Master Plan Process Timeline

## Long-Term Timeline



## Near-Term Timeline





# Key Design Strategies

## **DELIVER A NEW CITY CENTER THAT TRANSFORMS LIVONIA FOR RESIDENTS, BUSINESSES and GUESTS**

Programming and activation that elevates and attracts

## **BEGIN BY MAKING A GREAT MIXED-USE EXPERIENCE FIRST**

Discussion on the potential program and offering to the community

## **DESIGN TO UNLOCK THE SITE'S GREATEST ASSETS**

Leverage this parcel to optimize services and engagement

## **PAVE A WAY FOR FUTURE DEVELOPMENT ALONG FIVE MILE ROAD AND FARMINGTON ROAD**

Foundation of elements that build momentum and spur development

# Master Plan Goals and Objectives:

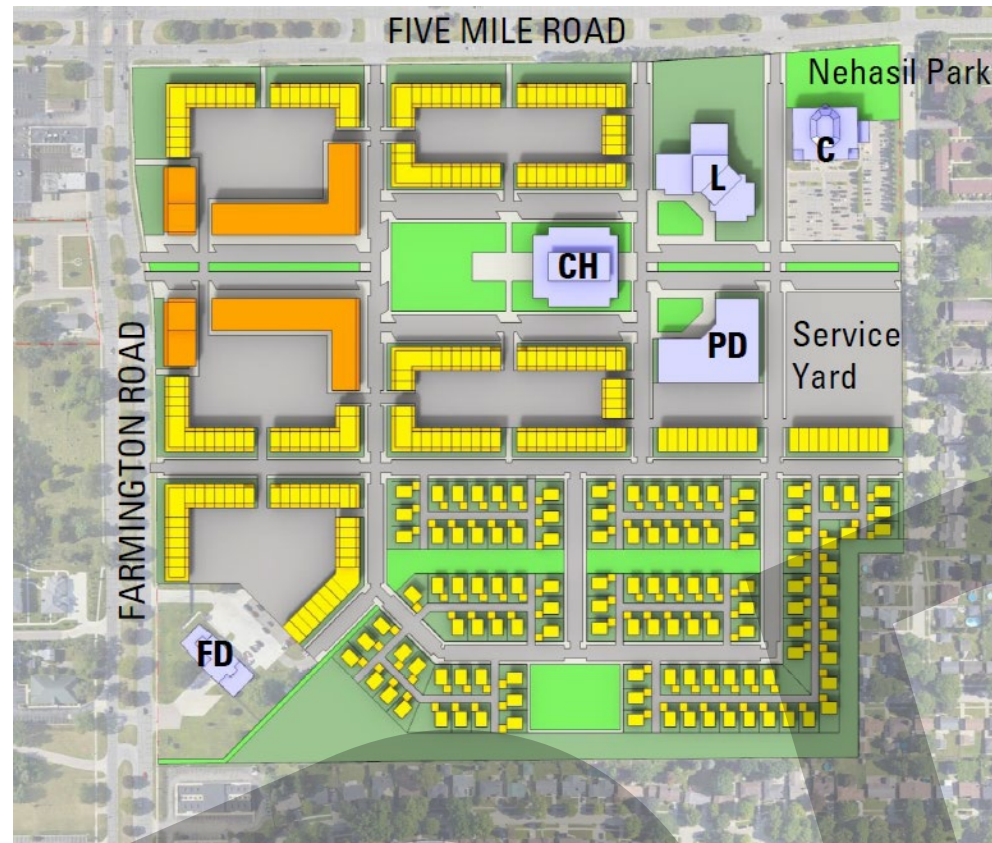
The following tactical objectives from Vision 21 are evolving into application in the Master Plan:

- Housing and Neighborhood
- Transportation
- Sustainability and Resiliency
- Healthy Communities
- Economic Development
- Parks, Trails, and Open Spaces
- Infrastructure
- Urban Design

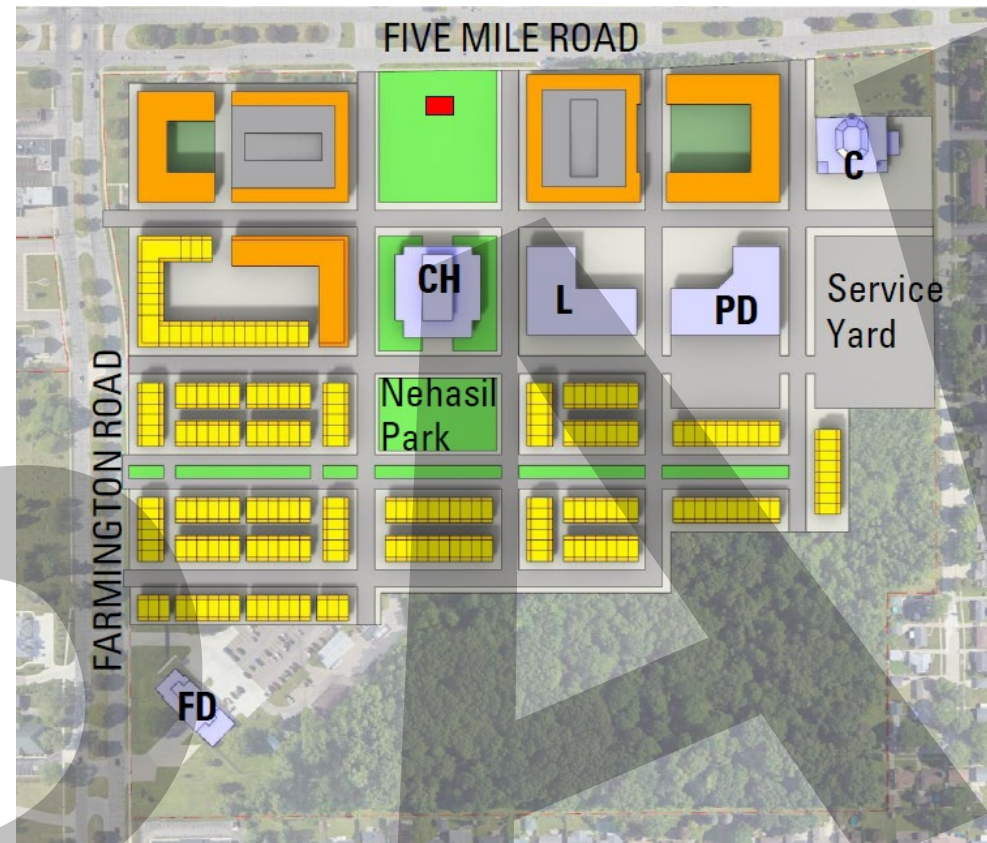
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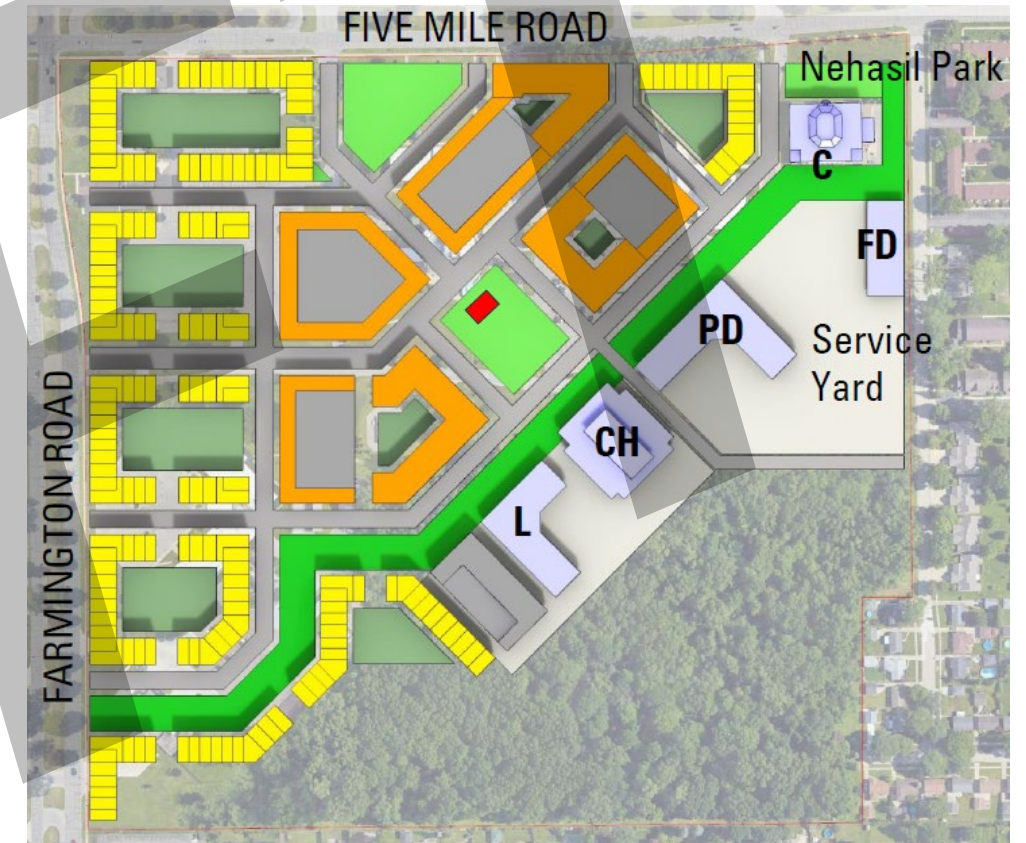
# Evolution of City Center Master Plan



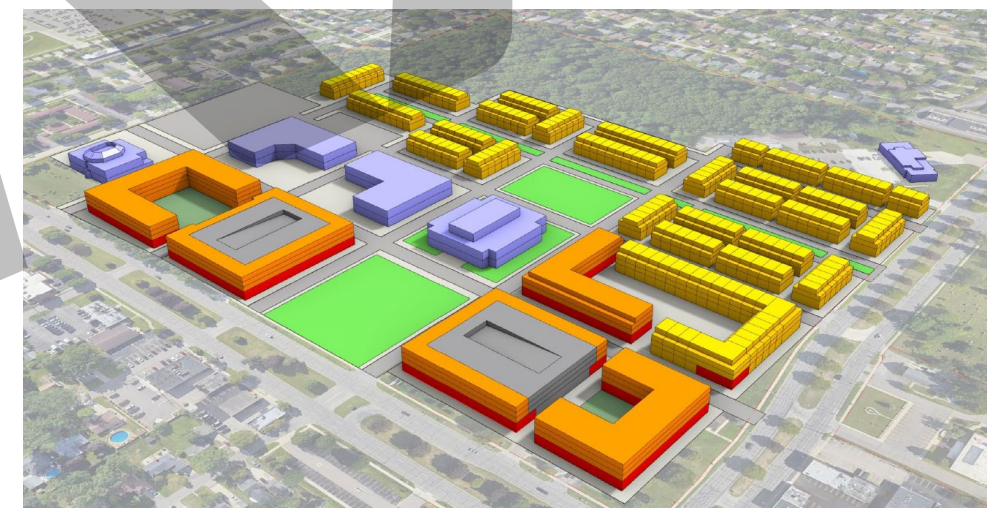
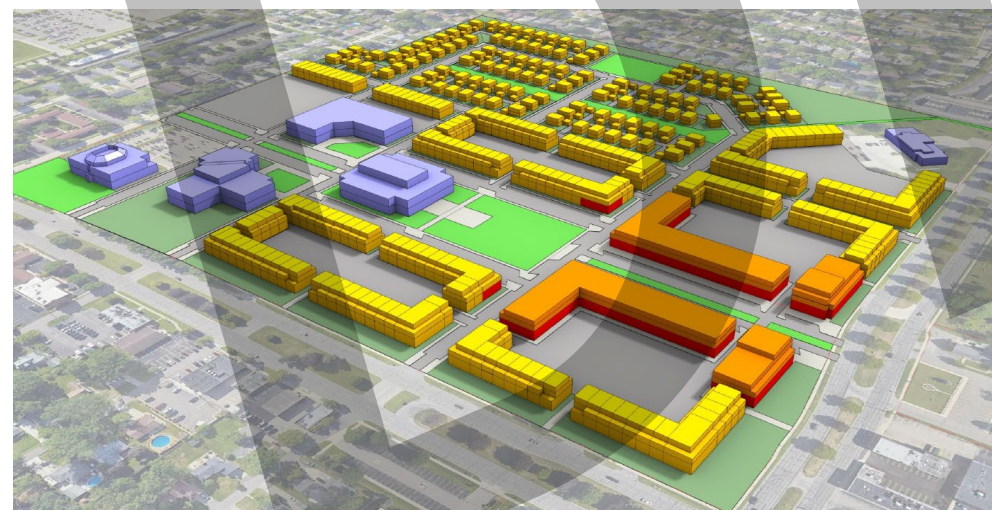
Option 1



Option 2

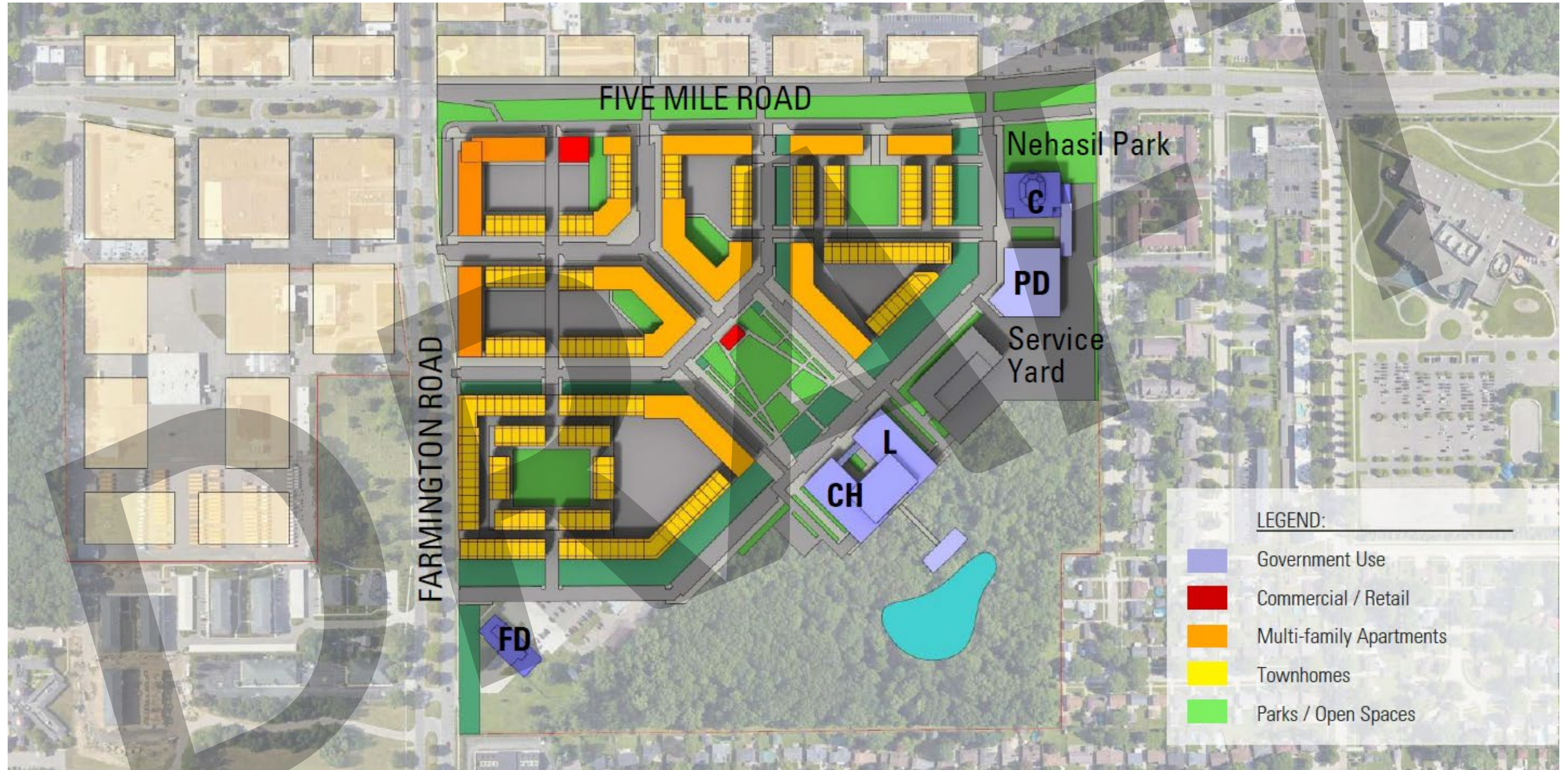


Option 3





# Stewards of the Woods Concept- Revision of Option 3





# Stewards of the Woods Concept- 3D



I-HED

DESIGNWORKSHOP





# Some of the Benefits of a New Library

Even with a sizable refresh, the existing Library would be challenged to provide...

- **APPROPRIATE MEETING SPACE**
- **DRIVE-UP BOOK RETURN (DIRECT TO STAFF AREA) AND RFID IMPLEMENTATION TO FREE UP STAFFING**
- **ENGAGING OUTDOOR PROGRAM SPACE**
- **EXHIBITS, ART, PUBLIC INTERACTIVE ENGAGEMENT**
- **POWER/INFRASTRUCTURE-RELATED IMPROVEMENTS**

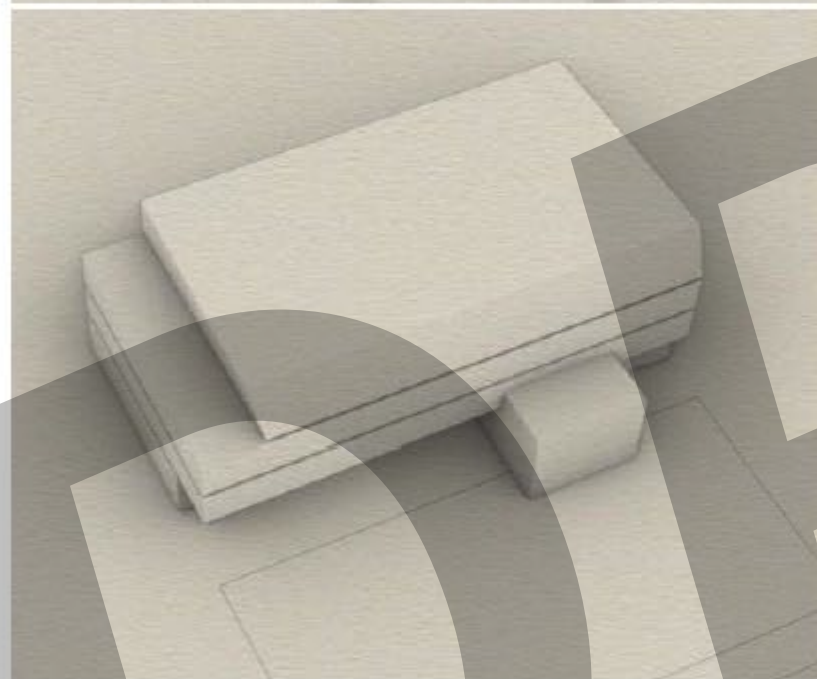


# Some of the Benefits of a joint Library- City Hall

Potential synergies exist with...

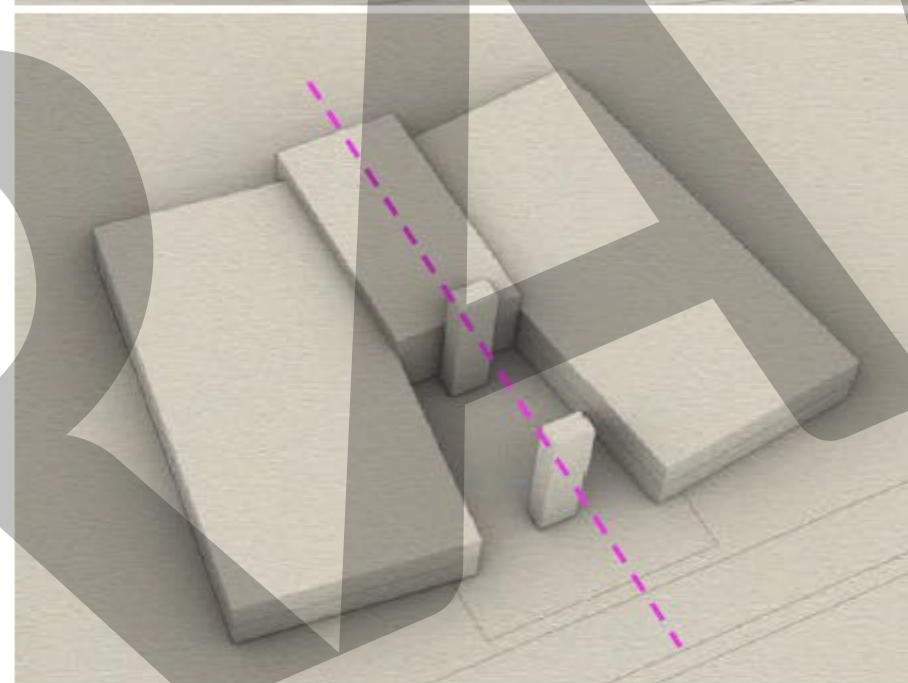
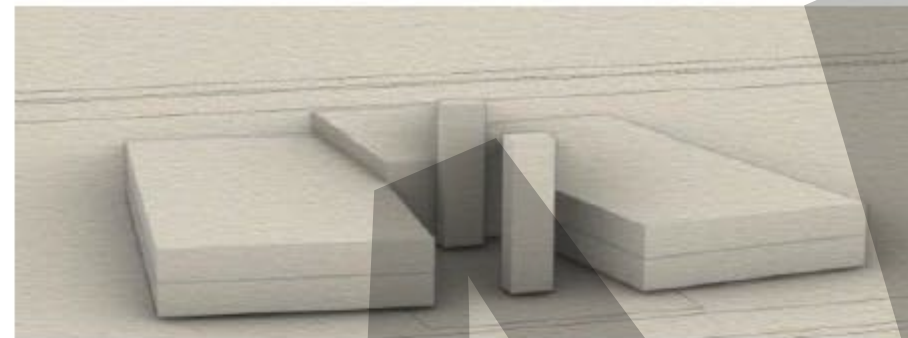
- **REDUCTION IN BUILDING ENVELOPE**
- **COMBINING NEEDS FOR INFRASTRUCTURE/VERTICAL CIRCULATION CORE / TOILET ROOMS COULD MAKE LIBRARY SPACE MORE FLEXIBLE**
- **SHARING OF PROGRAM FUNCTIONS (MEETING SPACE, COMMON ATRIUM)**
- **DIVERSITY OF HOURS OF OPERATION, ACTIVATION OF PUBLIC OUTDOOR SPACE**

# Library/ City Hall Combo Options



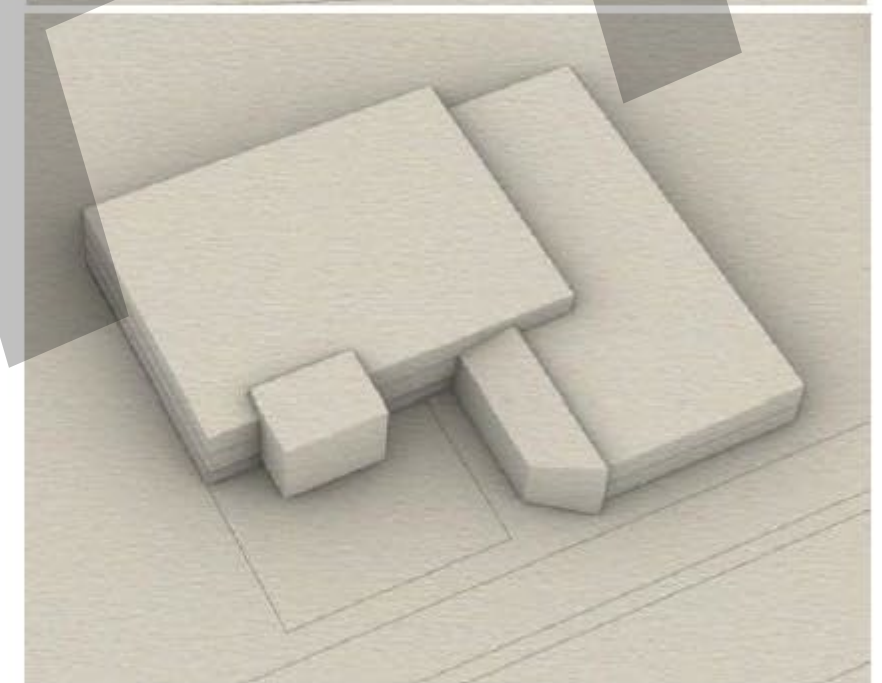
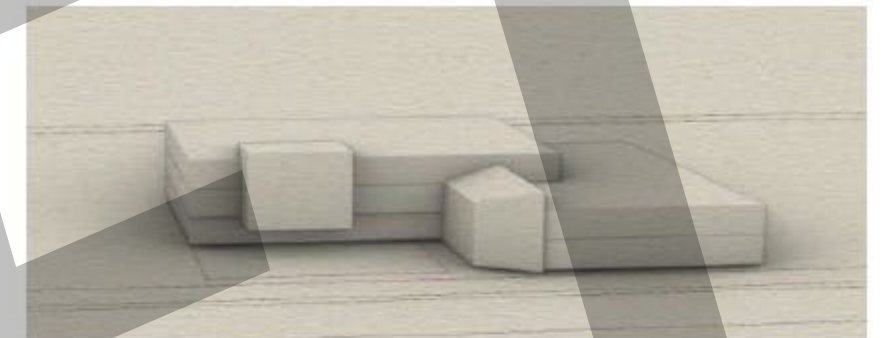
## VALUE OF HEIGHT

- More presence on public space
- Compressed footprint
- Ability to elevate key space for longer views



## VALUE OF VISIBLE AXIS

- Aligns with axis of plaza
- See through option to woods beyond
- Focal point opportunity



## VALUE OF VARIED VOLUMES

- 3story-2story combo could have usable roof space
- Visible differentiation of functions



# Library/ City Hall Combo Visuals



Cedar Rapids, IA



Oak Creek, WI



# Plaza Ideations



## Goal 1 – Wide Appeal

- Park amenities should cater to a variety of users; from families to young professionals, and active adults

## Goal 2 – Community First

- Park amenities should focus on the service population of the City Center first

## Goal 3 – Right-Sized

- Park amenities should be sized appropriate to the needs of the service population.

## Goal 4 – Acknowledge Adjacencies

- Park amenities should complement the site conditions and adjacent land uses.

## Goal 5 – Seasonally Appropriate

- Park amenities should be useable, year-round.

## Goal 6 – Durable and Cost-Effective

- Park amenities should be cost effective, durable, and maintainable.



“Be the host of the party not the life of the party.”



# PURPOSE

To model the current usage of an  
OUTDOOR civic gathering space



To model the current usage of an INDOOR  
gathering space.





# RESOURCES

Include city activities sponsored by the library, parks and recreation, police, fire, DPW and housing.

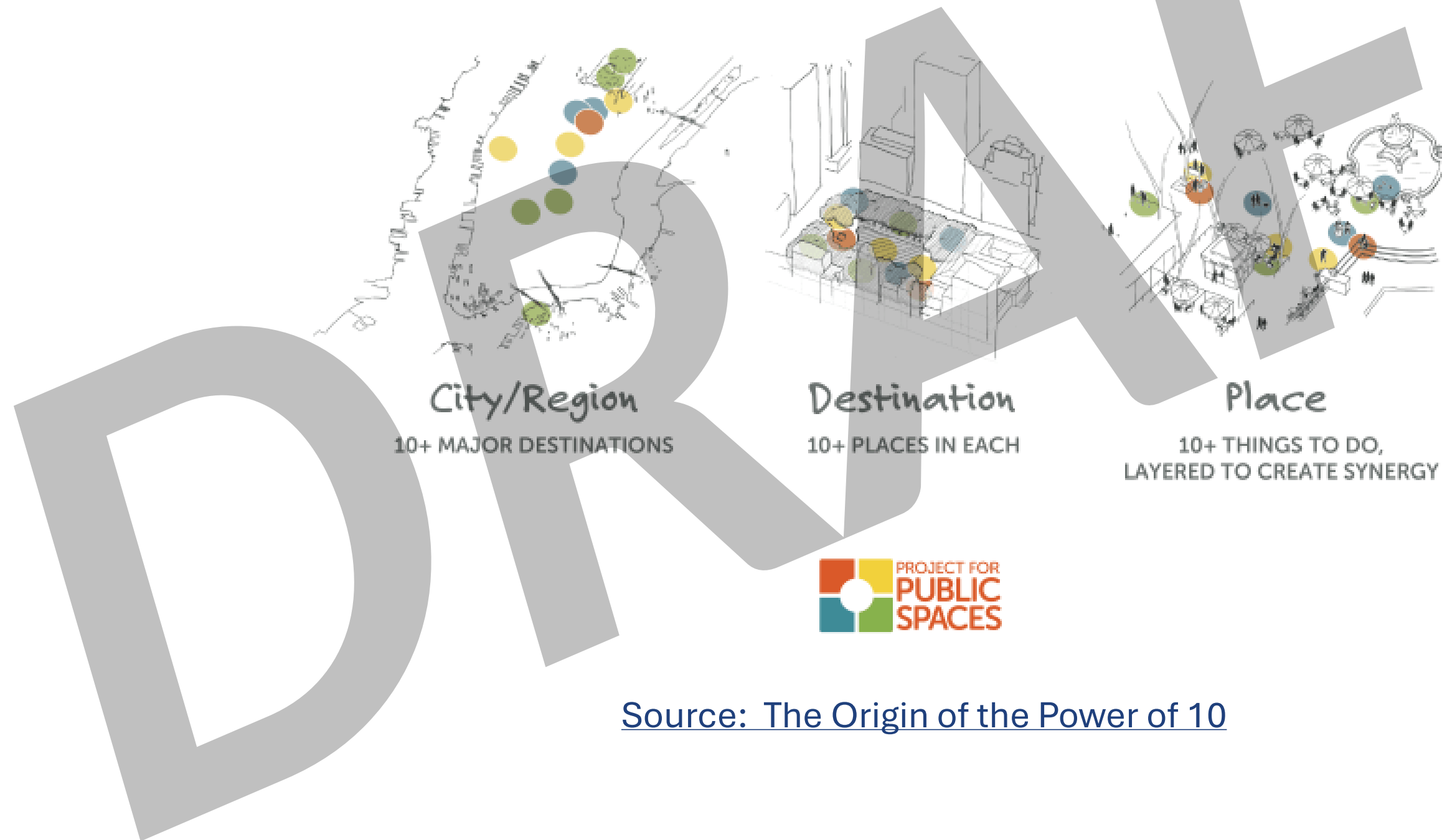


Include non-profit activities sponsored by community-based organizations.



# POWER OF 10+

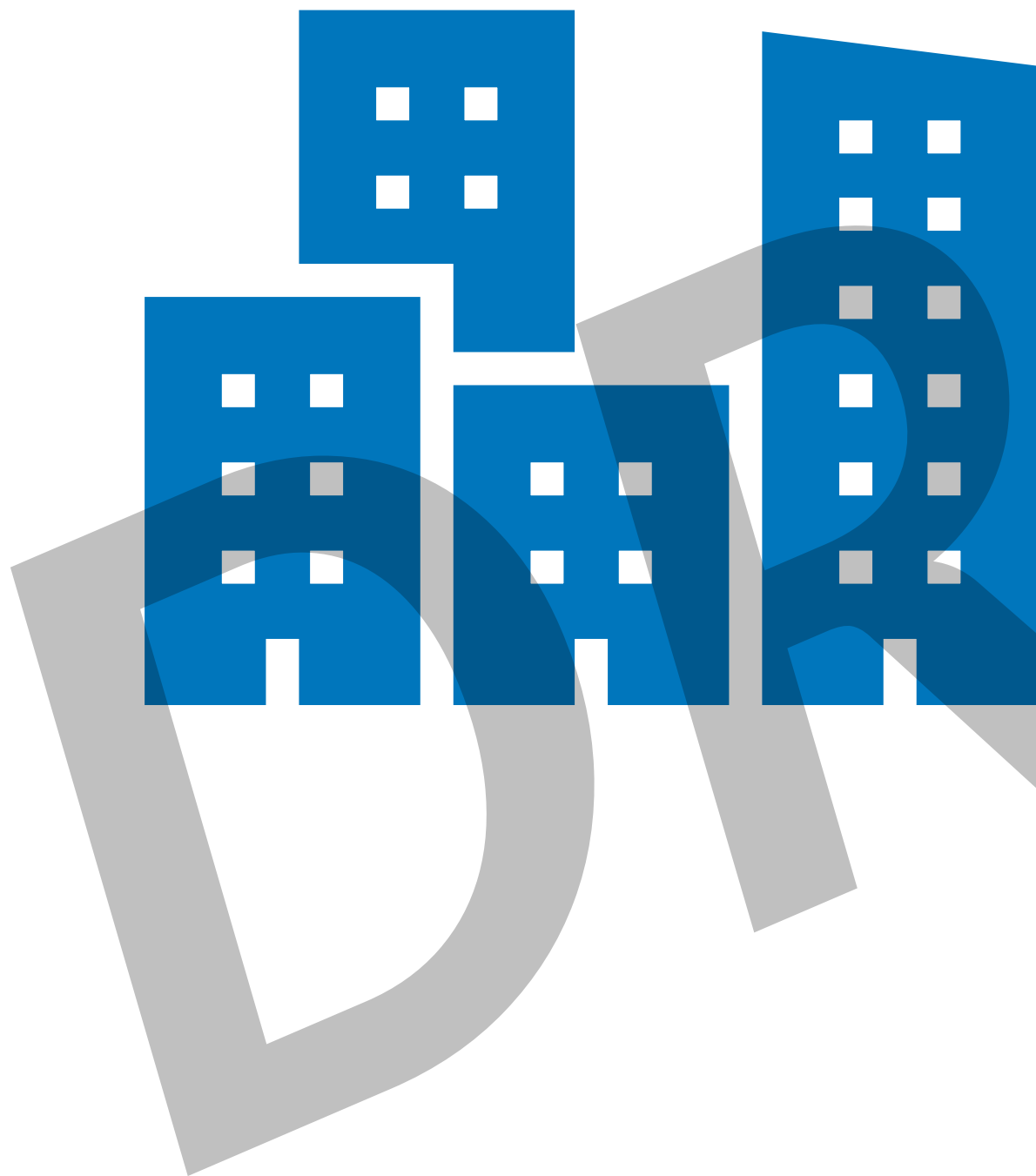
HOW CITIES TRANSFORM THROUGH PLACEMAKING



[Source: The Origin of the Power of 10](#)

## WHAT IS THE POWER OF 10?

It's an urban planning principle that says places thrive when there are at least 10 things to do, arranged in such a way as to create social linkages. Scaling this up, a specific destination or neighborhood needs at least 10 places, that offer people a reason to visit and spend time there. One more level up, a city needs at least 10 major destinations, creating a powerful network of a thousand things to do.





# City Center Program Update

## Due Diligence completed to date:

### Site Wide

- Title Work - *American Title*
- Property Survey - *Spalding DeDecker*
- Traffic Study - *Spalding DeDecker*
- Wetland Report - *Brooks Williamson & Associates*
- Phase I Environmental Report - *NTH Consultants*
- PMR Parking Study - *Complete*
- Cell Tower Lease Analysis - *Ongoing*
- HED Parking Validation - *Ongoing*
- Additional Survey Work - *Ongoing*
- Additional Title Work - *Ongoing*

### City Hall

- HED Validation of PMR Program - *Complete*

### Police Station

- PMR Program Validation - *Complete*

### Library

- PMR Space Program draft - *Complete*
- Space Program Adjustments - *Ongoing*

### Economics

- PMR discussions with Stokas Bieri, Jordan Jonna, MML, MEDC, MEDA, etc.
- Developed Sources & Uses- possible incentives, grants, and other sources of capital to facilitate plan
- Discussions with Miller Canfield on bond mechanics and ballot proposal language

## Major Vendors:

### HED

- Completed City Hall Program Validation
- City Hall Schematic Design is underway
- Master *Planning* effort with collaboration from Design Workshop

### OHM

- Advising on Civil Engineering for Master Plan in collaboration with HED
- Developing 5 Mile and Farmington, as well as interior road concepts

### Hobbs + Black

- Program Validation meetings for the police station have been scheduled

### Frank Rewold & Sons

- Preparing to begin pre-construction services on City Hall once schematic design phase is complete

# City Center Program Update

## Upcoming Dates:

### Capital Outlay and Infrastructure Committee Meetings:

**Wednesday, February 5 - Today!**

**Wednesday, March 12 - Preferred Master Plan validation**

**Wednesday, April 2 - Final Master Plan refinement before City Council approval**

### City Council Meetings:

**Monday, February 10- Technology Consultant approval**

**Monday, April 14- Master Plan presentation 1**

**Monday, April 28- Master Plan approval**

**From:** [Varga, Dave](#)  
**To:** [CityCouncil](#)  
**Cc:** [Mayor Staff](#); [Davis, Ted](#); [Lichtenberg, Debra](#); [Taormina, Mark](#); [Kasprowicz, Sara](#); [Fisher, Carter](#)  
**Subject:** Senior Wellness Center budget  
**Date:** Friday, February 7, 2025 11:44:39 AM  
**Attachments:** [2025 01 08 LivoniaSeniorWellnessCtr.pdf](#)

---

Good morning, Council Members:

Several questions were raised at the Capital Outlay and Infrastructure meeting Wednesday regarding the Senior Wellness Center and the quoted cost of the project included in the Crain's story. As indicated, did not provide them the \$28 million figure.

Attached is a document that outlines the various costs and the Council Resolutions approving those costs. As you can see, beyond the GMP Construction cost of \$25.5 million, there are also architectural costs of \$1 million, land purchase at \$415,660, and the owner's rep fee of \$100,000, putting the cost at \$27 million.

Additionally, the PowerPoint showing the renderings from that presentation is included here.

I have requested a copy of the PowerPoint presented by PMR, which is still a very preliminary, working document. I will share it when it's available.

All the best,

**Dave Varga**  
Chief of Staff  
City of Livonia | Mayor's Office  
(734) 466-2203  
[dvarga@livonia.gov](mailto:dvarga@livonia.gov)



| Contracts                                                                      | CR #   | Vendor     | Est Cost      |
|--------------------------------------------------------------------------------|--------|------------|---------------|
| Architectural Design                                                           | 342-22 | HRC        | 696,678.00    |
| Architectural Construction Admin                                               | 342-22 | HRC        | 349,322.00    |
| <i>(CR# 342-22 = Not to exceed \$1,046,000)</i>                                |        |            |               |
| Land Purchase from LPS                                                         | 115-24 | LPS        | 415,660.00    |
| Construction Manager Services                                                  | 070-24 | PCI Dailey | 1,065,600.00  |
| <i>GMP - COST OF WORK:</i>                                                     |        |            |               |
| Cost of Work (except as itemized below)                                        | 233-24 | PCI Dailey | 18,689,585.40 |
| Furniture Allowance                                                            | 233-24 | PCI Dailey | 1,250,000.00  |
| Food Service Equipment                                                         | 233-24 | PCI Dailey | 408,900.00    |
| Athletic Equipment Allowance                                                   | 233-24 | PCI Dailey | 200,000.00    |
| Other Equipment and Furniture - *Remaining Non-Construction balance for MIDHHS | 233-24 | PCI Dailey | 210,518.00    |
| <i>(Total Cost of Work, per GMP = \$20,759,003.40)</i>                         |        |            |               |
| <i>OTHER FEES &amp; CONTINGENCIES:</i>                                         |        |            |               |
| Fees & Allowances                                                              | 233-24 | PCI Dailey | 559,500.00    |
| Fees over \$18M                                                                | 233-24 | PCI Dailey | 210,695.08    |
| Contingencies                                                                  | 233-24 | PCI Dailey | 2,910,811.85  |
| Owner's Representative                                                         | 372-24 | M. Slater  | 100,000.00    |
|                                                                                |        |            | -             |
| Total Projected                                                                |        |            | 27,067,270.33 |
| Total Project (GMP + City of Livonia Costs), per CR 233-24 doc.                |        |            | 26,951,610.33 |
| Difference                                                                     |        |            | 115,660.00    |
| Land Cost in excess of GMP Summary                                             |        |            | (15,660.00)   |
| Owner's Rep Services (not in GMP Summary)                                      |        |            | (100,000.00)  |
|                                                                                |        |            | -             |

# LIVONIA SENIOR WELLNESS CENTER

INTERIOR DESIGN REVIEW | EXTERIOR FAÇADE CANOPY

01.08.2025

iDs

# INTERIOR SPACES

## SENIOR CENTER

### FIRST FLOOR PLAN









ENTRANCE LOBBY





## ENTRANCE CORRIDOR

IDS REFERENCE

IDS





# ENTRANCE CORRIDOR

IDS REFERENCE

IDS





# ENTRANCE CORRIDOR











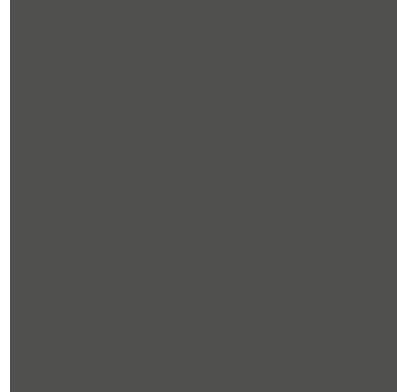
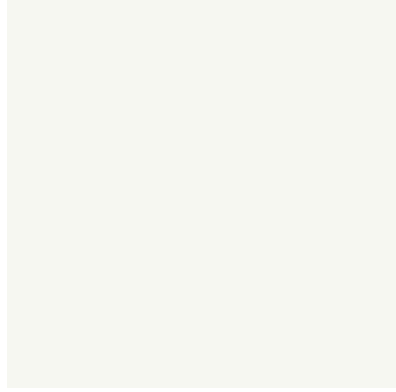




# INTERIOR FINISHES

## SENIOR CENTER





FIELD PAINT  
PT-01

ACCENT PAINT  
PT-02

PAINT  
(DOOR / FRAMES)  
PT-03

PAINT  
(GYP CEILINGS)  
PT-04

ARCHITECTURAL FINISH – DI NOC  
WC-01

RUBBER BASE  
RB-01



SOLID SURFACE COUNTERTOP  
(RECEPTION DESK /  
CAFÉ COUNTER / RESTROOM  
COUNTER)  
SSM-01

PLASTIC LAMINATE  
MILLWORK  
PLAM-01



WALK OFF CARPET TILE  
TANDUS / ASSERTIVE STRIA / FORGE  
CPT-01



CARPET PLANK  
CPT-02



KINETEX FLOORING (2<sup>ND</sup> FLOOR)  
CPT-03



FIREPLACE FAÇADE  
LS-01



RESILIENT FLOORING MCT  
RF-01



RESILIENT FLOORING MCT  
RF-02



PLASTIC LAMINATE  
TOILET PARTITIONS / INTERIOR ELEVATOR PANELS

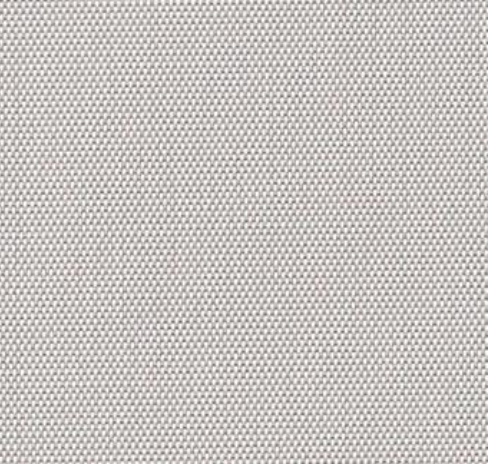


ACCENT WALL TILE  
CT-04 ( CHARCOAL GROUT)



INTERIOR WOOD DOORS  
ST-02





WINDOW SHADE  
SC-01



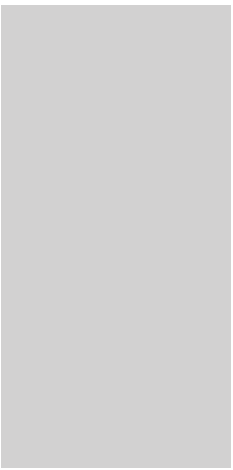
FELT BAFFLES  
BF-01



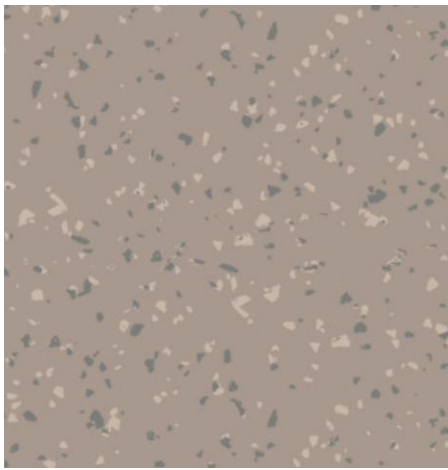
ACOUSTICAL CEILING TILES  
ACT-01



RESTROOM FLOOR TILE  
CHARCOAL GROUT  
12" X 24"  
CT-04  
6" H WALL BASE  
CTB-01



RESTROOM WALL TILE (WET WALLS)  
CHARCOAL GROUT  
3' X 9' LARGE FORMAT  
CT-02



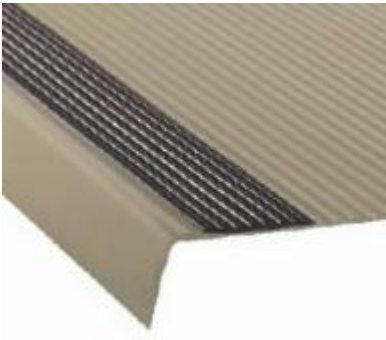
RUBBER STAIR TREADS / RISERS



RAISED ROUND

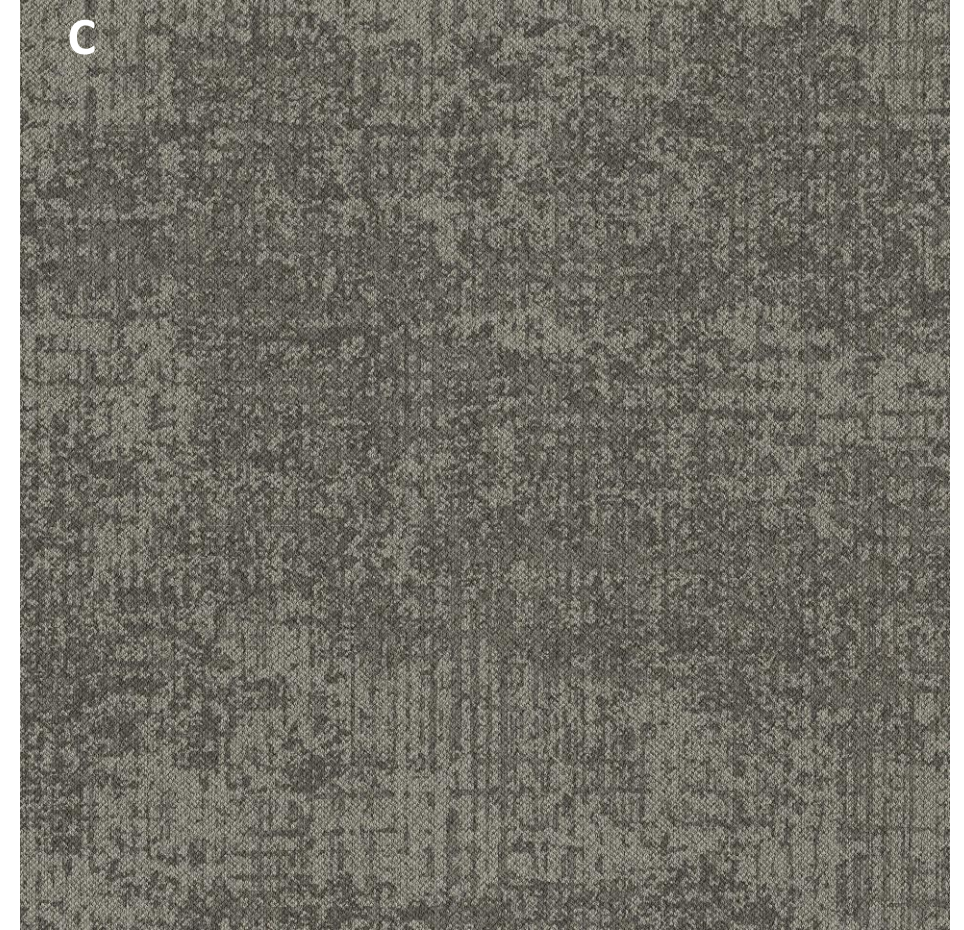
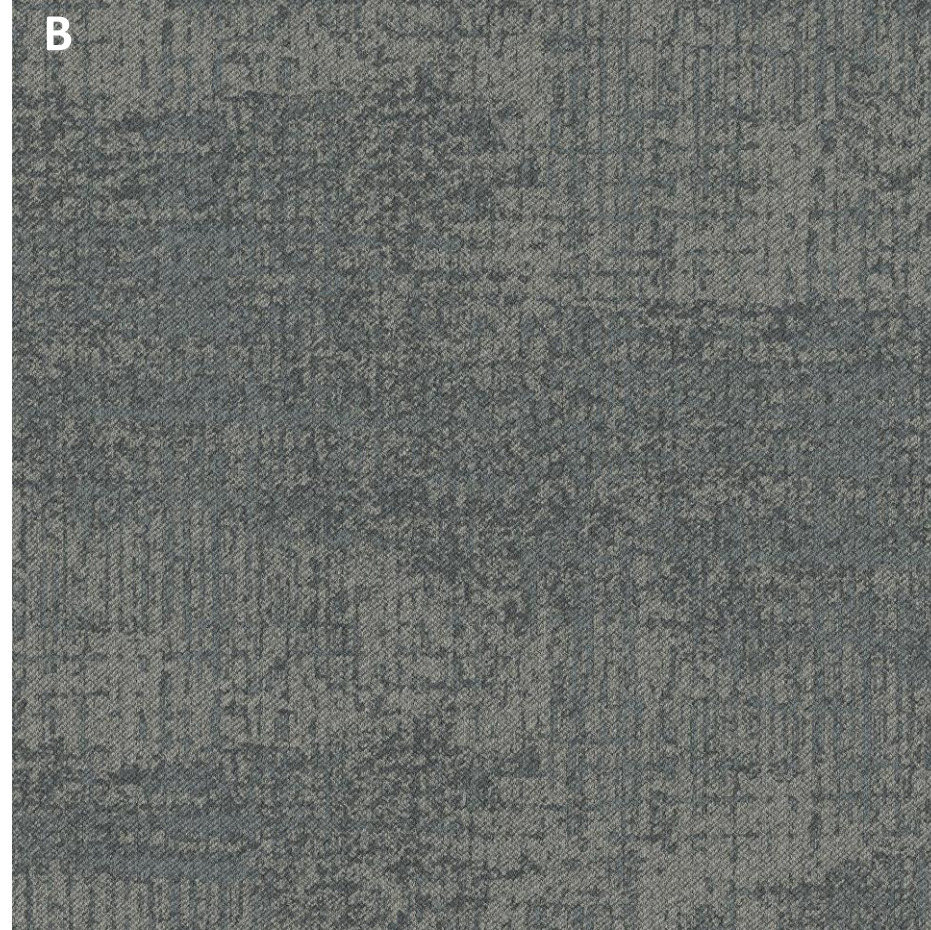
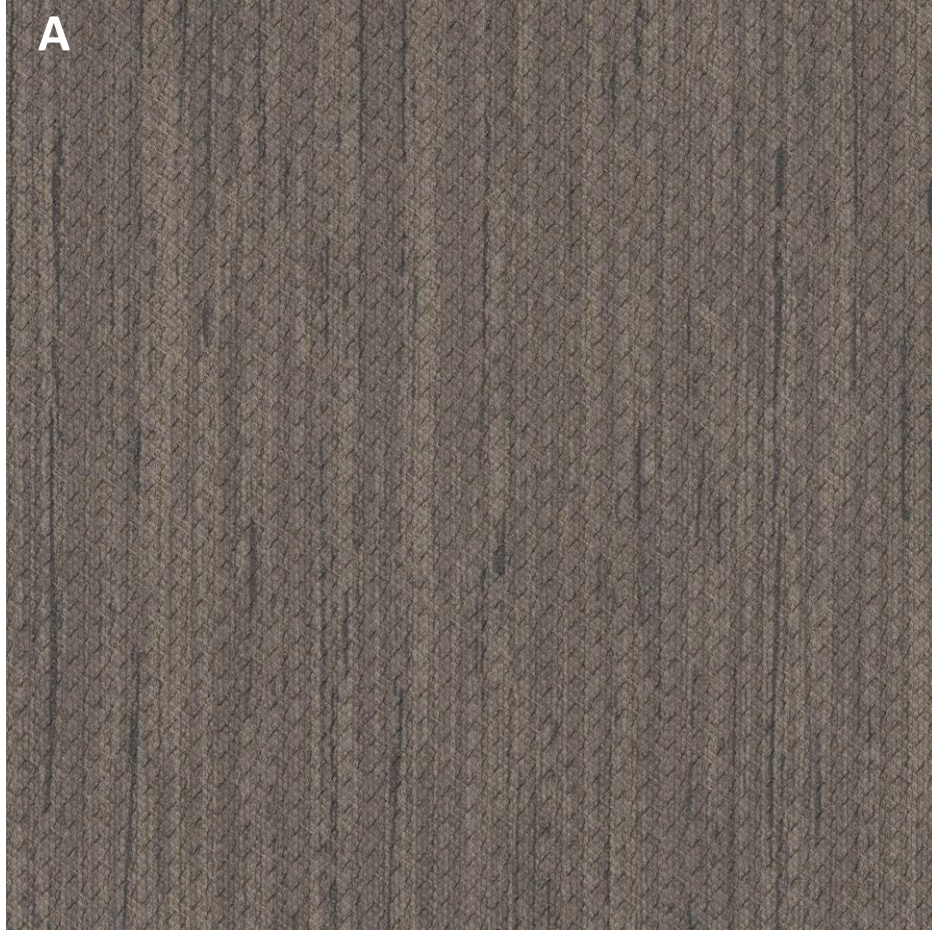


CONTRASTING RUBBER INSERT

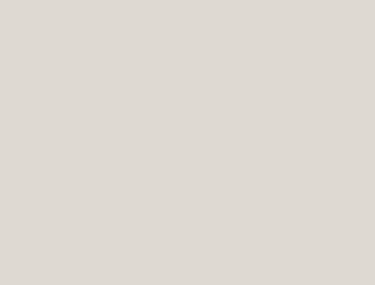
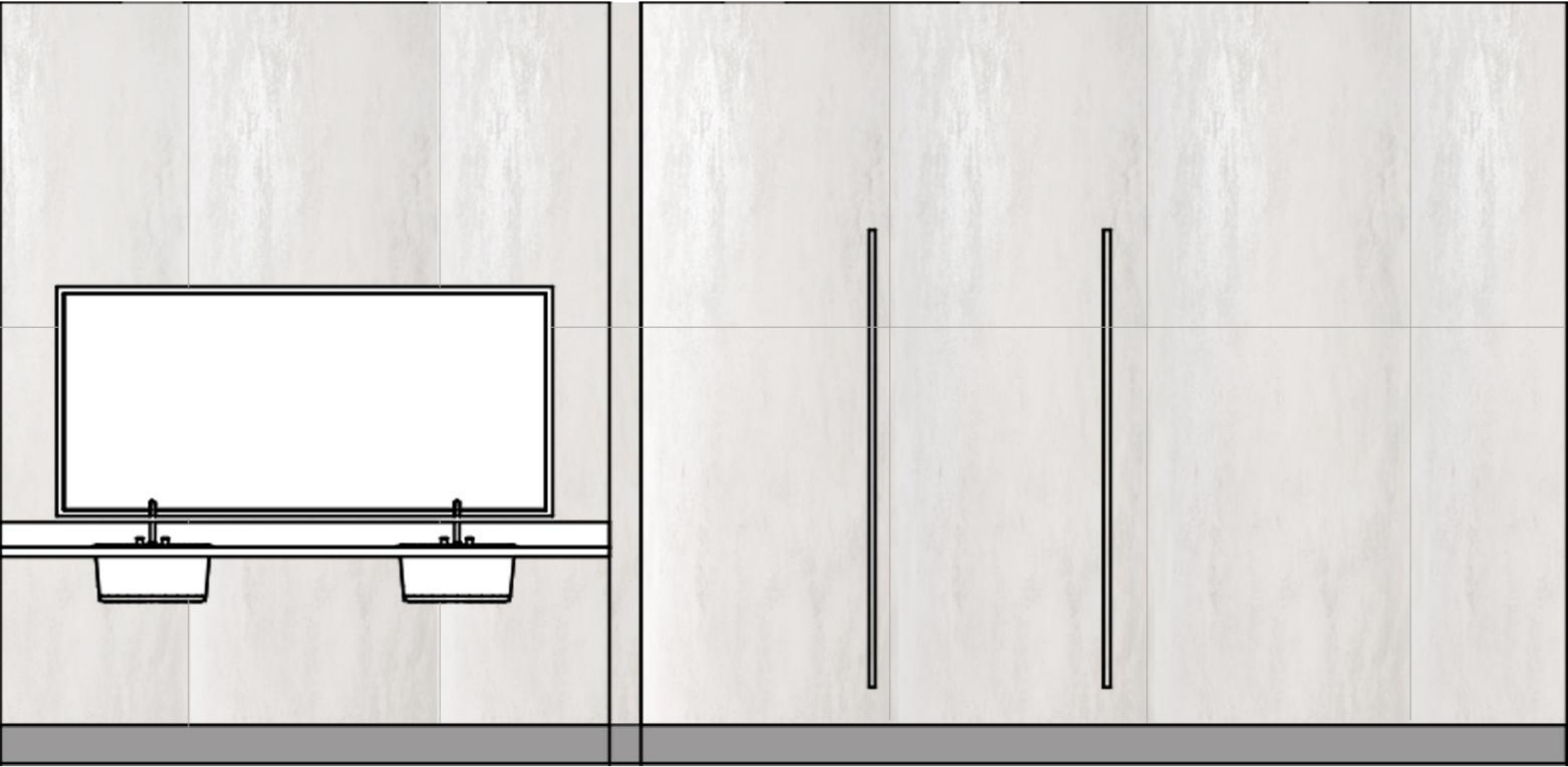


WINDOW FILM @ CONFERENCE  
ROOM DOOR (SEMI-PRIVATE)  
(IMAGE IS REFERENCE ONLY)  
PROPOSED IMAGE – LIVONIA MAP  
WF-01

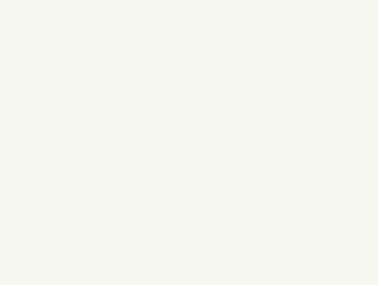








FIELD PAINT PT-01



GYP CEILING PAINT PT-04



LARGE FORMAT WALL TILE @ WET WALLS  
3' x 9'  
LAMINAM  
DARK GROUT  
CT-02



SOLID SURFACE COUNTERTOP  
SSM-01



PLASTIC LAMINATE TOILET PARTITIONS  
PLAM-01

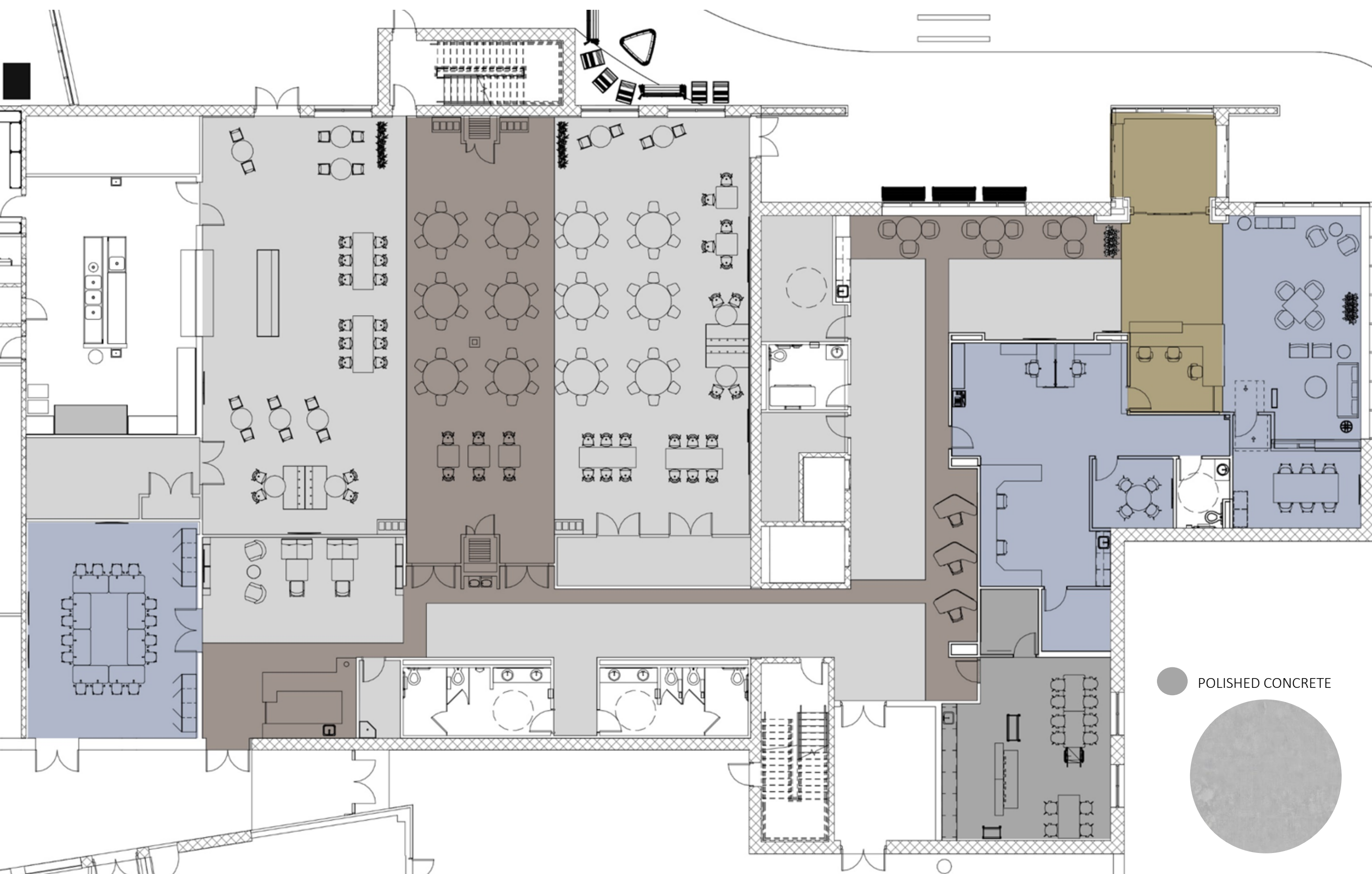


FLOOR TILE / WALL BASE  
12" X 24" / 6" H BASE  
COLOR" ASH UNPOLISHED WITH CROSS SHEEN  
DARK GROUT  
INSTALL STACKED  
CT-04 / CTB-01

MANUFACTURER: SNAPCAB  
TIER 1 – CLASSIC 1 MODEL  
PLASTIC LAMINATE WALL PANELS - LIMBER MAPLE  
PANEL LAYOUT AS SHOWN  
FRAME CEILING  
ROUND HANDRAIL  
FLOORING – MCT  
ELEVATOR DOORS - PAINTED





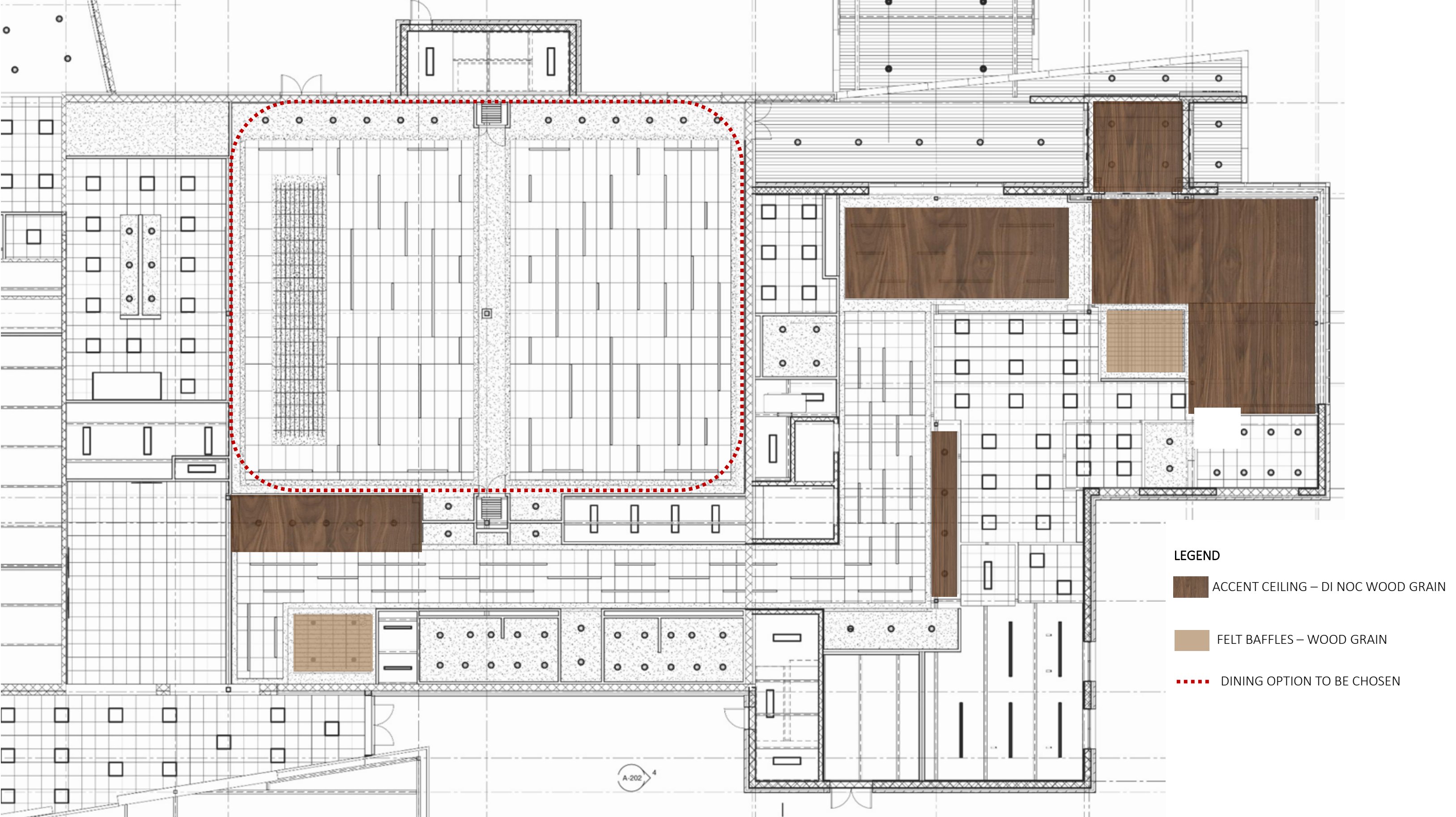


- CARPET TILE
- WALK OFF CARPET TILE
- MCT
- MCT
- POLISHED CONCRETE
- MCT

FIRST FLOOR PLAN

# MATERIALS | FINISH FLOOR PLAN - SENIOR CENTER

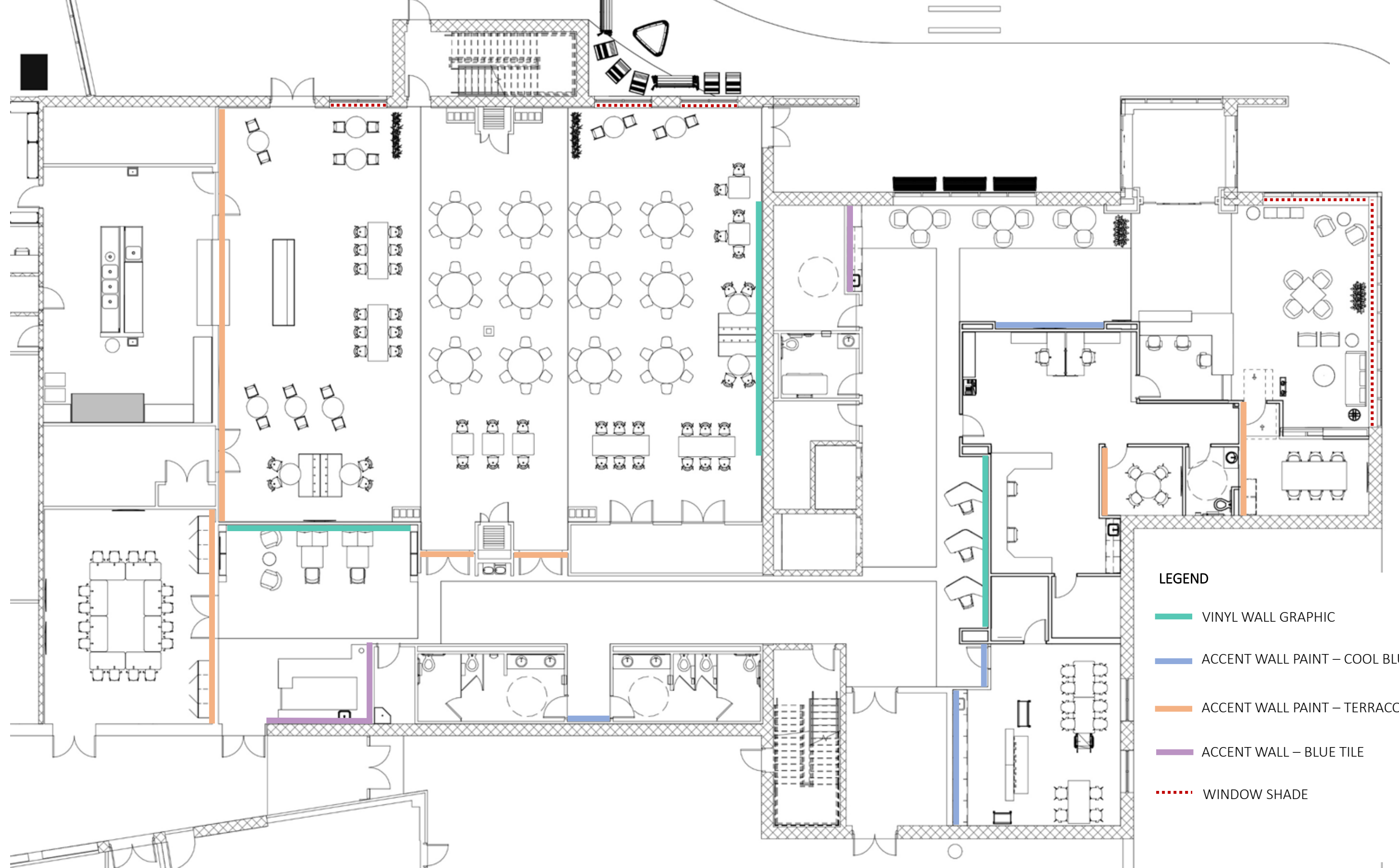




FIRST FLOOR PLAN

# MATERIALS | FINISH CEILING PLAN - SENIOR CENTER



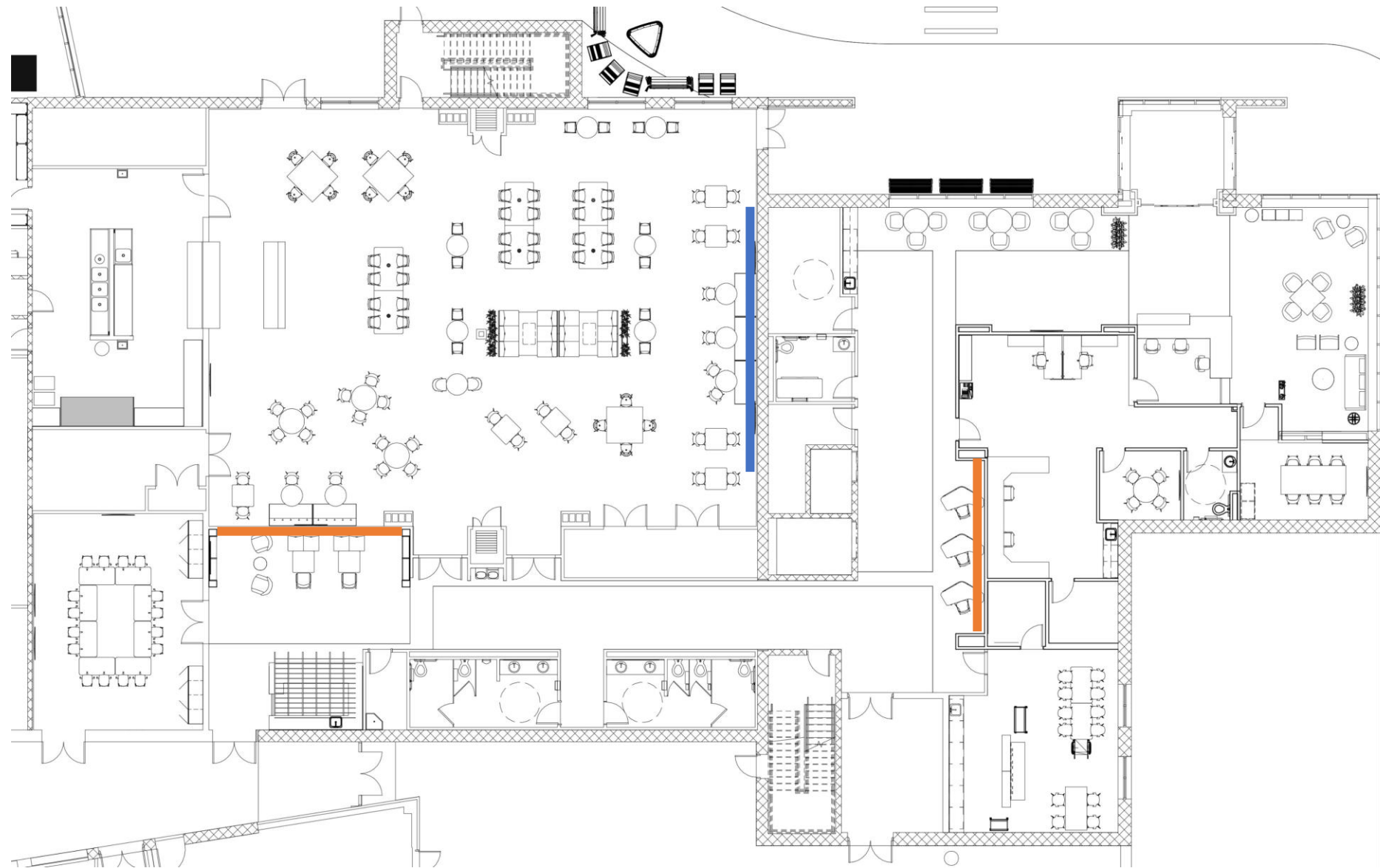


FIRST FLOOR PLAN

# MATERIALS | FINISH PLAN - SENIOR CENTER







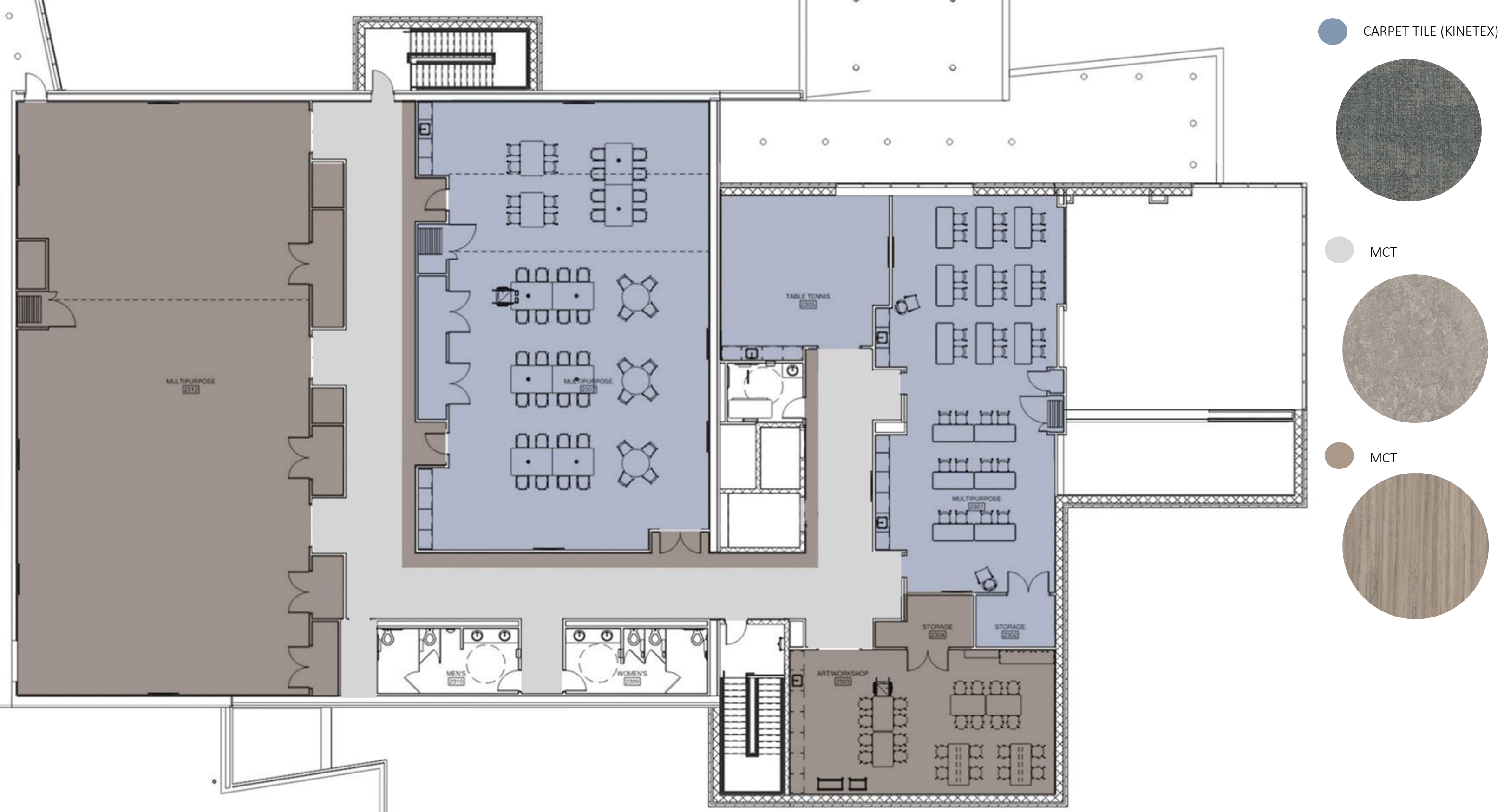
WC-02



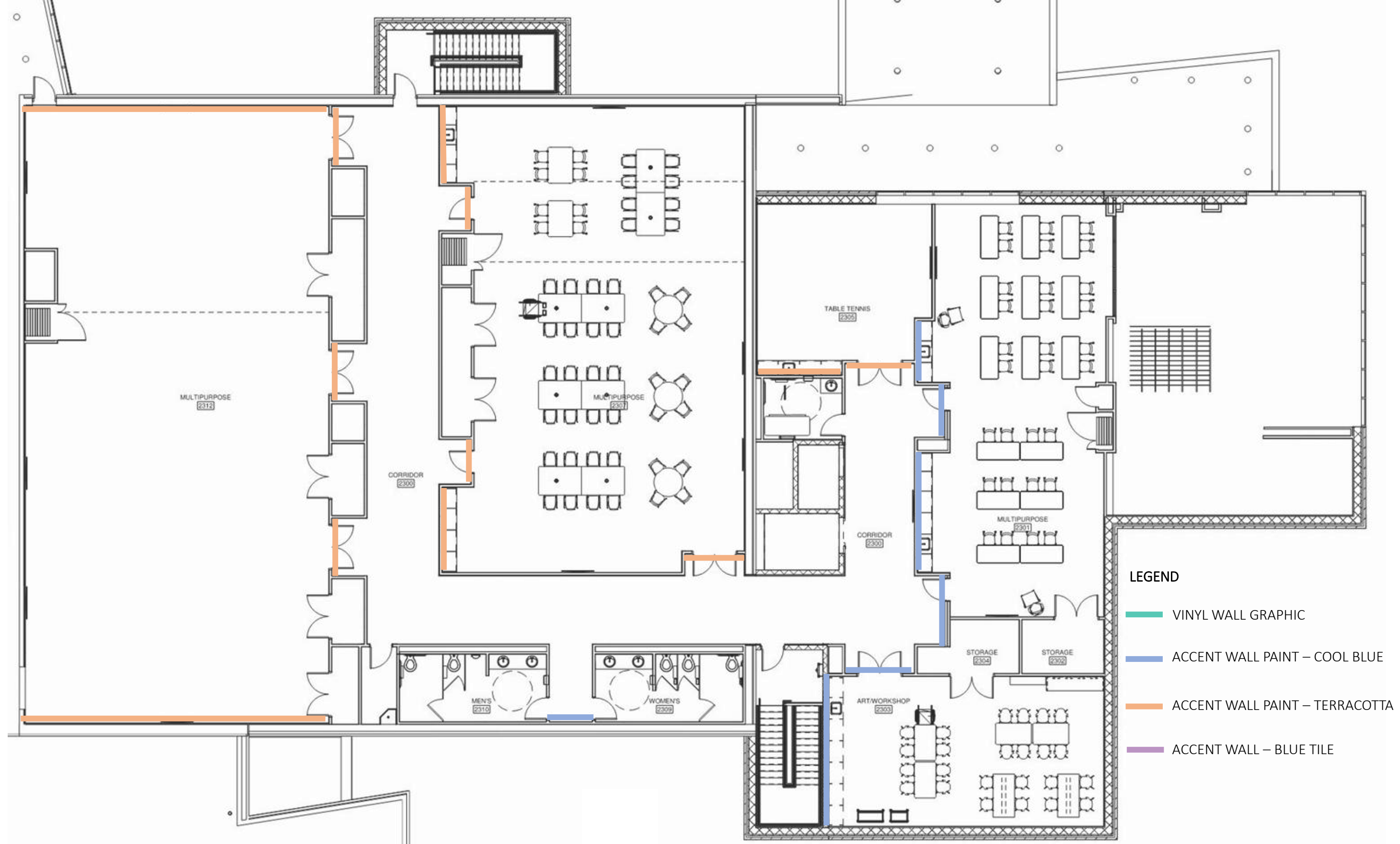
WC-03

VINYL WALL GRAPHIC FOR REFERENCE (CUSTOM)





SECOND FLOOR PLAN



SECOND FLOOR PLAN



# DINING

## SENIOR CENTER





**DINING ROOM – OPTIONS 1 & 2**





DINING ROOM – OPTION 3





**DINING ROOM – OPTIONS 1 & 2**





**DINING ROOM – OPTION 3**





**DINING ROOM – OPTION 1**





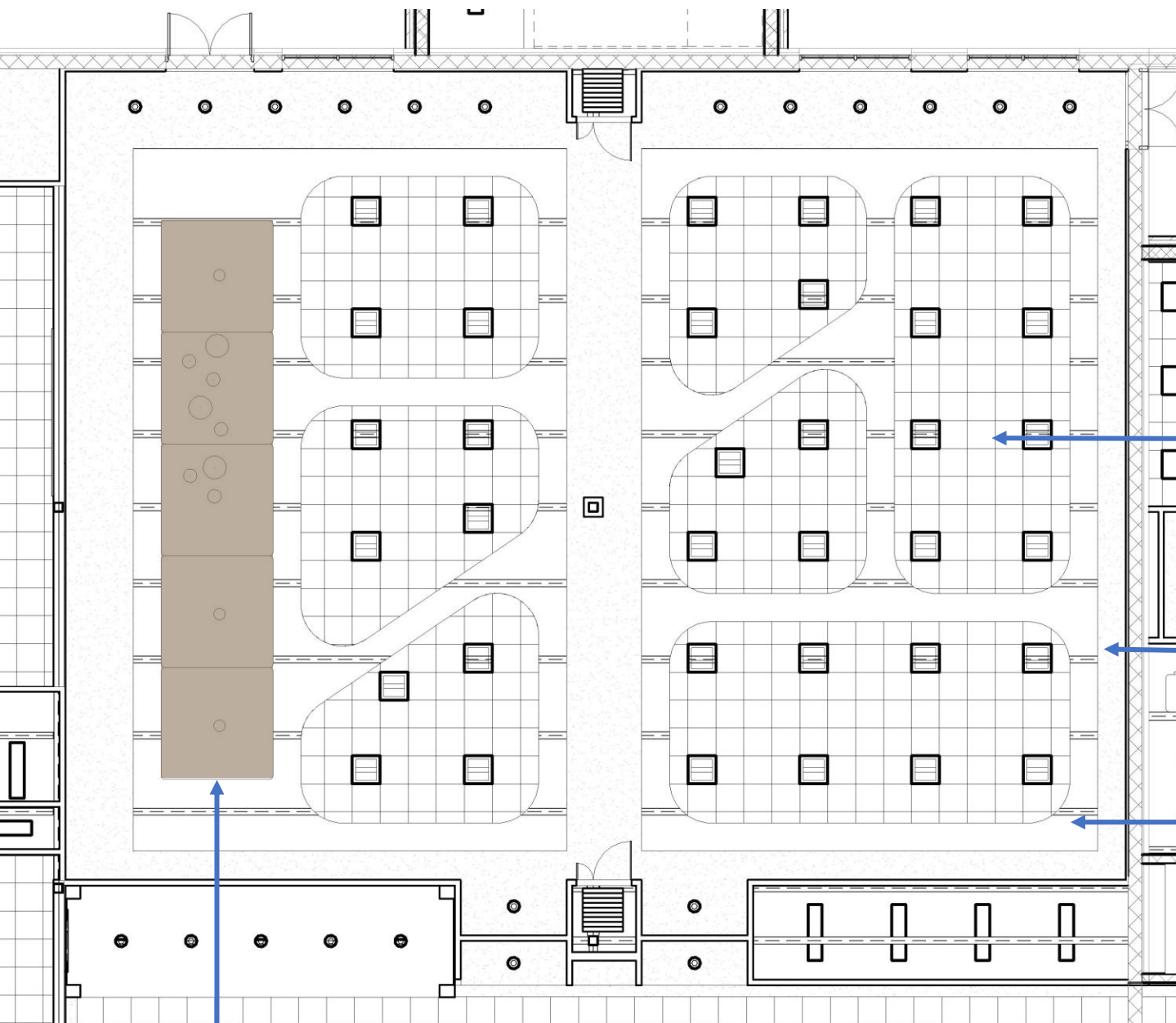
**DINING ROOM – OPTION 2**





**DINING ROOM – OPTION 3**





SUSPENDED 2' X 2' ACT

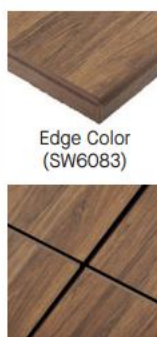
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

ARMSTRONG LYRA PLANT BASED  
WOOD LOOK CEILING PANELS

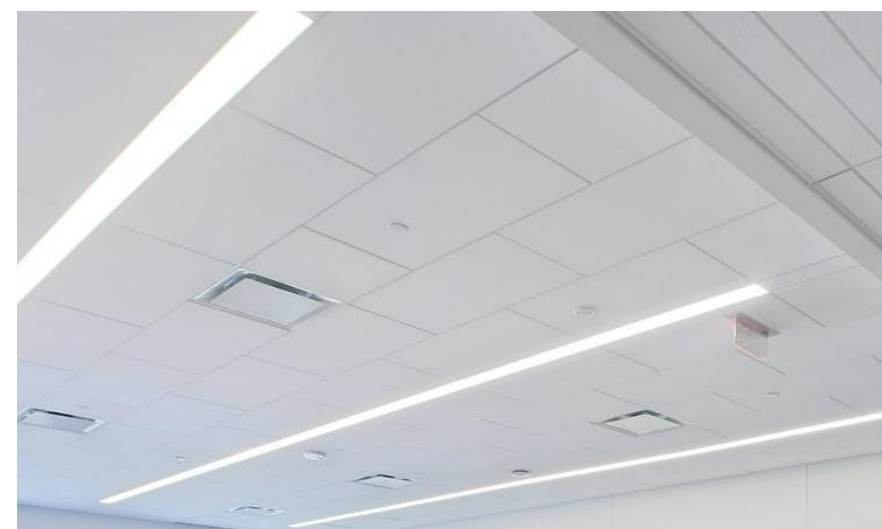
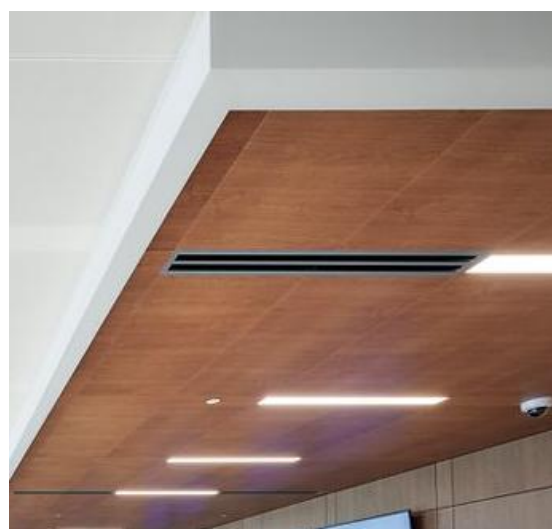


Brown Sugar Walnut (WBS)

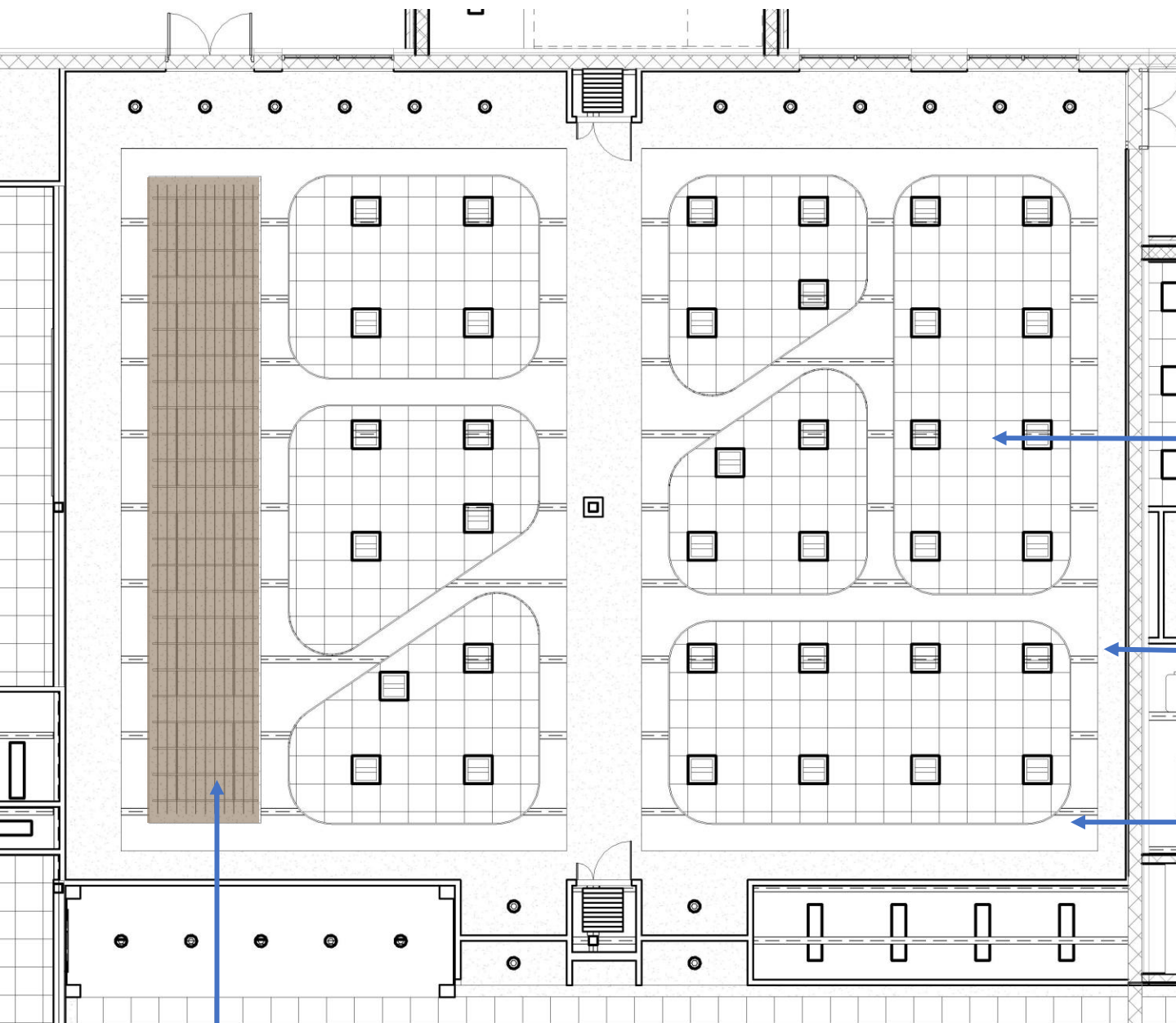


Suprafine XL  
Suspension System  
in Black (BL)

Edge Color  
(SW6083)



# MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 1

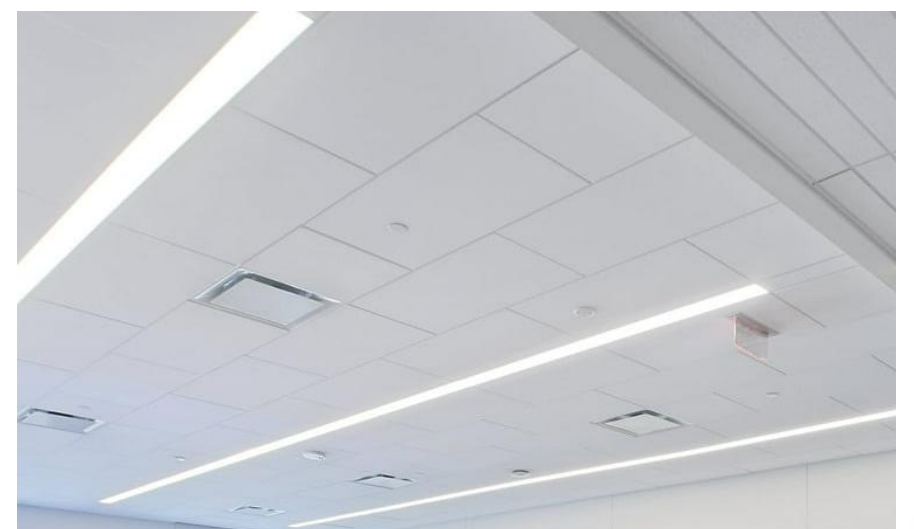
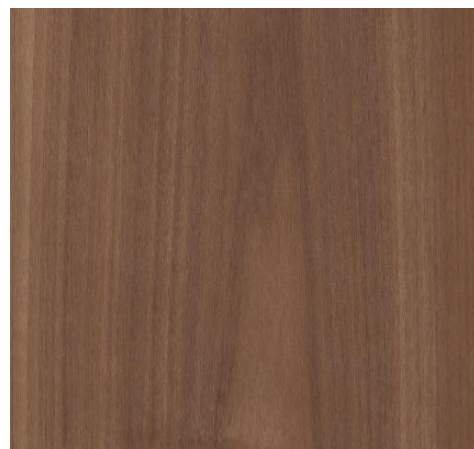
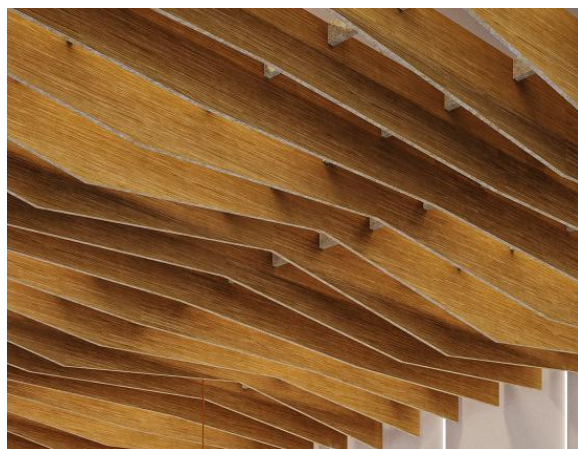


SUSPENDED 2' X 2' ACT

PAINTED GYPSUM SOFFIT

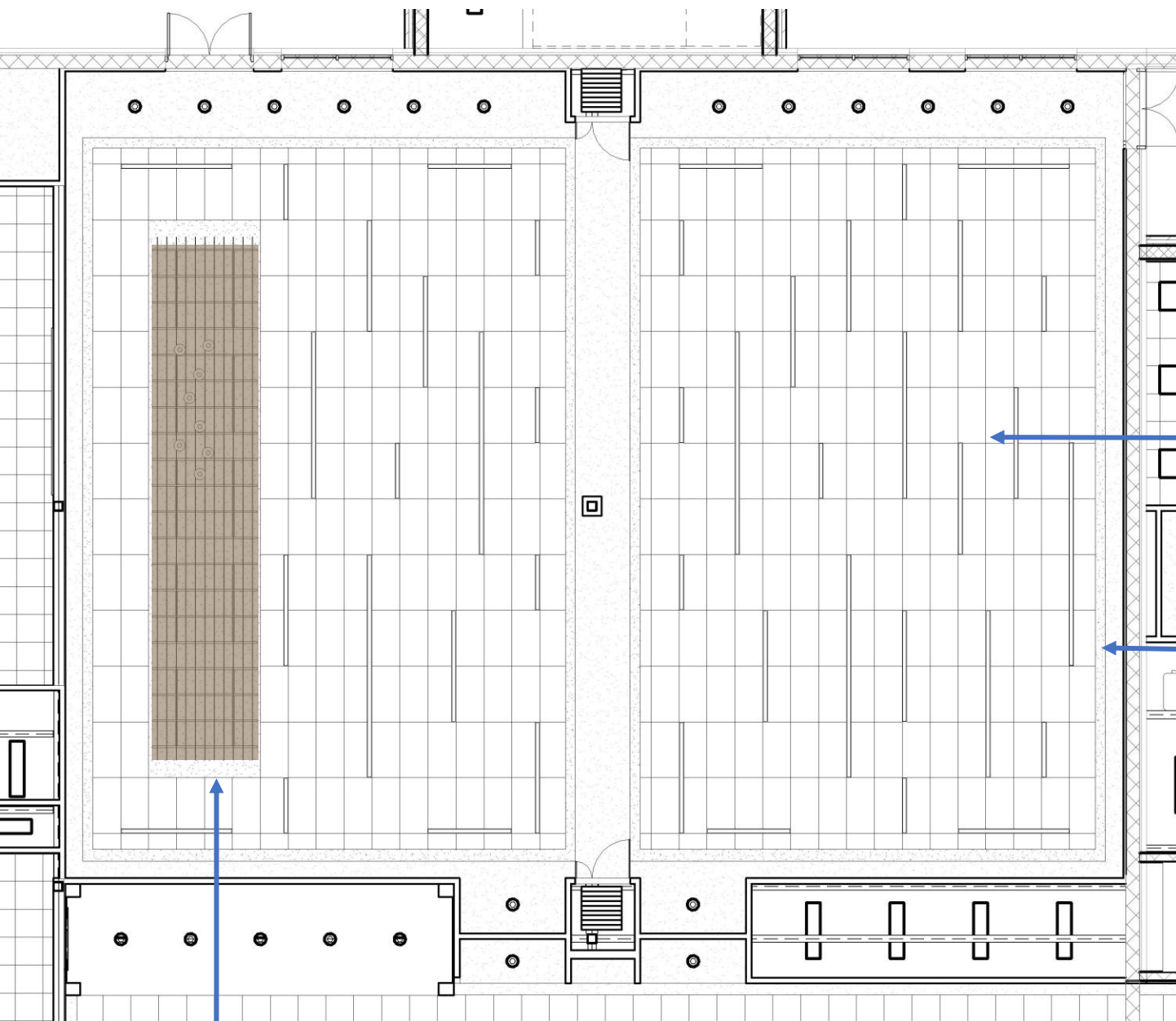
EXPOSED STRUCTURE (BLACK PAINT)

FELT BAFFLES



# MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 2

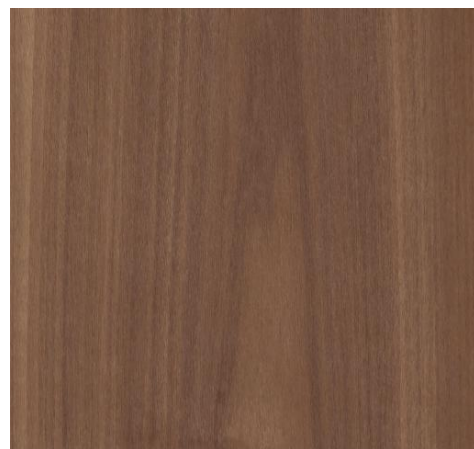
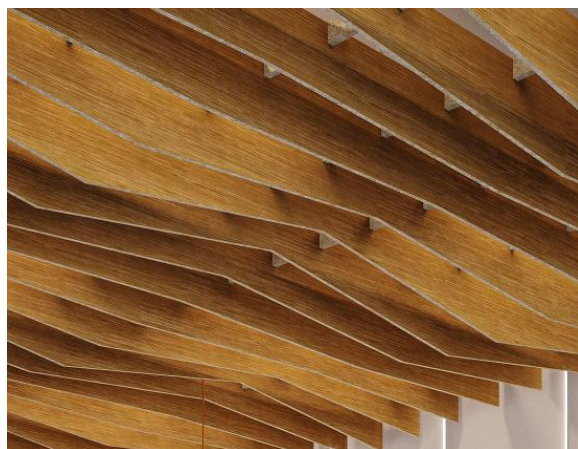




SUSPENDED 2' X 4' ACT

PAINTED GYPSUM SOFFIT

FELT BAFFLES



# MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 3



OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3





OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3





OPTION COMPARISON

OPTION 1



OPTION 2



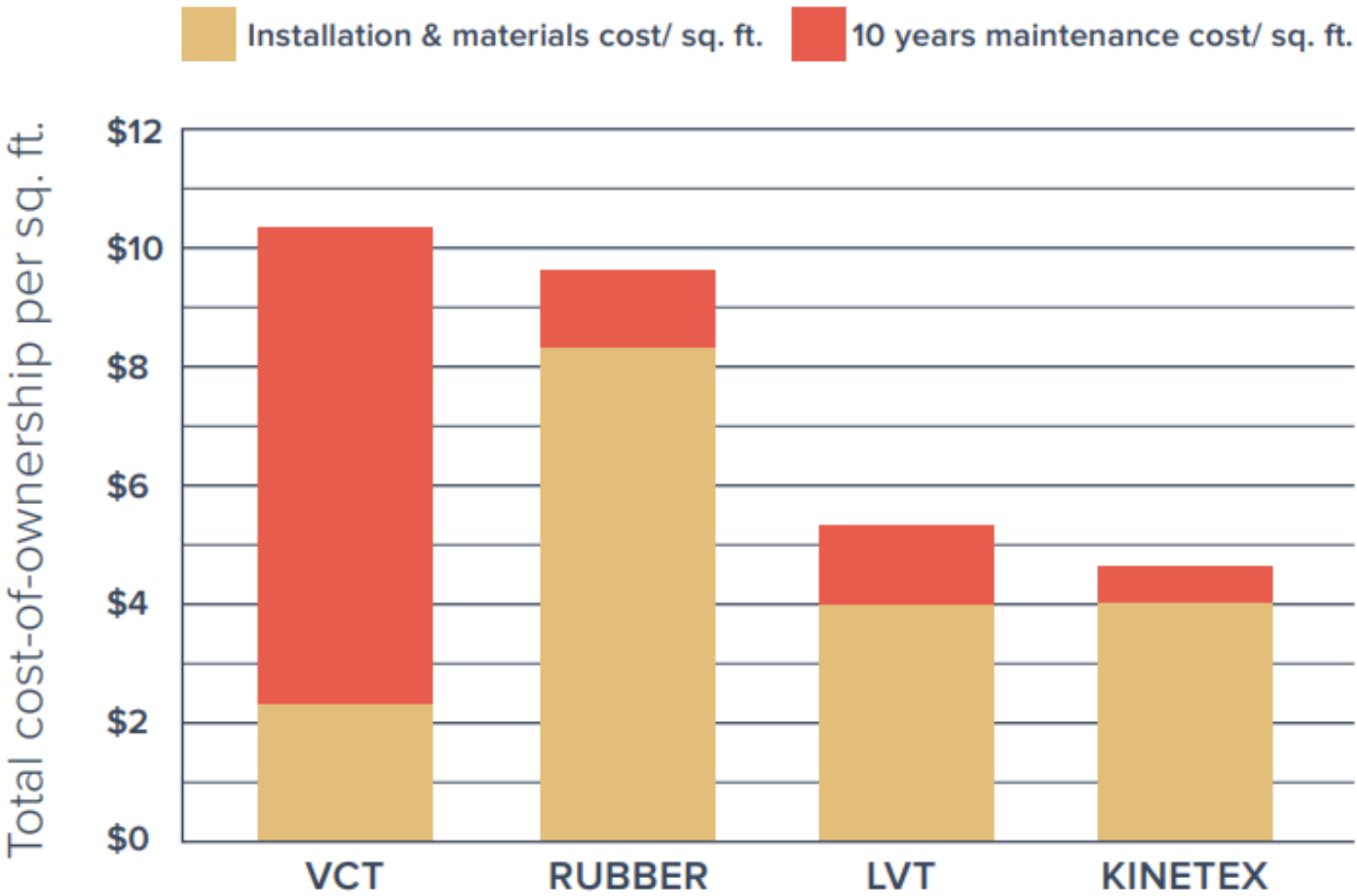
OPTION 3



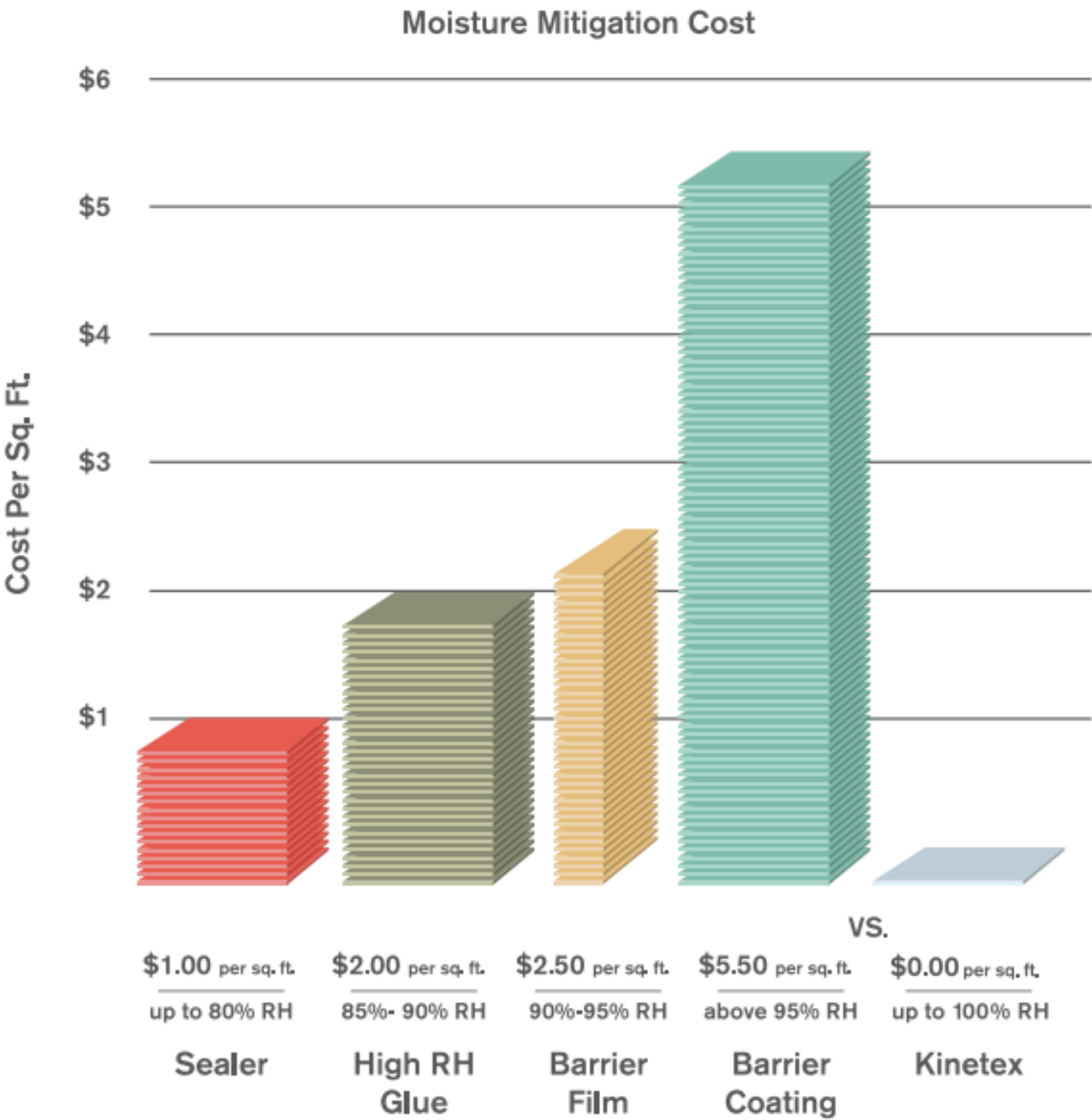


THANK YOU

# Life Cycle Costs: Installation & Maintenance



# Mitigate No More







leVel DIGITAL WALLCOVERINGS

Design #: L60501  
Name: Canopy  
Color/Style: Greige



**SCALABILITY**  
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



**REPEAT**  
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



**COLOR**  
This design primarily features colors that are textured, layered, transparent, or tonal in nature. As a result, custom colors may not reproduce entirely as expected.

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leVel DIGITAL WALLCOVERINGS

Design #: L405801  
Name: Word Play  
Color/Style: Black & White "Welcome"



**SCALABILITY**  
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



**REPEAT**  
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



**COLOR**  
This design features relatively solid, opaque colors, which lend themselves to customization. Custom colors will therefore mostly reproduce as expected.

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# EXTERIOR

## CANOPY AND FACADE REVIEW





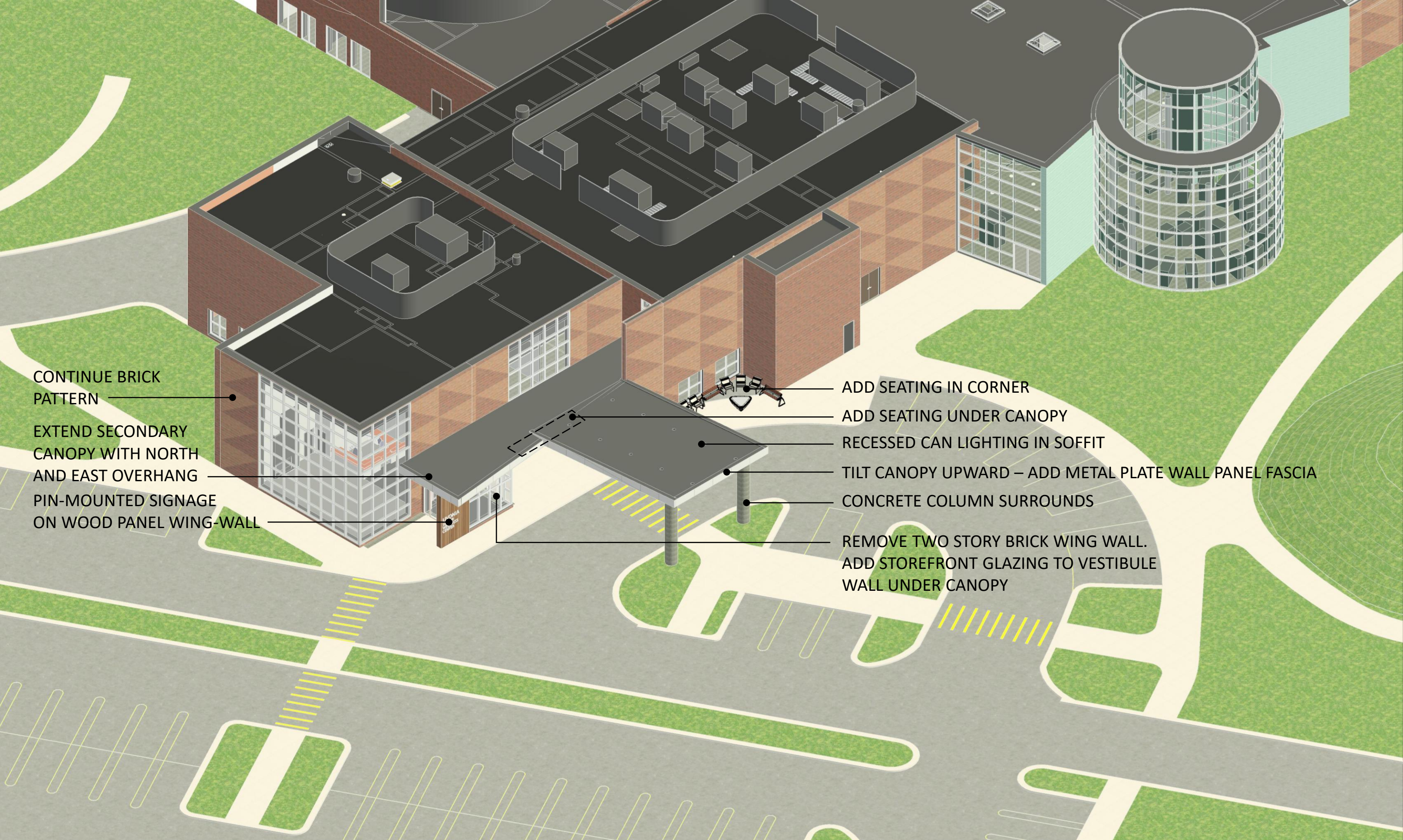




**CURRENT DESIGN**

**TDS**





CONTINUE BRICK  
PATTERN

EXTEND SECONDARY  
CANOPY WITH NORTH  
AND EAST OVERHANG

PIN-MOUNTED SIGNAGE  
ON WOOD PANEL WING-WALL

ADD SEATING IN CORNER

ADD SEATING UNDER CANOPY

RECESSED CAN LIGHTING IN SOFFIT

TILT CANOPY UPWARD – ADD METAL PLATE WALL PANEL FASCIA

CONCRETE COLUMN SURROUNDS

REMOVE TWO STORY BRICK WING WALL.  
ADD STOREFRONT GLAZING TO VESTIBULE  
WALL UNDER CANOPY









EXTERIOR | PROPOSED DESIGN



## KINETEX FLOORING

- HIGH PERFORMANCE SOFT FLOOR
- HIGH DURABILITY (HIGH DIMENSIONAL STABILITY AND CRUSH RESISTANCE)
- ACOUSTICAL PROPERTIES, CUSHIONED BACK (NRC)
- DESIGN OPPORTUNITIES IN PATTERN AND COLOR
- REDUCED ENVIRONMENTAL IMPACT
- DRY VACUUM MAINTENANCE
- STAIN RESISTANT
- CAN BE INSTALLED ON HIGH MOISTURE SLAB





**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING**  
**WEDNESDAY, JANUARY 22, 2025**  
**7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, January 22, 2025, at Livonia City Hall in the City Council Chambers on the 2<sup>nd</sup> floor.

**Committee Members Present:** Martha Ptashnik, Vice Chair  
Carrie Budzinski, Member

**Committee Members Absent:** Rob Gjonaj-Donovic, Chair

**City Council Members Present:** Lynda L. Scheel

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Lori Miller, City Clerk  
Eric Goldstein, Assistant City Attorney  
Dave Varga, Chief of Staff  
Debbie Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Development Director  
Todd Zilincik, City Engineer  
Plante Moran Realpoint Representatives  
Plante Moran Technologies Representatives

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| 1. The subject matter of the planning, design and construction of the new Civic Center Campus.<br>(CR 330-24) |
|---------------------------------------------------------------------------------------------------------------|

The meeting convened at 7:02PM

The meeting began with a discussion of the IT contract and where we are at in the Master Plan.

Plante Moran Realpoint (PMR) Representative, Paul Theriault, explained the IT contract process to hire a separate outside tech company, needed to design and consult on the project. It was posted on MITN with five proposals submitted and three firms were interviewed.

Plante Moran Technologies (PMT) was the recommended firm, offering a \$384,500 contract to provide around \$5M in technology.

PMT was noted to be wholly separate from PMR and spoke about adaptability and growth of technology within the city.

Councilmember Carrie Budzinski offered an approving motion for PMT to be awarded the contract.

PMR Representative, Doug Smith, spoke on the Master Plan process and timeline:

- November 2024: Master Plan launched
- January 2025: Site analysis and Development Program to prepare the Framework Plan, with studies completed for the survey, traffic and environmental
- April/May 2025: PMR to present the final Master Plan, to include many interim meetings between now and then to provide updates

PMR is currently working on the Framework Plan to consider City Hall as the anchor. A decision will need to be made on the layout that makes the most sense to align with Vision 21.

A dynamic City Center is the vision for this project, which is guided by Vision 21, consisting of the following key design strategies:

- New City Center
- Great Mixed Use
- Design to unlock the site's greatest assets
- Pave the way for future development at Five and Farmington

Goals for the project were discussed:

- Livonia Community Green Connectors to allow for a bikeable and walkable area from Rotary Park to Hines, going through the City Center with options for transit
- A welcoming City Center with City Hall, Fire and Police Departments, Library, plazas and parks
- To provide experiential living with branded edges at Five and Farmington, with a possibility of a culinary street and a merchant market

Everything is driven by the budget with important points to consider:

- Decisions must be feasible and sustainable
- City Hall and the Senior Center are the important first steps
- Start small



- First phase must be meaningful and economically viable
- Move existing City Hall and Police Department buildings in order to rebuild
- Clear rules and expectations
- Use of public financing tools

A 20-year phasing strategy must be created for the development. Everyone should understand where we are headed.

Site-planning factors for City Hall:

- Developing an activated plan for the park/plaza connected to City Hall
- Welcoming
- Flexible
- Sustainability/stewardship
- Currently 54,500 sq. ft, down by approximately 40% to be fiscally responsible
- Focus on healthy spaces
- Daylight
- Effective resource management

City plaza to include:

- Wide appeal
- Community first
- Right sized
- Acknowledge adjacencies
- Seasonally appropriate
- Durable and cost effective

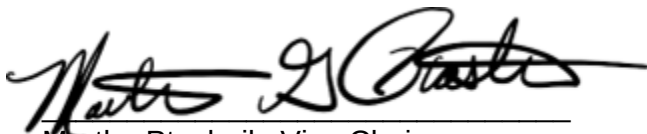
The meeting adjourned at 8:17PM.

**The Committee recommends:**

For the Law Department to draft an approving resolution awarding the IT contract to PM Technologies.

**Note:** This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.



Martha Ptashnik, Vice Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING  
WEDNESDAY, JANUARY 22, 2025, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*  
\*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Marlene Kubafer

Lori Miller

City Clerk

Ava Wisniewski

PMR

Doug Smith

" "

Paul Theriault

" "

Dave Varga

Mayor's Office

TOO ZILINIK

CITY ENGINEER

Stephanie Corona Gilbane Building Co. - Livonia Res.



December 17, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

**RE: Livonia City Center Program – Technology Consulting Services Contract Award  
Recommendation**

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional technology consulting firm for the Livonia City Center Program (LCCP). This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend the most qualified firm.

The Technology Consulting Services for the LCCP includes the new City Hall, new Police Station, Fire Station No. 1 expansion and renovation, and outdoor gathering spaces; and is critical for establishing standardization of technology related systems throughout all LCCP facilities. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In October, the Project Team drafted a Scope of Work and request for proposal (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to approximately six technology consulting firms to garner interest in the RFP.

On November 12, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 19, 2024, which six (6) firms participated in. After receiving proposals from five (5) firms on December 11, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) firms for interviews. Selection criteria included the firm's relevant

project experience, proposed team's experience, available manpower, proposed fee, client references, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on December 13, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Mark Taormina, Debbie Lichtenberg, Casey O'Neil, and Nathan Shaw. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

## RECOMMENDATION

The Project Team recommends awarding the contract for Technology Consulting services for the Livonia City Center Program to Plante Moran (separate firm than Plante Moran Realpoint), pending final review of terms by legal counsel.

The total contract award recommendation is **\$384,500** and is further defined as follows:

|           |                                            |
|-----------|--------------------------------------------|
| \$383,500 | Proposed Fee 7.67% of the cost of the work |
| \$ 1,000  | Not-to-Exceed Reimbursables                |
| <hr/>     |                                            |
| \$384,500 | Total Contract Award Recommendation        |

The fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or [rick.erickson@plantemoran.com](mailto:rick.erickson@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia  
Paul Theriault, Plante Moran Realpoint



Andy Fountain, Plante Moran Realpoint  
**ENCLOSURES:** Proposal/CBS Scoring Summary

**LIVONIA CITY CENTER PROGRAM  
TECHNOLOGY CONSULTING SERVICES  
PROPOSAL + CBS SUMMARY  
DECEMBER 16, 2024**

| Category                                                                  | Communications By Design                                | Malor + Co.                    | Metro Technology Services      | Plante Moran                  | Tower Pinkster                  | AVERAGES         |
|---------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------|--------------------------------|-------------------------------|---------------------------------|------------------|
| <b>General Information</b>                                                |                                                         |                                |                                |                               |                                 |                  |
| Local Office                                                              | Grand Rapids, MI                                        | New York, NY                   | Mt. Clemens, MI                | Southfield, MI                | Kalamazoo, MI                   |                  |
| Full-Time Personnel at Local Office                                       | 11                                                      |                                | 6                              | 100+                          |                                 |                  |
| Headquarters                                                              | Grand Rapids, MI                                        |                                | Mt. Clemens, MI                | Southfield, MI                | Kalamazoo, MI                   |                  |
| Full-Time Personnel for Entire Firm                                       | 11                                                      |                                | 6                              | 100+                          |                                 |                  |
| Contact                                                                   | Sara Easter<br>(616) 304-0044                           | Garly Benoit<br>(212) 498-9732 | Tom Giachino<br>(248) 321-5242 | Mark Warner<br>(248) 223-3799 | Eric Rinehart<br>(269) 491-1909 |                  |
| Acknowledge Addenda                                                       | Yes                                                     | Yes                            | Yes                            | Yes                           | Yes                             |                  |
| Agree to Contract Terms                                                   | Yes                                                     | Yes                            | Yes                            | No                            | No                              |                  |
| Alternate Contract Language Provided                                      | N/A                                                     | N/A                            | N/A                            | Yes                           | Yes                             |                  |
| Required Documents Submitted                                              | Yes                                                     | No                             | Yes                            | Yes                           | Yes                             |                  |
| Consultants:                                                              | Geotech-Ghassen<br>Gareeb-External Fiber<br>Engineering | None                           | None                           | None                          | Buist Electric                  |                  |
| Firm has proven that they meet the Minimum Qualifications                 | Yes                                                     |                                | Yes                            | Yes                           | Yes                             |                  |
| 1. In business for ten consecutive years                                  | Yes                                                     |                                | Yes                            | Yes                           | Yes                             |                  |
| 2. Licensed in State of Michigan                                          | Yes                                                     |                                | Yes                            | Yes                           | Yes                             |                  |
| 3. Five public sector clients in last ten years                           | Yes                                                     |                                | Yes                            | Yes                           | Yes                             |                  |
| 4. Completed \$1M for five public sector clients in ten years             | Yes                                                     |                                | Yes                            | Yes                           | Yes                             |                  |
| Attended Pre-proposal Meeting                                             | Yes                                                     | No                             | No                             | Yes                           | Yes                             |                  |
| <b>Proposed Fee/ Hours Information</b>                                    |                                                         |                                |                                |                               |                                 |                  |
| Stated Limitation on the Cost of the Work (SLCW)                          | \$5,000,000                                             | \$5,000,000                    | \$5,000,000                    | \$5,000,000                   | \$5,000,000                     | \$5,000,000      |
| Fixed Fee                                                                 | <b>\$325,000</b>                                        | <b>\$275,000</b>               | <b>\$275,000</b>               | <b>\$383,500</b>              | <b>\$480,000</b>                | <b>\$347,700</b> |
| Percentage Fee (%) for addition or reduction of project scope             | 6.50%                                                   | 5.50%                          | 5.50%                          | 7.67%                         | 9.60%                           | 6.95%            |
| Markup on Reimbursables (%)                                               | 0.00%                                                   | 15.00%                         | 0.00%                          | 0.00%                         | 0.00%                           | 3.00%            |
| Not-to exceed reimbursable allowance (\$)                                 | \$2,000                                                 | \$10,000                       | \$0.00                         | \$1,000                       | \$30,000                        | <b>\$8,600</b>   |
| <b>Criteria Based Selection (Criteria / Scores)</b>                       |                                                         |                                |                                |                               |                                 |                  |
| Firm's experience as related to similar projects                          | 100                                                     | 0                              | 60                             | 100                           | 60                              | 64               |
| Firm's proposed team experience as related to similar projects            | 60                                                      | 0                              | 60                             | 60                            | 80                              | 52               |
| Evidence of capabilities to perform all requirements reflected in the RFP | 45                                                      | 0                              | 45                             | 45                            | 45                              | 36               |
| Proposed fees and costs                                                   | 60                                                      | 80                             | 80                             | 40                            | 0                               | 52               |
| Client References                                                         | 15                                                      | 15                             | 15                             | 15                            | 15                              | 15               |
| Project approach                                                          | 100                                                     | 20                             | 60                             | 100                           | 100                             | 76               |
| Total (unfactored)                                                        | 380                                                     | 115                            | 320                            | 360                           | 300                             | 295              |
| <b>Quantitative Score (Factored at 70%)</b>                               | <b>266</b>                                              | <b>81</b>                      | <b>224</b>                     | <b>252</b>                    | <b>210</b>                      | <b>207</b>       |
| <b>Pre-Interview Ranking</b>                                              | <b>1</b>                                                | <b>5</b>                       | <b>3</b>                       | <b>2</b>                      | <b>4</b>                        | <b>3</b>         |
| <b>Interview Scores</b>                                                   | <b>30</b>                                               | <b>0</b>                       | <b>138</b>                     | <b>150</b>                    | <b>0</b>                        | <b>64</b>        |
| <b>Total Weighted Scores (Proposal + Interview)</b>                       | <b>296</b>                                              | <b>81</b>                      | <b>362</b>                     | <b>402</b>                    | <b>210</b>                      | <b>270</b>       |
| <b>Final Ranking / Scoring</b>                                            | <b>3</b>                                                | <b>5</b>                       | <b>2</b>                       | <b>1</b>                      | <b>4</b>                        | <b>3</b>         |
| <b>Additional Information</b>                                             |                                                         |                                |                                |                               |                                 |                  |



LIVONIA CITY CENTER PROGRAM  
TECHNOLOGY CONSULTING SERVICES  
PROPOSAL + CBS SUMMARY  
DECEMBER 16, 2024

|                     |                                                                                                                                                                                                                                                                                                                                                      |     |                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                    |     |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Relevant Projects   | Anchor Bay School District; Caledonia Community Schools; Clarkston Community Schools; Detroit Public Schools; Eastpointe Community Schools; Hudsonville Public Schools; Kentwood Public Schools; Lake Shore Public Schools; Ludington Area School District; Rockford Public Schools; Southfield Public Schools; Woodhaven-Brownstown School District |     | Macomb County Central Campus Renovation; Macomb County Central Intake and Assessment Center; Chippewa Valley Schools; Warren Woods Public Schools | Birmingham Public Schools; Cerritos College, CA; City of Fort Walton Beach, FL; City of Independence, MO; City of Oregon City, OR; City of Panama City Beach, FL; City of Plainview, TX; City of Wayne, MI; Contra Costa Water District, CA; County of Forsyth, GA; County of Garfield, CO; County of Kent, MI; County of Lee, FL; County of Osceola, FL; DeKalb County Schools District, GA; Detroit Public Schools, MI; Kentwood Public Schools, MI; Lake Orion Community Schools, MI; Southgate Community Schools, MI | Kalamazoo Public Schools district-wide ISIS services; Okemos Public Schools district-wide security upgrades; Judge Charles Pratt Justice Center; WMU miscellaneous ISID security design projects; Catalyst Development tech + security design; New Buffalo Township FD + PD technology; WMU Dunbar Hall renovation | N/A |
| Experience with PMR | Southfield Schools, Woodhaven Schools, Taylor Schools, Detroit Public Schools, Caledonia Schools                                                                                                                                                                                                                                                     | N/A | Macomb County, Oak Park Schools, Madison Schools                                                                                                  | Farmington Schools; Novi Schools, Clark Retirement, Grosse Pointe Schools, Lincoln Schools, Harbor Springs Schools                                                                                                                                                                                                                                                                                                                                                                                                       | Northview Schools, Grand Rapids Public Schools, Caledonia Schools                                                                                                                                                                                                                                                  | N/A |

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus as discussed at the Capital Outlay & Infrastructure Committee meeting of December 11, 2024, and indicated the matter will remain in committee. (CR 330-24)

On a motion by Vice President Ptashnik, supported by Councilmember Morgan, and unanimously adopted, it was:

**#432-24** RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated December 5, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform construction management services for the Livonia City Hall Project (the "Project"), setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for construction management services to Frank Rewold and Sons ("FRS") for a total contract price to be 6.87% of the to be agreed guaranteed maximum price for construction in addition to the pre-construction services which are to be priced at a value not to exceed \$81,380.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Frank Rewold and Sons, 303 E. Third Street, Suite 300, Rochester, MI 48307, subject to approval as to form and substance by the City's Department of Law, in an aggregate amount of fees and reimbursables not to exceed \$81,380.00 for pre-construction services and 6.87% of the to be determined guaranteed maximum price for overall construction of the new city hall; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

|                                                                            |
|----------------------------------------------------------------------------|
| <i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i> |
|----------------------------------------------------------------------------|

|                |                                                            |
|----------------|------------------------------------------------------------|
| <b>Motion:</b> | <b>Ptashnik</b>                                            |
| <b>Second:</b> | <b>Morgan</b>                                              |
| <b>Ayes:</b>   | <b>Ptashnik, Budzinski, Morgan, Donovic and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                |
| <b>Absent:</b> | <b>Toy</b>                                                 |



On a motion by Councilmember Donovic, supported by Vice President Ptashnik, and unanimously adopted, it was:

**#433-24** RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated December 5, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform professional architectural/engineering services for the construction of a new Police Headquarters, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional architectural/engineering services to Hobbs + Black for a total contract price of \$1,658,000.00, with the architectural/engineering services priced at a value of 4.79% of the cost of the overall construction of the building, which fee projects to be \$1,628,000.00, and reimbursables priced at a not to exceed value of \$30,000.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Hobbs + Black, 100 N. State St., Ann Arbor, MI 48104, subject to approval as to form and substance by the City's Department of Law, in an aggregate amount of fees and reimbursables of \$1,658,000.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

A representative from Plante Moran Realpoint, LLC, was present to answer any questions of Council.

|                                                                            |
|----------------------------------------------------------------------------|
| <i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i> |
|----------------------------------------------------------------------------|

|                |                                                            |
|----------------|------------------------------------------------------------|
| <b>Motion:</b> | <b>Donovic</b>                                             |
| <b>Second:</b> | <b>Ptashnik</b>                                            |
| <b>Ayes:</b>   | <b>Ptashnik, Budzinski, Morgan, Donovic and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                |
| <b>Absent:</b> | <b>Toy</b>                                                 |

December 5, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New Police Station Facility  
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new Police Station facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new Police Station facility.

The Architectural and Engineering Services for the Police Station Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In October, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 7, 2024, which twelve (12) firms participated in. After receiving proposals from eight (8) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) A/E firms for interviews. Selection criteria included the firm's relevant project experience, proposed team's experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.



The Project Team conducted interviews with the shortlisted firms on December 3, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Martha Ptashnik, Mark Taormina, Dave Lear, Chief Thomas Goralski and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

## RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new Police Station Facility to Hobbs + Black, pending final review of terms by legal counsel.

The total contract award recommendation is **\$1,658,000** and is further defined as follows:

|             |                                            |
|-------------|--------------------------------------------|
| \$1,628,000 | Proposed Fee 4.79% of the cost of the work |
| \$ 30,000   | Not-to-Exceed Reimbursables                |
| <hr/>       |                                            |
| \$1,658,000 | Total Contract Award Recommendation        |

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or [rick.erickson@plantemoran.com](mailto:rick.erickson@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia  
Paul Theriault, Plante Moran Realpoint  
Andy Fountain, Plante Moran Realpoint

**ENCLOSURES:** A/E Proposal/CBS Scoring Summary



December 6, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility  
Construction Management Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional Construction Management (CM) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Construction Management Services for the new City Hall facility play a critical role in ensuring the scope of work reflected in the design/construction documents aligns with the defined project budget; expediting material procurement, and ensuring construction is completed within the schedule parameters. It is also paramount to begin this process quickly to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In October, the Project Team drafted a Request for Proposal (RFP) outlining the Construction Managers Scope of Work and project parameters. This RFP was reviewed on several occasions in detail by the project team. PMR reached out to approximately ten Construction Management firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-bid meeting on November 7, 2024; which twelve (12) firms participated in. After receiving proposals from nine (9) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and

objectively shortlist three (3) firms to interview. Selection criteria included firm's experience as related to similar projects, firm's proposed team as related to similar projects, proposed fees/costs, client references, Experience Modification Rating, and project approach.

The Project Team conducted interviews with the shortlisted firms on November 26, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Debra Lichtenberg, Mark Taormina, and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, approach to completing the project on schedule and within budget, and strong presentation/interview.

## RECOMMENDATION

Based on the information noted above, the Project Team recommends awarding the contract for Construction Management services for the new City Hall Facility to Frank Rewold and Sons (FRS), pending final review of terms by legal counsel.

The total contract award recommendation is **\$81,380** and is further defined as follows:

|           |                          |
|-----------|--------------------------|
| \$ 81,380 | Preconstruction Services |
|-----------|--------------------------|

Construction Services Personnel Costs and Reimbursable Expenses will be determined and submitted for approval upon completion of the Guaranteed Maximum Price (GMP). The Construction Manager's overhead and profit will be 1.9% of the cost of the work. The CM fee will be a percentage of the Cost of the Work as defined in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or [rick.erickson@plantemoran.com](mailto:rick.erickson@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia



Debbie Lichtenberg, City of Livonia  
Paul Theriault, Plante Moran Realpoint  
Andy Fountain, Plante Moran Realpoint

**ENCLOSURES:** CM Proposal/CBS Scoring Summary

**AWARD OF CONTRACT:** The Mayor's Office, re: for Civil Engineering services to be performed on the Civic Center campus

**BACKGROUND:**

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected OHM (Orchard, Hiltz & McCliment, Inc.) to perform the required civil engineering services for the project.

The Civil Engineer will develop and convey an understanding of the site's physical characteristics, including opportunities and challenges, through their initial due diligence. As a result, the Civil Engineer will help take the City Center Master Plan's infrastructure from drawing board to reality through their assistance in the design of innovative corridor improvements, phased infrastructure including stormwater management and public spaces that facilitate an economically feasible and sustainable site redevelopment. After working collaboratively with the Master Planner, the Civil Engineer will be expected to engineer site work and utilities including, but not limited to, building pads and utilities within five feet of civic buildings separately designed by Architecture/ Engineer firms whose selection may be simultaneous and/or subsequent to the Master Planner and Civil Engineer. Additionally, they will be expected to coordinate the completion of required due diligence should site issues be uncovered.

**Recommended Resolution**

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform civil engineering services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for civil engineering services to Orchard, Hiltz & McCliment, Inc. ("OHM"), for a total contract price not to exceed 6.5% of the cost of work, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND OHM, 34000 PLYMOUTH ROAD, LIVONIA, MICHIGAN 48150, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED 6.5% OF THE COST OF WORK; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.



**AWARD OF CONTRACT:** The Mayor's Office, re: for Surveying services to be performed on the Civic Center campus

**BACKGROUND:**

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected Spalding DeDecker to perform the required surveying services for the project.

The Surveyor will develop a full site map for the project that includes the locations and layout of the site and all built infrastructure. The surveyor will identify utilities, and topographical and other environmental features that might impact the eventual site plan and buildout of the City Center. The Surveyor's work will inform the Civil Engineer and the Master Planner on design requirements for the site and the Survey will be available for future reference on all required buildout and repairs conducted on the campus.

**Recommended Resolution**

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform professional survey services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional survey services to Spalding DeDecker for a total contract price not to exceed \$67,750.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND SPALDING DEDECKER, 27333 MEADOWBROOK ROAD, SUITE 210, NOVI, MICHIGAN 48377, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$67,750.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

**AWARD OF CONTRACT** - The Mayor's Office, re: for Master Planning services for the new Civic Center and for Architectural and Engineering services for a new City Hall

**BACKGROUND:**

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected HED as the most qualified candidate to provide both the Master Plan and Architectural work required for this project.

The master planning scope of work will involve collaborating with City Administration, City Council, PMR, other city consultants, and community stakeholders to craft a master plan for the development of the Livonia Civic Center. The Master Plan will become the framework for future redevelopment of the site which is expected to commence in multiple phases over the next several years. The planner is tasked with leveraging 5 Mile and Farmington Road corridor improvements to spur commercial development and redevelopment, along with a mix of new housing alternatives, active and passive public space as well as civic infrastructure.

The vendor will also provide architectural and engineering work including the creation of schematic, design, and construction documents for the new City Hall building. Their work will include all designs for the building's exterior envelope, interior, elevators, HVAC, plumbing, electrical, mechanical, lighting and security systems. The Architect will also coordinate work with the project's civil engineer, construction manager and various specialized consultants such as the City's technology consultant to ensure that all design requirements are being met.

**Recommended Resolution**

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform master planning services for the Livonia Civic Center Project (the "Project") and a professional architectural/engineering firm for the Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for master planning and professional architectural/engineering services to Harley Ellis Devereaux ("HED") for a total contract price not to exceed \$1,839,050.00 with the master planning services priced at a value not to exceed \$322,500.00, and the architectural/engineering services priced at a value not to exceed \$1,516,550.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE



CITY OF LIVONIA AND HED, 123 WEST FIFTH STREET, ROYAL OAK, MICHIGAN 48067, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$1,839,050.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING**  
**MONDAY, OCTOBER 14, 2024**  
**7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Monday, October 14, 2024, at Livonia City Hall in the City Council Chambers on the 2<sup>nd</sup> floor.

**Committee Members Present:** Rob Gjonaj-Donovic, Chair  
Jim Jolly, Vice Chair  
Carrie Budzinski, Member

**Committee Members Absent:** Brandon McCullough, Council President  
Scott Morgan, City Councilmember  
Laura Toy, Councilmember

**City Council Members Present:** Martha Ptashnik, Council Vice President

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Carter Fisher, City Attorney  
Dave Varga, Chief of Staff  
Debbie Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Development  
Director  
Todd Zilincik, City Engineer  
Dave Lear, Assistant City Engineer  
Paul Theriault, Plante Moran Realpoint  
Doug Smith, Plante Moran Realpoint  
Ava Wisniewski, Plante Moran Realpoint



|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| 1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24) |
|------------------------------------------------------------------------------------------------------------|

The meeting convened at 7:02 pm, led by Committee Chair, Rob Gjonaj-Donovic.

The Mayor started off the meeting giving us an update on the Civic Center Campus project and the recent interviews of key partners in Professional Services contracts.

Plante Moran Realpoint (PMR), on behalf of the city explained the bids that went out to public bid for multiple professional services.

The Administration is ultimately recommending companies HED for Master Planning services for the entire site and OHM for Civil Engineering for the entire city site. HED for architectural and engineering services for the City Hall project specifically, and Spalding DeDecker for site surveying services and for a traffic study of the existing intersection.

The Project Team, made up of city staff and PMR conducted preproposal meetings with dozens of local and national firms for the above professional services that were all publicly bided.

The traffic study will go out a mile in each direction and is an initial study of current traffic flows and patterns to gather base line data.

PMR explained that as the Project Team creates the master plan, the traffic study vendor will conduct another study to analyze the impact to traffic flows.

There was concealable discussion about the future of the 5 Mile and Farmington Roads intersection and that the 6 lanes of roadway in each direction should be considered for changes to the number of lanes and flow of traffic.

Some mentioned that these lanes and this intersection would need to be altered to capture the identity of a downtown area with walkability and safer access to pedestrian foot traffic for the success of the future Civic Center Campus. But most importantly the safety of pedestrians walking, running, biking, shopping, and living.

Multiple firms bid on the traffic study contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$17,700. This is under the \$20,000 City Council purchasing threshold, so it doesn't need a Council vote.

This vendor, Spalding DeDecker is a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Survey Services for the entire Civic Center Campus. Multiple companies publicly bid on the survey services professional contract.

The survey helps the master planners, architects, and engineers determine where underground utilities are. Helps determine where the boundary lines are and determine the topographical layout of the entire site.

Multiple firms bid on the survey services contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$67,750. This vendor, Spalding

DeDecker is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Civil Engineering firms for the entire Civic Center Campus. Multiple firms publicly bid on Civil Engineering work, they were interviewed by a panel of city staff and PMR.

OHM talked about the future of the 5 mile and Farmington Roads intersection. They would work with Wayne County, who owns the roads, to rework the intersection, boulevards, and thoroughfares. They are very experienced with roads and dealing with the county authorities.

They look for ways to yes as opposed to no. They will work on storm water sewers, and other various utilities services. They work on pedestrian walkways to keep the residents safe and help with the layout of builds in conjunction with our city engineering department and other professional services.

PMR explained the going rate is 5% to 15% for civil engineering services of the project, OHM is 6.5%. The final price is not known yet, PMR explained the city can change to a fixed fee as opposed to percentage base if determinized to be the best deal for the city.

Multiple firms bid on the Civil Engineering services contract; the Administration is recommending the contract be awarded to OHM. This vendor, OHM is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor. OHM also worked on the Livonia Vision 21 Master Plan.

The next item was for Master Planning firms for the entire Civic Center Campus. Multiple firms publicly bid on Master Planning work, they were interviewed by a panel of city staff and PMR.

HED does a lot of local work but also national, so they have vast experience and creative abilities.

HED is bringing on a sub consultant to assist with the work, Design Works is experienced on the national scale and do a lot of work in neighborhood communities like Livonia.

There was a focus on this project being economically realistic and feasible to the marketplace.

Very throughout scope of work, focused on discovery and focal points of our community and identity. They help set the realistic tone for this project and have worked with other cities in Michigan.

HED will begin working on rendering and plan to bring multiple plans to the City Council in April of 2025. There will be input from the community and Council at multiple points.

Multiple firms bid on the Master Planning services contract; the Administration is recommending the contract be awarded to HED for \$345,000.

HED was also selected by the panel for architectural and engineering services for the design of City Hall. Multiple firms publicly bid on architectural and engineering services work.

This would specifically be for the City Hall.



HED would analyze the Space needs Assessment conducted by PMR over the last few years to design the City Hall. HED has multiple divisions and bandwidth to do both the master planning work for the Campus and architectural and engineering for City Hall.

Council talked about this project price being under control and not being too expensive. Keeping this building under a controlled budget is very important, and this building isn't just an office building, but the people's house, and having a Council Chambers for the Council to meet residents and provide a space for the residents to have their voices heard.

HED architectural is very creative and listen to what our city wants. They recently worked with Redford Township to design some new municipal buildings.

HED should be bringing Council a rendering in summer to fall of 2025, hopefully breaking ground in late 2025 or early 2026.

The funds for these above contracts would come for the 418 fund, Building Improvement Fund.

Bond dollars would cover these professional service expenditures, and the 418 Fund would be reimbursed.

The Bond proposal will come back to the Council in summer of 2025.

All these bids and documents are included in the packet and available to the public. Council explained to the Administration and Mayor it's important to continue to have committee meetings keeping the City Council updated on the status of the Civic Center Campus project.

Councilman Jim Jolly recommended four Council approvals.

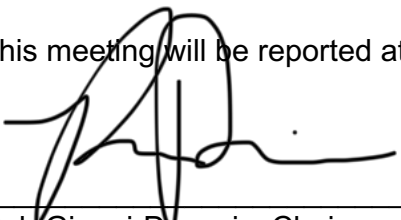
The meeting adjourned at 8:27 pm.

**The Committee recommends:**

1. For the Law Department to draft the following resolutions for the Civic Center Campus:
  - a. Survey services
  - b. Master Planning services
  - c. Civil Engineering services
  - d. City Hall Architectural services

**Note:** This item will remain in Committee.

This meeting will be reported at the Regular Meeting of November 6, 2024.



---

Rob Gjonaj-Donovic, Chair



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
October 7, 2024

### MEETING DATE

COI101424/R110624

### PRESENTED BY

### AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

### BACKGROUND DETAILS

***At the Regular Meeting of October 7, 2024:***

*RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design and construction of the new Civic Center campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.*

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. COI101424 Email RE\_ Award Recommendation Letters and Proposal Summaries
2. COI101424 LCC\_City Hall\_AE\_Contract Award Recommendation Letter\_AE- Updated
3. COI101424 LCC\_Contract Award Recommendation Letter\_CE-Updated
4. COI101424 LCC\_Contract Award Recommendation Letter\_MP- Updated
5. COI101424 LCC\_Survey\_Contract Award Recommendation Letter- Updated
6. COI101424 LCC\_Traffic Study\_Contract Award Recommendation Letter- Updated

### APPROVED BY



**From:** [Lichtenberg, Debra](#)  
**To:** [Kasprowicz, Sara](#)  
**Cc:** [Doug.Smith](#); [Andy.Fountain](#); [Paul Theriault](#); [Rick.Erickson](#); [Taormina, Mark](#); [Kandah, Gus](#); [Fisher, Carter](#); [Varga, Dave](#); [Ava Wisniewski](#)  
**Subject:** RE: Award Recommendation Letters and Proposal Summaries  
**Date:** Monday, October 14, 2024 12:12:06 PM  
**Attachments:** [LCC Contract Award Recommendation Letter MP- Updated.pdf](#)  
[LCC Contract Award Recommendation Letter CE-Updated.pdf](#)  
[LCC City Hall AE Contract Award Recommendation Letter AE- Updated.pdf](#)  
[LCC Survey Contract Award Recommendation Letter- Updated.pdf](#)  
[LCC Traffic Study Contract Award Recommendation Letter- Updated.pdf](#)  
[image001.png](#)

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Sara,

CORRECT VERSIONS ATTACHED.

Attached please find the updated information relevant to the Capital Outlay and Infrastructure Committee Meeting to be held this evening. Please distribute and post the information accordingly.

Thank you!  
Debbie

**Debra Peck Lichtenberg, CPA**  
Finance Director  
City of Livonia | Finance Department  
(734) 466-2260  
[dlichtenberg@livonia.gov](mailto:dlichtenberg@livonia.gov)

**Debra Peck Lichtenberg, CPA**  
Finance Director  
City of Livonia | Finance Department  
(734) 466-2260  
[dlichtenberg@livonia.gov](mailto:dlichtenberg@livonia.gov)

---

**From:** Ava Wisniewski <[Ava.Wisniewski@plantemoran.com](mailto:Ava.Wisniewski@plantemoran.com)>  
**Subject:** Award Recommendation Letters and Proposal Summaries

Good afternoon Livonia City Center team,

Plante Moran Realpoint is pleased to present the award recommendation letters for five services related to the new City Center Program.

1. Master Planning Services- HED
2. Civil Engineering Services- OHM

3. Architect Engineer Services of City Hall- HED
4. Traffic Study Services- Spalding DeDecker
5. Surveying Services- Spalding DeDecker

Please see the attached documents related to these recommendations. We will be there to present these at the Capital Outlay Committee meeting on Monday, October 14.

If there are any questions in the meantime please let us know. Thank you for your time over the last few weeks during this process.

Best,  
Ava

**Ava Wisniewski | Consultant**

Plante Moran Realpoint, 3000 Town Center, Suite 100, Southfield, MI 48075

Direct Dial: 248.223.3998 | Mobile: 313.520.1364

[Plante Moran Realpoint](#) | [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Subscribe](#)

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October 14, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility  
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Architectural Engineering Services for City Hall Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which twenty-five (25) firms participated in. After receiving proposals from twelve (12) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) A/E firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 8, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, Jeannine Laible, and Brandon McCullough along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

## RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new City Hall Facility to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$1,516,550 and is further defined as follows:

|             |                                          |
|-------------|------------------------------------------|
| \$1,510,550 | Fixed Lump-Sum Fee (approximately 6.43%) |
| \$ 6,000    | Not-to-Exceed Reimbursables              |
| <hr/>       |                                          |
| \$1,516,550 | Total Contract Award Recommendation      |

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or [rick.erickson@plantemoran.com](mailto:rick.erickson@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia



Paul Theriault, Plante Moran Realpoint  
Andy Fountain, Plante Moran Realpoint

**ENCLOSURES:** A/E Proposal/CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center  
Civil Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform civil engineering (CE) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Civil Engineering Services Scope of Work is critical to taking the Master Planner's vision from drawing board to reality. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen civil engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each CE firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist two (2) firms for interviews. Selection criteria included relevant project



experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's competitive proposed fee, and strong presentation/ interview.

## RECOMMENDATION

The Project Team recommends awarding the CE services contract for the Livonia City Center Program to OHM (Orchard, Hiltz & McCliment, Inc.), pending final review of terms by legal counsel.

The total contract award recommendation is 6.5% of the Cost of Work. The CE fee will be converted to a fixed lump-sum amount based upon the scope, budget, and timeline established in an amendment to the contract at a later date. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or [doug.smith@plantemoran.com](mailto:doug.smith@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia  
Gus Kandah, City of Livonia  
Paul Theriault, Plante Moran Realpoint  
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: CE Proposal/ CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan  
Mayor  
City of Livonia  
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center  
Master Planning Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform master planning (MP) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Master Planning Services Scope of Work is critical to bringing the City's vision for the City Center to life. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

## **SELECTION PROCESS**

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen master planning firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024; which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each MP firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) firms for interviews. Selection criteria included relevant project



experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's approach to completing the project on schedule and within budget, and strong presentation/ interview.

## RECOMMENDATION

The Project Team recommends awarding the MP services contract for the Livonia City Center Program to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$322,500.00 and is further defined as follows:

|               |                                                               |
|---------------|---------------------------------------------------------------|
| \$ 345,000.00 | Fixed Lump-Sum Fee                                            |
| - \$25,000    | Credit to proposed fee (awarded both MP and AE for City Hall) |
| \$ 2,500.00   | Not-to-Exceed Reimbursables                                   |
| <hr/>         |                                                               |
| \$ 322,500.00 | Total Contract Award Recommendation                           |

The MP fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or [doug.smith@plantemoran.com](mailto:doug.smith@plantemoran.com). The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia

Debbie Lichtenberg, City of Livonia

Gus Kandah, City of Livonia

Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint

**ENCLOSURES:** MP Proposal/ CBS Scoring Summary



October 14, 2024

Ms. Maureen Miller Brosnan  
Mayor, City of Livonia  
3300 Civic Center Dr.  
Livonia, MI 48154

RE: Livonia City Center Program  
Contract Award Recommendation - Survey Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional surveying firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Surveying Scope of Work is an important one in helping the Project Team understand the boundaries of the property, any easements or restrictions contained within, the location and condition of site utilities as well as the site topography.

## **SELECTION PROCESS**

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had great insights into some of the historical conditions on site. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, three of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

## RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the surveying services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$67,750.00 and is further defined as follows:

|           |                                     |
|-----------|-------------------------------------|
| \$ 67,750 | Fixed Lump-Sum Fee                  |
| \$ 0      | Not-to-Exceed Reimbursables         |
| <hr/>     |                                     |
| \$ 67,750 | Total Contract Award Recommendation |

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, is one of the largest surveying firms in the state, can meet the proposed schedule and that they have previously surveyed several areas of the Civic Center property.

The surveying work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia  
Gus Kandah, City of Livonia  
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary



October 14, 2024

Ms. Maureen Miller Brosnan  
Mayor, City of Livonia  
3300 Civic Center Dr.  
Livonia, MI 48154

RE: Livonia City Center Program  
Contract Award Recommendation – Traffic Study Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional traffic study firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Traffic Study Scope of Work is another important piece of information that is essential to the Project Team to understand any existing traffic flow issues in and around the Civic Center site and to assist in the Master Planning and Civil Engineering. This study will extend up to 1 mile in each direction from the corner of 5 Mile and Farmington Roads.

## **SELECTION PROCESS**

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had good perspective on how far to extend the limits of the study. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, two of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

## RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the traffic study services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$17,700.00 and is further defined as follows:

|           |                                     |
|-----------|-------------------------------------|
| \$ 17,700 | Fixed Lump-Sum Fee                  |
| \$ 0      | Not-to-Exceed Reimbursables         |
| <hr/>     |                                     |
| \$ 17,700 | Total Contract Award Recommendation |

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, and can meet the proposed schedule.

The traffic study work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP  
Plante Moran Realpoint

CC: Dave Varga, City of Livonia  
Mark Taormina, City of Livonia  
Debbie Lichtenberg, City of Livonia  
Gus Kandah, City of Livonia  
  
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary



***Regular Meeting Minutes of October 7, 2024***

On a motion by Councilmember Jolly, supported by Vice President Ptashnik and unanimously adopted, it was:

**#330-24** RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

|                                                                             |
|-----------------------------------------------------------------------------|
| <i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of October 7, 2024)</i> |
|-----------------------------------------------------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| <b>Motion:</b>  | <b>Jolly</b>                                                       |
| <b>Second:</b>  | <b>Ptashnik</b>                                                    |
| <b>Present:</b> | <b>Ptashnik, Donovic, Budzinski, Morgan, Jolly, and McCullough</b> |
| <b>Absent:</b>  | <b>Toy</b>                                                         |

***FINANCE AND BUDGET COMMITTEE MEETING***  
***MONDAY, AUGUST 11, 2025***

A Finance and Budget Committee meeting was held on Monday, August 11, 2025, in the City Hall Council Chambers.

**Committee Members Present:** Martha Ptasnik, Committee Chair  
 Lynda L. Scheel, Committee Vice Chair

**Committee Members Absent:** Rob Gjonaj Donovic, Committee Member

**City Officials and Others Present:** Brandon McCullough, Council President  
 Carrie Budzinski, Councilmember  
 Laura Toy, Councilmember  
 Carter Fisher, City Attorney  
 Debra Lichtenberg, Finance Director  
 Connie Kumpula, Chief Accountant  
 Dave Varga, Mayor's Chief of Staff  
 Lori Miller, City Clerk

Residents – see sign in sheet



|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| 1. The subject matter of Advanced Budget Reviews Fiscal Year 2025-2026 Pre-Budget Meeting. (CR 161-12) |
|--------------------------------------------------------------------------------------------------------|

The meeting convened at 6:00pm

The Committee Chair, Martha Ptashnik, opened the meeting with an explanation of the budgeting process and the purpose of the pre-budget meeting. Finance Director Debbie Lichtenberg gave an overview of the timeline and process.

Property taxes were up 4% from the previous year, expected to be up 6%. General fund revenue was flat, at a 2.2% increase. The city's major cost is staffing and personnel costs. The 2026 budget is not expected to add any new positions.

Capital Outlay Requests are expected to exceed the 2025 levels.

Council members were then given the opportunity to state their priorities, concerns and ask questions.

Committee Chair, Martha Ptashnik started with the following statement:

We need to be very aggressive in cost savings going into this budget - Every dollar must be assigned a purpose whether it is for needs, wants, savings or debt payment. We are no longer just looking at a previous year and adding a small percentage. We need to look at every expense to ensure it is still necessary and aligned with our current priorities.

The following suggestions were made by Vice President Ptashnik:

1. The \$2.4 million that was set aside for the City Hall project should now be directed to the CIP (418) fund.
2. The Capital Facilities Manager position to remain in the budget and the hiring a priority as we head into 2026.
3. The admin fee being charged to commercial properties and PRDA to be rescinded. It was to purchase the property for the Senior Center and should not continue going forward.

Financials on the Senior Center Project and Courthouse were requested before the preliminary budget meeting.

Looking at changing the fee structure was suggested, since the court system should not be supplemented by the general fund.

The Building/Ordinance Department was asked if more money should be allocated for increased inspection and what is needed as far as support for them. Vice President Ptashnik will be meeting with the director to work on some solutions to our fines structure.

The city is looking into some technology/software enhancements for Inspection and Inspection Director, Jerome Hanna, will be asked to share exactly what he will need as we get closer to finalizing the budget

Additional suggestions were made:

1. A usage study for the Bennett and Sandburg libraries. We need real data on traffic, usage, staffing, etc. This will allow us to make informed and responsible decisions regarding potential cuts and consolidation of library services.
2. Instead of wasting money on a salary survey, there are other resources we can tap into.

Vice Chair Lynda Scheel shared her priorities, requesting the following:

1. Status of the hiring of a Capital Improvement Director
2. Amount of money was spent on the municipal facilities millage
  - a. A balance sheet requested
  - b. Have all contracts in place been ordered to stop work, and if so, what date.
3. Amount of money spent on the new City Hall project to date
  - a. Updated balance sheet requested
  - c. What contracts are in place for this project
4. Current financials of the Senior Center
  - a. Updated complete balance sheet requested
5. Discussion regarding the Inspection Department losing money and what can be done to help them while trying not to increase fees on residents.
6. Where are we with looking at imposing additional fees on empty buildings; possibly being able to increase fees for those staying empty for an extended period.
7. Current financials of the courthouse. They have been going through financial hurdles the last few years, is this still projected for next year?
8. Balance of funds in our 418 account (Building Account), and/or any other account that we have that can be used for general building improvements
  - a. Balance sheet requested of income/expenses for last 5 years of that/those accounts
9. Any department that Administration can suggest downsizing, consolidate or eliminate completely. Concerns have been raised regarding
  - a. Clerk's office
  - b. Communications/Community Resources Department
  - c. Government Affairs/Liaison department
  - d. Mayor's office
10. The .5 mil for businesses only to be removed effective Nov 30 2025.



11. Updated list of City owned buildings and vacant land (NOT utilized Parks)
  - a. Specifically note vacant and/or under-utilized buildings/land
  - b. Specifically note if leased out and when contract ends
12. Updated list of Car Assignments/Car Allowance (how much) to specific job titles and how decided (Mayor/Charter/LOCC/contract)
13. List of grants received over the last two years (Not including police and fire)
14. Millage wording for the two millages that expire in 2026
15. Where can the millage wording be found for all other City millages that are part of our tax bill. (i.e. Police from 4/55, Police/Fire from 8/78, Libraries from 8/84 and Recreation from 9/99, just to name a few.
16. Balance Sheet of PRDA Funding for last 5 years – Income / Expenses
17. What City positions do the Council have control of Salary, besides ours?
18. Opposition to spending money on a salary survey. Rather, use the resources that the Conference of Western Wayne offers (they used to put something like this together) and see if we can get something similar from an Oakland County group.

Councilmember Carrie Budzinski shared her priorities:

1. Ensuring the city has funds to address obligations to staff and retirees
2. Filling the Capital Improvement Manager role as soon as possible and getting a capital plan together. Money to be budgeted so that the role can have funds to address the most critical building needs for public safety specifically.
3. Moving forward with the library's deferred plans - new roof, bathroom conversion and elevators
4. Hillcrest Park improvement (on the Parks and Rec Park schedule). NE Livonia does not have a new playground and the playground at this site does not even have sidewalk for families to easily access it.
5. Making sure Inspection/Enforcement have the resources necessary to address ordinance violations and getting legal's recommendation for establishing a compounding penalty for long-term vacant properties and making sure fees are as stringent as possible.
6. Creation of an Economic Development Position that could be shared part-time with PRDA. It's my understanding this was considered in the past and while we obviously need to be lean, the constant frustration we hear from residents is vacant buildings and not the businesses they want and should be addressed. Plymouth Road businesses are paying a special assessment, and don't get enough value. Other DDA's have websites that promote businesses/events and

offer a directory so that those wishing to patron businesses can do so easily. They could spend half of their time doing it for PRDA area and then use those skill sets for the city at large. I imagine this role to be like a 'concierge' for smaller businesses to help make sure they get priority in inspections or other approvals so it's easy to do business in Livonia. The ROI on this would be both economic with bringing in new business and a show of action for residents who feel like this concern is going unaddressed.

7. A city-wide salary survey
8. Explore the possibility of college partnerships for work-study programs to help attract young talent in the long-term.
9. A memo with financials related to the building - recent investments, building maintenance costs when open, current preservation costs, most recent estimates for rehabilitation provided in advance of the Noble meeting on August 18<sup>th</sup>.

Councilmember Laura Toy asked about:

1. Usage and access to city cars
2. Usage of city land

President Brandon McCullough requested the following:

1. Citywide Salary Survey. Conduct a comprehensive salary survey across all city positions to ensure competitive and equitable compensation.
2. Five-Year Comprehensive CIP Plan. Develop a five-year Capital Improvement Plan covering all areas of city government to guide long-term infrastructure and facility investments.
3. Property Maintenance Ordinance Investment Strengthen investment in both residential and commercial property maintenance enforcement, with the goal of establishing a proactive — rather than reactive — process.
4. Strategic Plan – Sandburg & Noble Renovations. Implement a targeted strategic plan to renovate both Sandburg and Noble facilities, ensuring they meet current and future community needs.

The meeting closed with the acknowledgement that not all of these requests and questions are part of the Finance department or the budget process but are still priorities for the Council.

The Finance Director thanked everyone for their input and gave closing remarks regarding the budget process.

The meeting adjourned at 6:46pm:



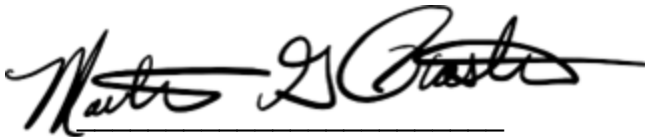
**Note:** This subject matter will remain in Committee as a standing item.

**The Council Recommends:**

- The September 18 Finance and Budget Committee meeting to be held at DPW instead of the 5<sup>th</sup> floor Gallery.
- To receive and place on file for the information of the Council, the City of Livonia 2025 Assessment Data booklet from the City Assessor, dated July 28, 2025.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Martha Ptashnik', written over a horizontal line.

Martha Ptashnik, Chair

FINANCE AND BUDGET COMMITTEE MEETING  
MONDAY, JUNE 9, 2025 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*

\*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Dennis Mika

Jim Bragg

Pastor Tyette Klarred

Cindy Fleming

Marilyn Kataras

Jennifer O'Connor

Frances Tunis

Alex King

Robert Biga





# CITY OF LIVONIA FINANCE AND BUDGET COMMITTEE

Early Budget Input Session  
August 11, 2025

# AGENDA

Budget Timeline and Status

Strategic Focus

General Fund Revenue – Key Sources

General Fund Expenditures – Major Impacts

Capital Outlay

Input from Committee Members



### Departments

- May 31<sup>st</sup> – Budget Kickoff
- July 1<sup>st</sup> – Budget Submissions Due (includes personnel changes, capital outlay, and operating)
- July – Sept – Follow-up Discussions with Finance and Mayor's Office, as needed

### Finance & Mayor's Office

- May – Sept 15<sup>th</sup> – Budget Development
- Sept. 15<sup>th</sup> – Charter Deadline to Submit Budget to City Council
- Sept. 22<sup>nd</sup> – Finance Director Publishes Public Hearing Notice

### City Council & Public

- Aug. 11<sup>th</sup> – Early Budget Input Session (Finance & Budget Committee)
- Aug. 25<sup>th</sup> – City Council Sets Date (Sept. 29<sup>th</sup>) for Budget Public Hearing
- Sept. 18<sup>th</sup> – Full Review of Proposed Budget (Finance & Budget Committee)
- Sept. 29<sup>th</sup> – City Council Public Hearing on Proposed Budget /Truth in Taxation
- Oct. 20<sup>th</sup> – City Council Adopts Fiscal Year 2025-2026 Budget

## BUDGET TIMELINE AND STATUS

# KEY STRATEGIC FOCUS FOR FY2026 BUDGET

## • NEXT STEPS IN ADDRESSING CRITICAL CAPITAL IMPROVEMENT NEEDS

- Economic Impacts of Tariffs
- Increases in costs outpacing CPI increases for property taxes
  - Energy costs of operating existing buildings
  - Cost of Goods, Materials and Services/Labor
  - Emergency Repairs
- Impact of Deferred Maintenance
  - Prioritizing requests with limited funding

## • MAINTAINING SERVICE LEVELS AND PROGRAM OFFERINGS WITH REVENUE/COST IMBALANCES

- Fiscal Impact of new collective bargaining agreements
  - Staff retention and recruiting
- Leveraging Technology to Create Efficiencies
- Grant and Other Funding Challenges



# **GENERAL FUND REVENUE**

## **OUTLOOK FOR KEY SOURCES**

- **Property Taxes**
- **Tax Collection & Administration Fees**
- **State Shared Revenue**
- **Interest Income**

# GENERAL FUND REVENUE PROJECTIONS

| Revenue Source                                      | Trend | % Change from FY2025 | \$\$ Change from FY2025 | FY2026 Revenue Estimate |
|-----------------------------------------------------|-------|----------------------|-------------------------|-------------------------|
| Property Taxes                                      | ↑     | +4.0%                | +\$1.7 million          | \$44,100,000            |
| Tax Administration Fee & School Tax Collection Fees | →     | +2.0%                | +\$11,000               | \$580,000               |
| State Shared Revenue                                | →     | +2.0%                | +\$230,000              | \$11,800,000            |
| Interest Income                                     | ↓     | -20.0%               | -\$250,000              | \$1,200,000             |
| Other Revenue Sources                               | ↓     | -1.5%                | -\$265,000              | \$17,416,000            |
|                                                     |       |                      |                         |                         |
| <b>TOTAL GF REVENUE</b>                             | →     | <b>2.2%</b>          | <b>+\$1.6 million</b>   | <b>\$75,100,000</b>     |
|                                                     |       |                      |                         |                         |



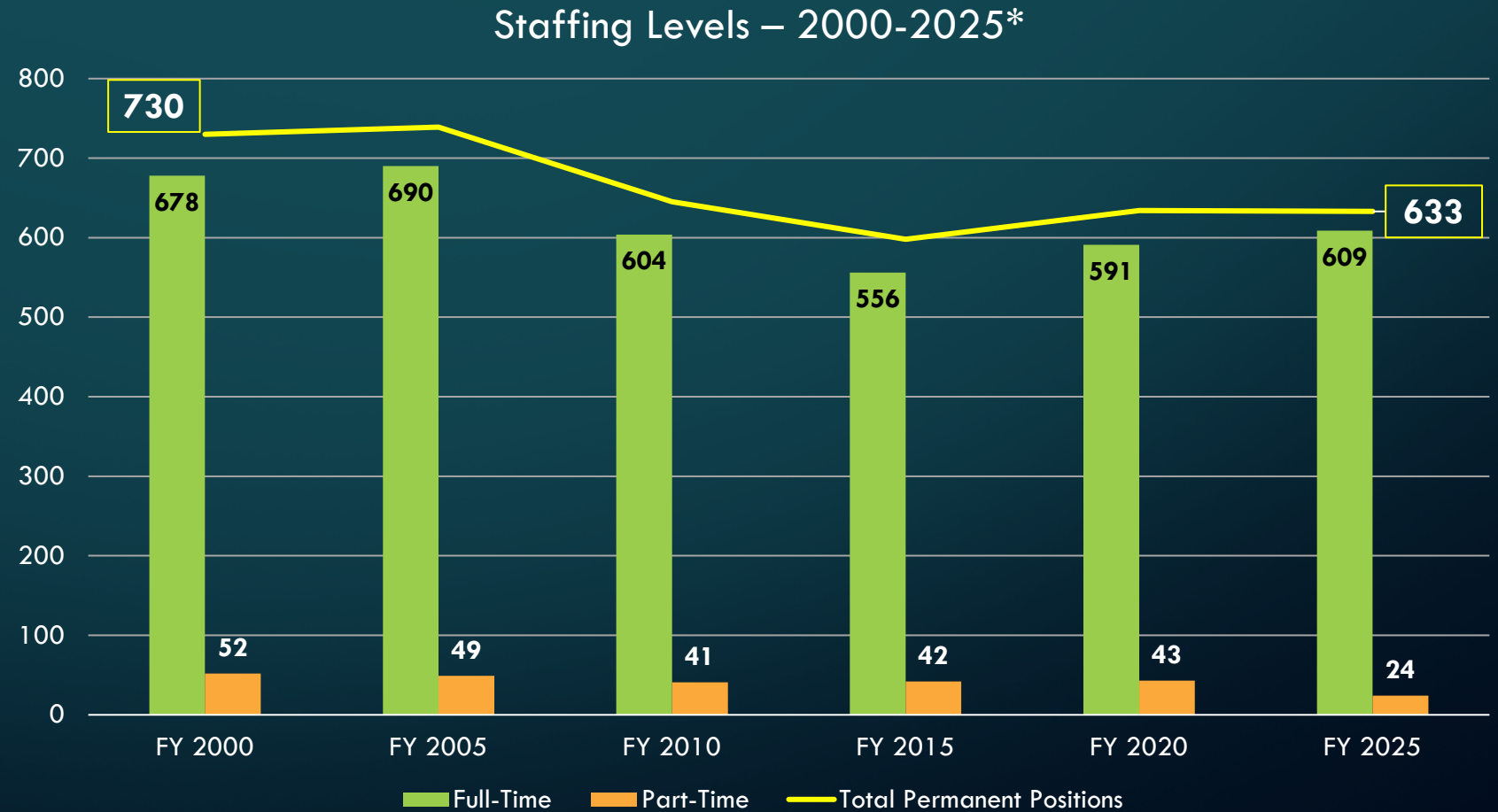
# **GENERAL FUND EXPENDITURES**

## **MAJOR IMPACTS AND FOCUS**

- **Staffing Levels**
- **Salaries & Other Personnel Costs**
- **Legacy Costs**
- **Capital Outlay**

# STAFFING LEVELS – HISTORICAL PERSPECTIVE

Staffing Goal:  
*to support and maintain proactive, forward-looking city operations*



*\*FY2026 budget is not expected to add any new positions*



# SALARIES & OTHER PERSONNEL COSTS

- WAGES:

- Fire contracts settled in April 2025. Full economic impact is not yet reflected in the actual or budget numbers for FY 2025. Expect a significant FY 2026 budget impact, in addition to a 3.5% COLA increase.
- Police employees have a settled contract with a 3.5% wage increase.
- General Employees: in negotiations.

- HEALTHCARE:

- Blue Cross for active employees – next renewal 3/1/2026 – **actual increase TBD**
- Assumed a 10% increase in illustrative premiums for budget purposes

# CAPITAL OUTLAY

**Total FY 2026 Capital Outlay Requests** are expected to exceed the FY 2025 levels.

## General Funding vs. Dedicated Funding Source – FY 2024-25

| FY 2024-25:                | Requested          | Funded             | % Funded |
|----------------------------|--------------------|--------------------|----------|
| General Fund               | \$4,320,517        | \$1,656,587        | 36%      |
| Capital Projects Fund      | \$11,793,000       | \$5,667,000        | 48%      |
| Refuse Fund                | <u>\$2,815,000</u> | <u>\$435,000</u>   | 15%      |
| Subtotal – General Funding | \$18,928,517       | \$7,758,587        | 41%      |
| Water & Sewer Fund         | \$12,860,500       | \$12,610,500       | 98%      |
| Road Funds                 | \$13,457,500       | \$13,357,500       | 99%      |
| Recreation Fund            | \$1,892,920        | \$1,390,899        | 74%      |
| Other Funds                | <u>\$3,012,127</u> | <u>\$2,772,920</u> | 92%      |
| Total All Funding Sources  | \$49,030,336       | \$37,890,406       | 77%      |



# INPUT FROM CITY COUNCIL MEMBERS



- **Priorities**
- **Concerns**
- **Questions**

THANK YOU!





## LETTER TO THE LIVONIA CITY COUNCIL

1.

**Council Office**  
**July 15, 2025**

### MEETING DATE

FB081125/R082525

### PRESENTED BY

### AGENDA ITEM

The subject matter of Advance Budget Reviews Fiscal Year 2025-2026 Pre-Budget Meeting. (CR 161-12)

### BACKGROUND DETAILS

To discuss the subject of Advance Budget Reviews for Fiscal Year 2025-2026 and review the 2025 Assessment Data provided by the Assessor's Office.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. R040412 Adv Budget Review to FinBuget CR 161-12
2. 2025 Assessment Data Book

### APPROVED BY

***Regular Meeting Minutes of April 4, 2012***

A roll call vote was then taken on the original resolution by Robinson, seconded by Laura, as follows:

**#161-12** RESOLVED, that having considered the report and recommendation of the Finance, Budget and Technology Committee dated March 13, 2012, submitted pursuant to Council Resolution 171-05 regarding the subject of miscellaneous budget issues, the Council hereby refers the subject of **Advance Budget Reviews to the Finance, Budget and Technology Committee** for its report and recommendation.

with the following result:

AYES: Brosnan, Laura, Robinson, and Toy.  
NAYS: Kritzman, McCann, and Pastor.

The President declared the resolution adopted.

|                                                                       |
|-----------------------------------------------------------------------|
| <i>UNFINISHED BUSINESS ITEM 19 (Regular Meeting of April 4, 2012)</i> |
|-----------------------------------------------------------------------|

|                |                                          |
|----------------|------------------------------------------|
| <b>Motion:</b> | <b>Robinson</b>                          |
| <b>Second:</b> | <b>Laura</b>                             |
| <b>Ayes:</b>   | <b>Brosnan, Laura, Robinson, and Toy</b> |
| <b>Nays:</b>   | <b>Kritzman, McCann, and Pastor</b>      |
| <b>Absent:</b> | <b>None</b>                              |



# CITY OF LIVONIA

## 2025 ASSESSMENT DATA



## DEPARTMENTAL CORRESPONDENCE

**DATE:** July 28, 2025

**TO:** Maureen Miller-Brosnan, Mayor

**FROM:** Linda Gosselin, Assessor. Jacob Liberati, Assistant City Assessor

**SUBJECT:** 2025 Assessment Year

---

The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Wayne County Assessment and Equalization. The following is a brief overview of what transpired this year:

- The Board of Review had 134 total appeals, including 37 in-person appeals and 97 mail-in appeals. Of the 125 total appeals, 33 applications were for poverty exemption and 26 were granted.
- Unlike previous years, Veteran Exemptions do not go to the March Board of Review. 242 Veteran Exemptions were granted in full for 2025, with a taxable value loss of 28,478,416.
- The 2025 Ad-Valorem Taxable Values are:
  - Real: 5,274,342,490 – an overall increase from 2024 of 4.31%.
  - Personal: 313,650,000 – an overall increase from 2024 of 0.33%
  - GRAND TOTAL: 5,587,992,490 – an overall increase from 2024 of 4.08%
- The 2025 Act 198 – IFT Taxable Values are:
  - Real: 59,140,194 – an overall increase from 2024 of 1.37%.
  - Personal: 15,310,100 – an overall decrease from 2024 of ~10.42%
  - GRAND TOTAL: 74,450,294 – an overall decrease from 2024 of ~1.85%
- Michigan Inflation Rate Multiplier History
  - 2025: 1.031
  - 2024: 1.050
  - 2023: 1.050
  - 2022: 1.033
  - 2021: 1.014
  - 2020: 1.019
  - 2019: 1.024
  - 2018: 1.021
  - 2017: 1.009
  - 2016: 1.003
  - 2015: 1.016



## AD VALOREM VALUE TOTALS

### REAL PROPERTY:

| STATE EQUALIZED VALUE (SEV) |                      |                      |              |
|-----------------------------|----------------------|----------------------|--------------|
|                             | 2024                 | 2025                 | % CHANGE     |
| Commercial Real             | 1,106,046,100        | 1,159,691,100        | 4.85%        |
| Industrial Real             | 336,065,000          | 356,490,100          | 6.08%        |
| Residential Real            | 5,302,345,980        | 5,659,569,500        | 6.74%        |
| <b>TOTALS:</b>              | <b>6,744,457,080</b> | <b>7,175,750,700</b> | <b>6.39%</b> |

| TAXABLE VALUE (TV) |                      |                      |              |
|--------------------|----------------------|----------------------|--------------|
|                    | 2024                 | 2025                 | % CHANGE     |
| Commercial Real    | 927,170,698          | 944,848,331          | 1.91%        |
| Industrial Real    | 305,358,334          | 315,968,746          | 3.47%        |
| Residential Real   | 3,824,006,954        | 4,013,525,413        | 4.96%        |
| <b>TOTALS:</b>     | <b>5,056,535,986</b> | <b>5,274,342,490</b> | <b>4.31%</b> |

### PERSONAL PROPERTY:

| STATE EQUALIZED VALUE (SEV) |                    |                    |              |
|-----------------------------|--------------------|--------------------|--------------|
|                             | 2024               | 2025               | % CHANGE     |
| Commercial Personal         | 194,947,700        | 183,256,300        | -6.00%       |
| Industrial Personal         | 18,783,000         | 21,832,100         | 16.23%       |
| Utility Personal            | 98,894,000         | 108,561,600        | 9.78%        |
| <b>TOTALS:</b>              | <b>312,624,700</b> | <b>313,650,000</b> | <b>0.33%</b> |

| TAXABLE VALUE (TV)  |                    |                    |              |
|---------------------|--------------------|--------------------|--------------|
|                     | 2024               | 2025               | % CHANGE     |
| Commercial Personal | 194,947,700        | 183,256,300        | -6.00%       |
| Industrial Personal | 18,783,000         | 21,832,100         | 16.23%       |
| Utility Personal    | 98,894,000         | 108,561,600        | 9.78%        |
| <b>TOTALS:</b>      | <b>312,624,700</b> | <b>313,650,000</b> | <b>0.33%</b> |

| TOTAL AD VALOREM VALUE |               |               |          |
|------------------------|---------------|---------------|----------|
|                        | 2024          | 2025          | % CHANGE |
| STATE EQUALIZED VALUE  | 7,057,081,780 | 7,489,400,700 | 6.13%    |
| TAXABLE VALUE          | 5,369,160,686 | 5,587,992,490 | 4.08%    |

## SPECIAL ACTS TOTALS

### REAL PROPERTY:

| STATE EQUALIZED VALUE (SEV) |                   |                   |              |
|-----------------------------|-------------------|-------------------|--------------|
|                             | 2024              | 2025              | % CHANGE     |
| I.F.T. Real                 | 58,706,500        | 59,545,900        | 1.43%        |
| Commercial Real             | 218,500           | 0                 | -100.00%     |
| <b>TOTALS:</b>              | <b>58,925,000</b> | <b>59,545,900</b> | <b>1.05%</b> |

| TAXABLE VALUE (TV) |                   |                   |              |
|--------------------|-------------------|-------------------|--------------|
|                    | 2024              | 2025              | % CHANGE     |
| I.F.T. Real        | 58,338,692        | 59,140,194        | 1.37%        |
| Commercial Real    | 218,500           | 0                 | -100.00%     |
| <b>TOTALS:</b>     | <b>58,557,192</b> | <b>59,140,194</b> | <b>1.00%</b> |

### PERSONAL PROPERTY:

| STATE EQUALIZED VALUE (SEV) |                   |                   |                |
|-----------------------------|-------------------|-------------------|----------------|
|                             | 2024              | 2025              | % CHANGE       |
| I.F.T. Personal             | 17,091,800        | 15,310,100        | -10.42%        |
| <b>TOTALS:</b>              | <b>17,091,800</b> | <b>15,310,100</b> | <b>-10.42%</b> |

| TAXABLE VALUE (TV) |                   |                   |                |
|--------------------|-------------------|-------------------|----------------|
|                    | 2024              | 2025              | % CHANGE       |
| I.F.T. Personal    | 17,091,800        | 15,310,100        | -10.42%        |
| <b>TOTALS:</b>     | <b>17,091,800</b> | <b>15,310,100</b> | <b>-10.42%</b> |

| TOTAL SPECIAL ACT VALUE |            |            |          |
|-------------------------|------------|------------|----------|
|                         | 2024       | 2025       | % CHANGE |
| STATE EQUALIZED VALUE   | 76,016,800 | 74,856,000 | -1.53%   |
| TAXABLE VALUE           | 75,648,992 | 74,450,294 | -1.58%   |



**GRAND TOTAL  
AD VALOREM & SPECIAL ACTS**

| <b>GRAND TOTAL<br/>AD VALOREM &amp; SPECIAL ACT VALUE</b> |               |               |                 |
|-----------------------------------------------------------|---------------|---------------|-----------------|
|                                                           | <b>2024</b>   | <b>2025</b>   | <b>% CHANGE</b> |
| <b>STATE EQUALIZED VALUE</b>                              | 7,133,098,580 | 7,564,256,700 | 6.04%           |
| <b>TAXABLE VALUE</b>                                      | 5,444,809,678 | 5,662,442,784 | 4.00%           |

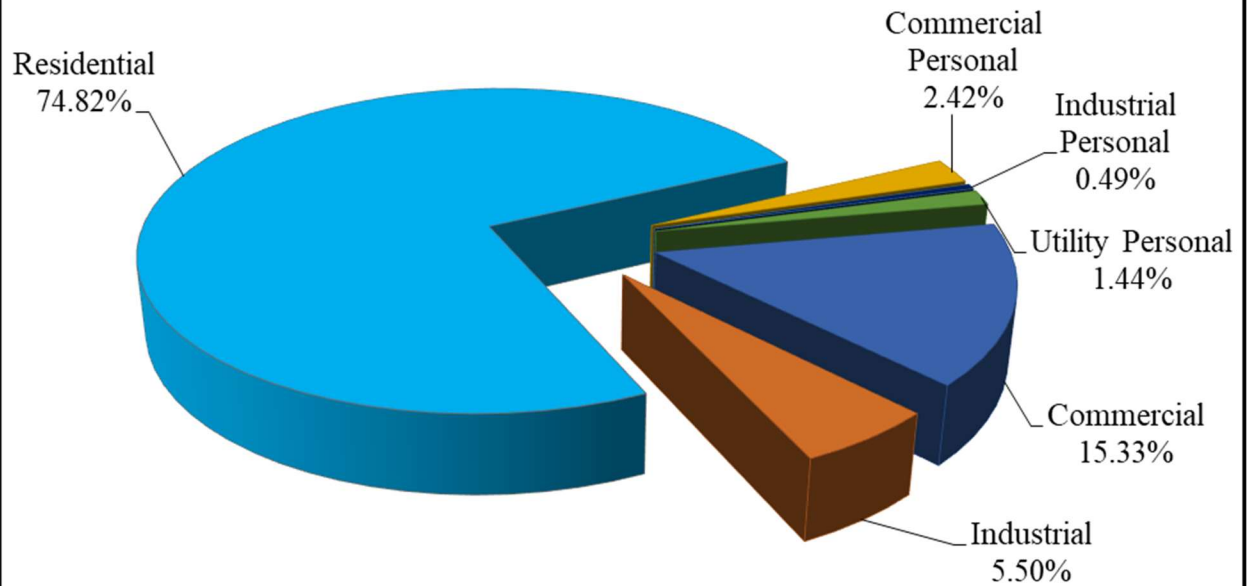
**BROWNFIELD TOTALS**

| <b>BROWNFIELD PARCELS<br/>(Included in Ad Valorem Totals)</b> |             |             |
|---------------------------------------------------------------|-------------|-------------|
|                                                               | <b>2024</b> | <b>2025</b> |
| <b>STATE EQUALIZED VALUE</b>                                  | 47,099,200  | 49,357,800  |
| <b>TAXABLE VALUE</b>                                          | 43,724,480  | 44,564,659  |

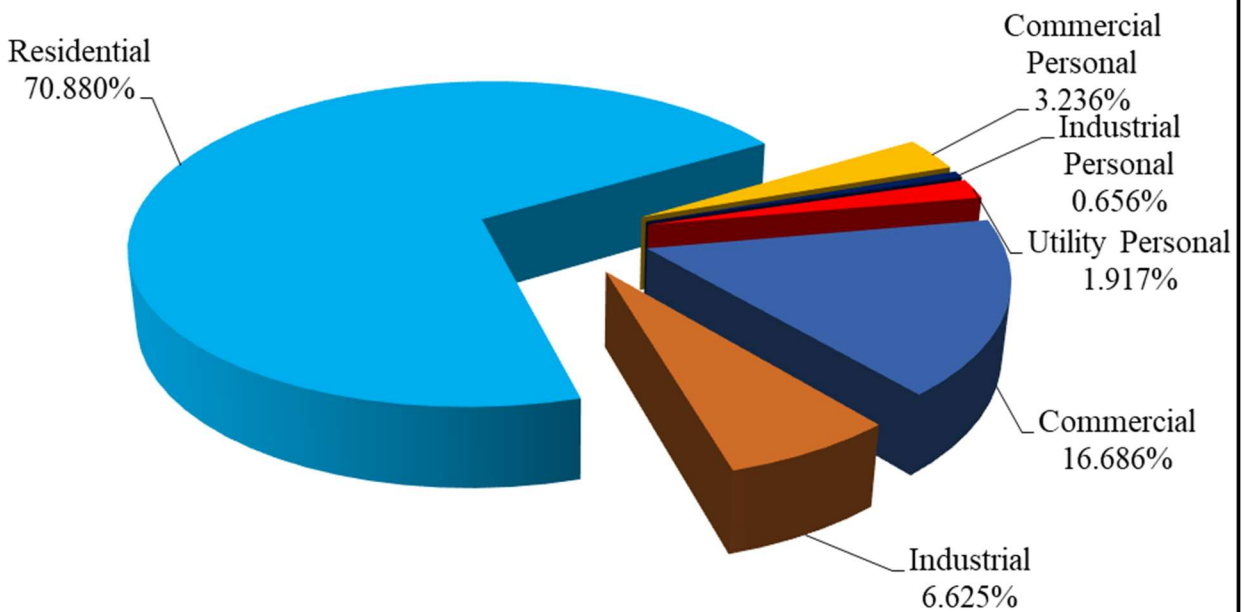
**Brownfield Districts**

**Livonia Marketplace (2008)**  
**Livonia Marketplace II (2017)**  
**Livonia Commons (2015)**  
**Haggerty Square (2019)**  
**Livonia West Commerce Center 2 (2023)**

## 2025 State Equalized Value by Property Class

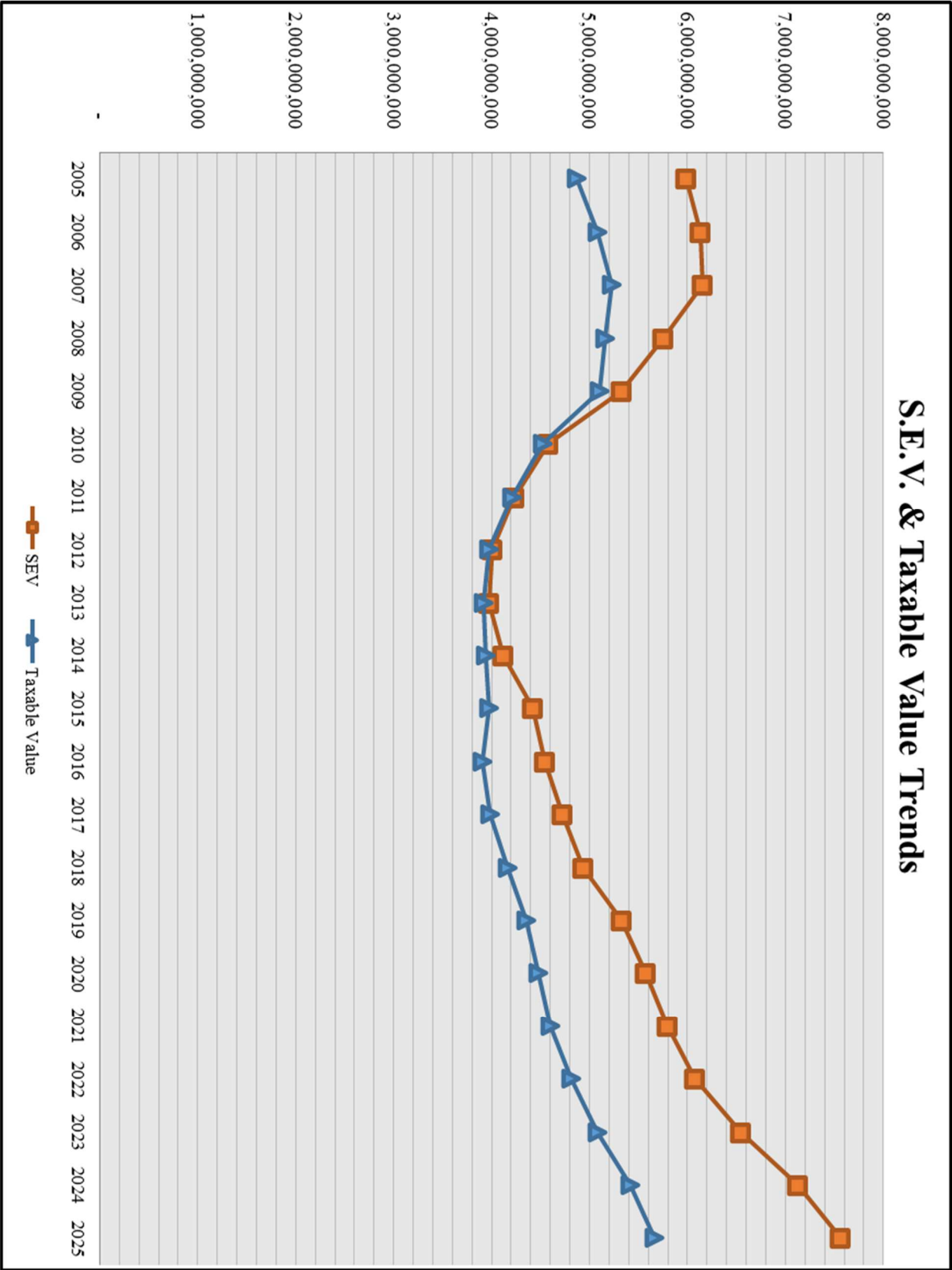


## 2025 Taxable Value by Property Class





20 YEAR S.E.V. & TAXABLE VALUE TRENDS



## 2025 Inflation Rate Multiplier

The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States Department of Labor, Bureau of Labor Statistics

Based on the statutory requirements in MCL 211.34d, the calculation of the inflation rate multiplier for 2025 is as follows:

1. The 12 monthly values for October 2022 through September 2023 are averaged.
2. The 12 monthly values for October 2023 through September 2024 are averaged.
3. The ratio is calculated by dividing the average of column 2 by the average of column 1

### CPI data used to calculate Inflation Rate Ratio for 2024 property taxes

#### 2024 Calculations

| <u>FY 2022 - 2023</u> |                |
|-----------------------|----------------|
| Oct-22                | 298.012        |
| Nov-22                | 297.711        |
| Dec-22                | 296.797        |
| Jan-23                | 299.170        |
| Feb-23                | 300.840        |
| Mar-23                | 301.836        |
| Apr-23                | 303.363        |
| May-23                | 304.127        |
| Jun-23                | 305.109        |
| Jul-23                | 305.691        |
| Aug-23                | 307.026        |
| Sep-23                | <u>307.789</u> |
| <b>Average</b>        | <b>302.289</b> |

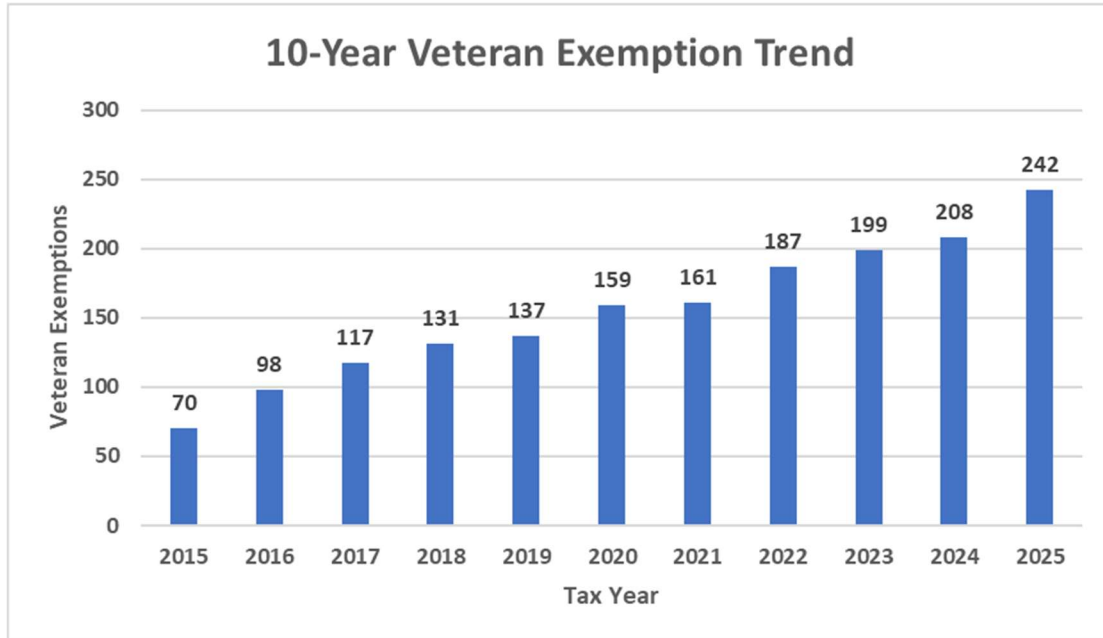
| <u>FY 2023 - 2024</u> |                |
|-----------------------|----------------|
| Oct-23                | 307.671        |
| Nov-23                | 307.051        |
| Dec-23                | 306.746        |
| Jan-24                | 308.417        |
| Feb-24                | 310.326        |
| Mar-24                | 312.332        |
| Apr-24                | 313.548        |
| May-24                | 314.069        |
| Jun-24                | 314.175        |
| Jul-24                | 314.540        |
| Aug-24                | 314.796        |
| Sep-24                | <u>315.301</u> |
| <b>Average</b>        | <b>311.581</b> |

|          |              |
|----------|--------------|
| Ratio    | <b>1.031</b> |
| % Change | <b>3.1%</b>  |

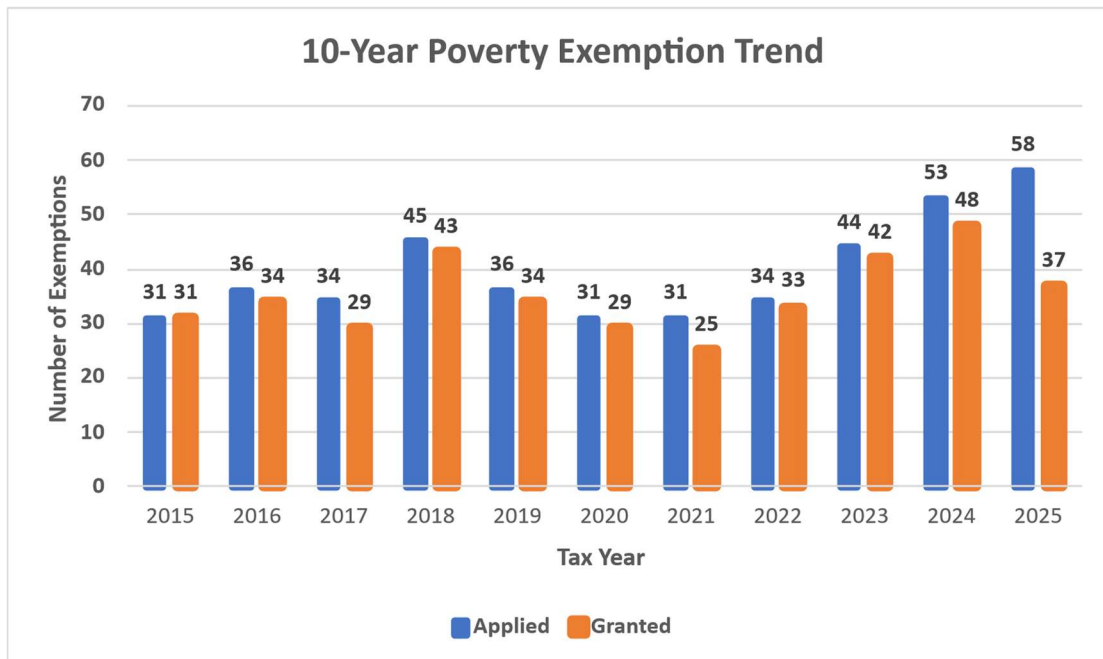


## Exemption Loss Trends

\*2025 Tax Years are as of conclusion of March Board of Review



- **28,478,416 Taxable Value Loss = \$374,884 City Tax Dollar Loss (2025)**



- **1,393,879 Taxable Value Loss = \$18,349 City Tax Dollar Loss (2025)**
- **2025 Poverty numbers do include December Board of Review**

**2025  
TAXABLE VALUE  
HOMESTEAD vs. NON-HOMESTEAD  
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:  
4,013,525,413**

**Total Residential Parcel Count:  
37,921**

**Livonia School District  
Taxable Value: 3,808,475,311  
Parcel Count: 35,003**

**Homestead Taxable Value:  
3,584,523,826 / 94.12%  
Parcel Count: 32,307**

**Non-Homestead Taxable Value:  
223,951,485 / 5.88%  
Parcel Count: 2,696**

**Clarenceville School District  
Taxable Value: 205,050,102  
Parcel Count: 2919**

**Homestead Taxable Value:  
176,509,764 / 86.08%  
Parcel Count: 2,394**

**Non-Homestead Taxable Value:  
28,540,338 / 13.92%  
Parcel Count: 524**



| 2025 RANGE OF RESIDENTIAL ASSESSMENTS     |              |                |                          |                     |
|-------------------------------------------|--------------|----------------|--------------------------|---------------------|
| ASSESSED VALUE RANGE                      | PARCEL COUNT | ASSESSED VALUE | AVG. IMPROVED ASSESSMENT | % OF TOTAL IMPROVED |
| 1 - 37,500                                |              |                |                          |                     |
| TOTAL IMPROVED                            | 22           | 596,500        | 27,114                   | 0.06%               |
| VACANT                                    | 422          | 8,793,700      |                          |                     |
| TOTAL PARCEL COUNT                        | 444          | 9,390,200      |                          |                     |
| 37,510 - 50,000                           |              |                |                          |                     |
| TOTAL IMPROVED                            | 161          | 7,798,500      | 48,438                   | 0.43%               |
| VACANT                                    | 65           | 2,759,200      |                          |                     |
| TOTAL PARCEL COUNT                        | 226          | 10,557,700     |                          |                     |
| 50,010 - 62,500                           |              |                |                          |                     |
| TOTAL IMPROVED                            | 563          | 31,624,300     | 56,171                   | 1.50%               |
| VACANT                                    | 11           | 613,900        |                          |                     |
| TOTAL PARCEL COUNT                        | 574          | 32,238,200     |                          |                     |
| 62,510 - 75,000                           |              |                |                          |                     |
| TOTAL IMPROVED                            | 644          | 44,853,400     | 69,648                   | 1.72%               |
| VACANT                                    | 2            | 135,600        |                          |                     |
| TOTAL PARCEL COUNT                        | 646          | 44,989,000     |                          |                     |
| 75,010 - 100,000                          |              |                |                          |                     |
| TOTAL IMPROVED                            | 2475         | 219,779,500    | 88,800                   | 6.61%               |
| VACANT                                    | 3            | 250,600        |                          |                     |
| TOTAL PARCEL COUNT                        | 2478         | 220,030,100    |                          |                     |
| 100,010 - 125,000                         |              |                |                          |                     |
| TOTAL IMPROVED                            | 7147         | 822,373,200    | 115,066                  | 19.10%              |
| VACANT                                    | 0            | 0              |                          |                     |
| TOTAL PARCEL COUNT                        | 7147         | 822,373,200    |                          |                     |
| 125,010 - 150,000                         |              |                |                          |                     |
| TOTAL IMPROVED                            | 9866         | 1,349,009,800  | 136,733                  | 26.37%              |
| VACANT                                    | 1            | 131,600        |                          |                     |
| TOTAL PARCEL COUNT                        | 9867         | 1,349,141,400  |                          |                     |
| 150,010 - 200,000                         |              |                |                          |                     |
| TOTAL IMPROVED                            | 11164        | 1,921,081,400  | 172,078                  | 29.84%              |
| VACANT                                    | 0            | 0              |                          |                     |
| TOTAL PARCEL COUNT                        | 11164        | 1,921,081,400  |                          |                     |
| 200,010+                                  |              |                |                          |                     |
| TOTAL IMPROVED                            | 5375         | 1,252,510,400  | 233,025                  | 14.37%              |
| VACANT                                    | 0            | 0              |                          |                     |
| TOTAL PARCEL COUNT                        | 5375         | 1,252,510,400  |                          |                     |
| TOTAL IMPROVED PARCEL COUNT:              |              |                | 37,417                   |                     |
| AVG. IMPROVED RESIDENTIAL ASSESSED VALUE: |              |                | 150,990                  |                     |
| AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:  |              |                | 107,086                  |                     |
| ESTIMATED TRUE CASH VALUE:                |              |                | 2025: \$                 | 301,980             |
|                                           |              |                | 2024: \$                 | 283,140             |
|                                           |              |                | 2023: \$                 | 259,124             |

**2025**  
**TOP 40 AD VALOREM STATE EQUALIZED VALUE**

| 2025 RANK | UNIT NAME          | UNIT TYPE | COUNTY    | TOTAL AD VALOREM SEV | TOTAL COMM/IND SEV |
|-----------|--------------------|-----------|-----------|----------------------|--------------------|
| 1         | Detroit            | City      | Wayne     | 18,091,168,799       | 7,668,797,799      |
| 2         | Grand Rapids       | City      | Kent      | 11,848,940,900       | 3,472,322,400      |
| 3         | Ann Arbor          | City      | Washtenaw | 11,623,323,500       | 3,921,073,900      |
| 4         | Troy               | City      | Oakland   | 9,479,926,770        | 2,695,292,910      |
| 5         | Sterling Heights   | City      | Macomb    | 8,488,564,800        | 1,893,330,900      |
| 6         | Canton             | Township  | Wayne     | 7,663,173,010        | 1,237,522,100      |
| 7         | Livonia            | City      | Wayne     | 7,489,400,700        | 1,516,181,200      |
| 8         | Warren             | City      | Macomb    | 7,087,997,306        | 1,872,176,650      |
| 9         | Macomb             | Township  | Macomb    | 7,049,611,352        | 496,982,000        |
| 10        | Bloomfield         | Township  | Oakland   | 7,016,418,537        | 463,968,142        |
| 11        | Rochester Hills    | City      | Oakland   | 6,715,731,734        | 1,039,854,250      |
| 12        | Shelby             | Township  | Macomb    | 6,673,632,800        | 1,255,436,700      |
| 13        | West Bloomfield    | Township  | Oakland   | 6,576,115,920        | 555,985,810        |
| 14        | Novi               | City      | Oakland   | 6,558,233,790        | 1,736,532,010      |
| 15        | Farmington Hills   | City      | Oakland   | 6,454,895,660        | 1,628,322,410      |
| 16        | Dearborn           | City      | Wayne     | 6,185,237,650        | 1,856,628,300      |
| 17        | Clinton            | Township  | Macomb    | 5,715,513,770        | 1,496,849,670      |
| 18        | Royal Oak          | City      | Oakland   | 5,167,885,170        | 930,469,260        |
| 19        | Southfield         | City      | Oakland   | 4,764,345,260        | 1,763,696,030      |
| 20        | Waterford          | Township  | Oakland   | 4,718,293,580        | 749,873,240        |
| 21        | Wyoming            | City      | Kent      | 4,706,963,100        | 1,624,767,700      |
| 22        | Birmingham         | City      | Oakland   | 4,700,978,850        | 772,114,960        |
| 23        | Lansing            | City      | Ingham    | 4,034,393,217        | 1,407,041,321      |
| 24        | Commerce           | Township  | Oakland   | 4,017,755,610        | 530,360,980        |
| 25        | Kentwood           | City      | Kent      | 3,997,889,800        | 1,714,138,300      |
| 26        | Georgetown         | Township  | Ottawa    | 3,826,255,100        | 419,187,000        |
| 27        | Northville         | Township  | Wayne     | 3,745,013,439        | 394,685,600        |
| 28        | Portage            | City      | Kalamazoo | 3,634,385,400        | 1,045,392,900      |
| 29        | Pittsfield         | Township  | Washtenaw | 3,618,518,656        | 1,108,992,274      |
| 30        | Westland           | City      | Wayne     | 3,600,733,143        | 755,170,300        |
| 31        | Orion              | Township  | Oakland   | 3,499,787,020        | 528,923,790        |
| 32        | Saint Clair Shores | City      | Macomb    | 3,436,208,995        | 382,533,700        |
| 33        | Chesterfield       | Township  | Macomb    | 3,264,534,100        | 594,710,600        |
| 34        | Independence       | Township  | Oakland   | 3,206,414,800        | 395,273,400        |
| 35        | Cascade            | Township  | Kent      | 3,073,171,800        | 766,930,600        |
| 36        | Midland            | City      | Midland   | 3,070,214,633        | 1,015,109,500      |
| 37        | Plymouth           | Township  | Wayne     | 3,059,774,850        | 636,006,600        |
| 38        | Holland            | City      | Ottawa    | 3,030,246,100        | 1,155,196,200      |
| 39        | Kalamazoo          | City      | Kalamazoo | 2,985,422,700        | 1,009,973,100      |
| 40        | Meridian           | Township  | Ingham    | 2,976,051,000        | 623,261,400        |

**2025**  
**TOP 40 AD VALOREM TAXABLE VALUE**

| 2025 RANK | UNIT NAME          | UNIT TYPE | COUNTY    | TOTAL AD VALOREM TV | TOTAL AD VALOREM SEV |
|-----------|--------------------|-----------|-----------|---------------------|----------------------|
| 1         | Detroit            | City      | Wayne     | 9,347,338,694       | 18,091,168,799       |
| 2         | Ann Arbor          | City      | Washtenaw | 8,519,571,807       | 11,623,323,500       |
| 3         | Grand Rapids       | City      | Kent      | 7,657,503,233       | 11,848,940,900       |
| 4         | Troy               | City      | Oakland   | 6,959,891,440       | 9,479,926,770        |
| 5         | Sterling Heights   | City      | Macomb    | 5,985,059,755       | 8,488,564,800        |
| 6         | Canton             | Township  | Wayne     | 5,824,699,814       | 7,663,173,010        |
| 7         | Livonia            | City      | Wayne     | 5,587,992,490       | 7,489,400,700        |
| 8         | Bloomfield         | Township  | Oakland   | 5,397,889,135       | 7,016,418,537        |
| 9         | Macomb             | Township  | Macomb    | 5,296,571,103       | 7,049,611,352        |
| 10        | Novi               | City      | Oakland   | 5,222,777,180       | 6,558,233,790        |
| 11        | West Bloomfield    | Township  | Oakland   | 5,116,367,844       | 6,576,115,920        |
| 12        | Rochester Hills    | City      | Oakland   | 4,960,527,374       | 6,715,731,734        |
| 13        | Shelby             | Township  | Macomb    | 4,926,285,744       | 6,673,632,800        |
| 14        | Warren             | City      | Macomb    | 4,859,119,740       | 7,087,997,306        |
| 15        | Farmington Hills   | City      | Oakland   | 4,716,004,380       | 6,454,895,660        |
| 16        | Dearborn           | City      | Wayne     | 4,472,106,072       | 6,185,237,650        |
| 17        | Clinton            | Township  | Macomb    | 4,096,698,374       | 5,715,513,770        |
| 18        | Royal Oak          | City      | Oakland   | 4,090,494,150       | 5,167,885,170        |
| 19        | Birmingham         | City      | Oakland   | 3,682,520,940       | 4,700,978,850        |
| 20        | Waterford          | Township  | Oakland   | 3,249,215,690       | 4,718,293,580        |
| 21        | Southfield         | City      | Oakland   | 3,238,559,470       | 4,764,345,260        |
| 22        | Wyoming            | Township  | Kent      | 3,152,753,626       | 4,706,963,100        |
| 23        | Commerce           | Township  | Oakland   | 3,028,316,140       | 4,017,755,610        |
| 24        | Lansing            | City      | Ingham    | 3,022,556,572       | 4,034,393,217        |
| 25        | Northville         | Township  | Wayne     | 3,012,479,451       | 3,745,013,439        |
| 26        | Pittsfield         | Township  | Washtenaw | 2,870,087,562       | 3,618,518,656        |
| 27        | Kentwood           | City      | Kent      | 2,786,358,047       | 3,997,889,800        |
| 28        | Portage            | City      | Kalamazoo | 2,745,143,547       | 3,634,385,400        |
| 29        | Georgetown         | Township  | Ottawa    | 2,700,528,886       | 3,826,255,100        |
| 30        | Orion              | Township  | Oakland   | 2,611,990,940       | 3,499,787,020        |
| 31        | Chesterfield       | Township  | Macomb    | 2,474,235,017       | 3,264,534,100        |
| 32        | Westland           | City      | Wayne     | 2,419,714,054       | 3,600,733,143        |
| 33        | Midland            | City      | Midland   | 2,409,558,529       | 3,070,214,633        |
| 34        | Plymouth           | Township  | Wayne     | 2,409,281,851       | 3,059,774,850        |
| 35        | Meridian           | Township  | Ingham    | 2,403,760,045       | 2,976,051,000        |
| 36        | Independence       | Township  | Oakland   | 2,397,040,116       | 3,206,414,800        |
| 37        | Cascade            | Township  | Kent      | 2,318,900,691       | 3,073,171,800        |
| 38        | Saint Clair Shores | City      | Macomb    | 2,281,007,406       | 3,436,208,995        |
| 39        | Auburn Hills       | City      | Oakland   | 2,223,664,670       | 2,718,631,000        |
| 40        | Lyon               | Township  | Oakland   | 2,172,812,610       | 2,712,055,670        |

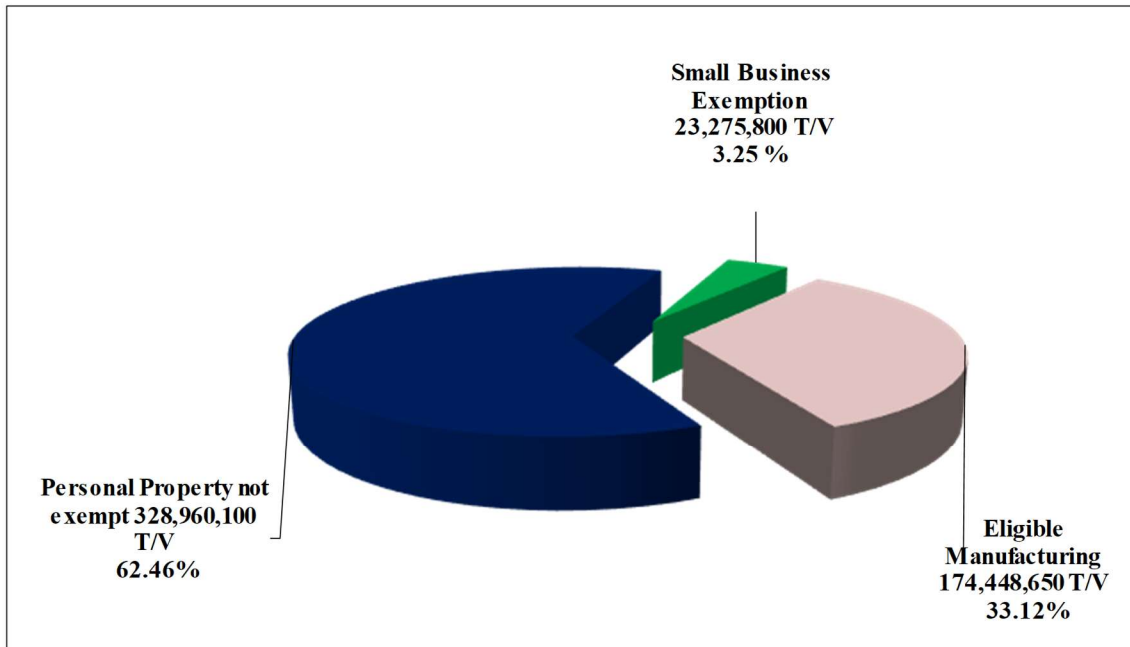


| <b>2024<br/>LARGEST IMPROVED<br/>RESIDENTIAL SALES</b> |           |            |       |                      |
|--------------------------------------------------------|-----------|------------|-------|----------------------|
| ADDRESS                                                | SALE DATE | SALE PRICE | SQ/FT | SUBDIVISION          |
| 35369 MILANA                                           | 11/12/24  | \$ 780,000 | 2,720 | Mystic Creek         |
| 16479 BELL CREEK                                       | 11/19/24  | \$ 730,000 | 5,049 | Bell Creek Farms     |
| 20681 JOSIE                                            | 09/19/24  | \$ 690,000 | 3,725 | Sarah Estates        |
| 19835 ASHLEY                                           | 04/09/24  | \$ 690,000 | 3,991 | Whispering Hills     |
| 37149 WEYMOUTH                                         | 07/11/24  | \$ 670,000 | 3,149 | Caliburn Estates     |
| 35437 GARDNER                                          | 10/22/24  | \$ 670,000 | 2,665 | Nottingham Woods     |
| 19060 WAYNE                                            | 06/24/24  | \$ 662,000 | 3,057 | Whispering Pines     |
| 18718 GOLFVIEW                                         | 09/03/24  | \$ 650,000 | 2,974 | Beatrice Gardens     |
| 20026 EDGEWOOD                                         | 09/23/24  | \$ 645,500 | 3,372 | Windridge Village    |
| 34582 ST MARTINS                                       | 08/30/24  | \$ 630,000 | 3,316 | Bicentennial Estates |
| 14420 JOSEPHINE                                        | 03/06/24  | \$ 623,030 | 2,679 | Grand Reserve        |
| 32409 MARIA CT                                         | 09/27/24  | \$ 612,000 | 4,485 | Boulder Pines        |
| 37322 ST MARTINS                                       | 11/12/24  | \$ 605,000 | 2,615 | Whispering Hills     |
| 16128 SOUTHAMPTON                                      | 09/30/24  | \$ 605,000 | 3,993 | Coventry Woods       |
| 14495 JOSEPHINE                                        | 01/12/24  | \$ 602,870 | 2,784 | Grand Reserve        |
| 35128 BANBURY                                          | 10/29/24  | \$ 600,000 | 2,618 | Sheffield Sub        |
| 14441 JOSEPHINE                                        | 04/05/24  | \$ 599,490 | 2,918 | Grand Reserve        |
| 37617 KINGSBURN                                        | 11/15/24  | \$ 590,000 | 2,689 | Caliburn Manor       |
| 18417 WESTCHESTER                                      | 05/13/24  | \$ 585,000 | 2,507 | Caliburn Estates     |
| 35104 BANBURY                                          | 09/09/24  | \$ 585,000 | 2,617 | Sheffield Sub        |

| <b>2024<br/>LARGEST IMPROVED<br/>COMMERCIAL SALES</b> |           |               |         |                       |
|-------------------------------------------------------|-----------|---------------|---------|-----------------------|
| ADDRESS                                               | SALE DATE | SALE PRICE    | SQ/FT   | USE                   |
| 32222 PLYMOUTH                                        | 07/15/24  | \$ 11,000,000 | 74,038  | Auto Dealership       |
| 19900 HAGGERTY                                        | 07/16/24  | \$ 7,815,914  | 45,078  | Medical Office        |
| 19525 VICTOR PARKWAY                                  | 05/16/24  | \$ 7,500,000  | 186,735 | Hotel                 |
| 30471 PLYMOUTH                                        | 12/19/24  | \$ 6,268,362  | 4,560   | Car Wash              |
| 11808 MIDDLEBELT                                      | 12/23/24  | \$ 5,400,000  | 41,328  | Motel                 |
| 17350 FOX                                             | 03/26/24  | \$ 5,370,000  | 52,057  | Hotel                 |
| 34000 AUTRY                                           | 01/25/24  | \$ 5,200,000  | 74,260  | Office/Warehouse      |
| 33125 SCHOOLCRAFT                                     | 11/08/24  | \$ 4,600,000  | 76,320  | Office                |
| 30400 PLYMOUTH                                        | 07/15/24  | \$ 4,500,000  | 50,622  | Auto Dealership       |
| 37400 SEVEN MILE                                      | 08/12/24  | \$ 3,500,000  | 12,602  | Former Brose Lighting |

| <b>2024<br/>LARGEST IMPROVED<br/>INDUSTRIAL SALES</b> |           |              |        |                                   |
|-------------------------------------------------------|-----------|--------------|--------|-----------------------------------|
| ADDRESS                                               | SALE DATE | SALE PRICE   | SQ/FT  | USE                               |
| 32333 CAPITOL                                         | 07/15/24  | \$ 6,500,000 | 55,090 | Office/Warehouse                  |
| 13600 OTTERSON                                        | 02/01/24  | \$ 2,425,000 | 21,519 | Office/Warehouse                  |
| 33067 INDUSTRIAL                                      | 01/31/24  | \$ 2,200,000 | 20,600 | Office/Warehouse                  |
| 34150 AUTRY                                           | 02/22/24  | \$ 2,200,000 | 23,625 | Office/Warehouse                  |
| 30975 EIGHT MILE                                      | 08/21/24  | \$ 1,500,000 | 13,000 | Office/Warehouse                  |
| 11966 BROOKFIELD                                      | 01/16/24  | \$ 1,250,000 | 12,303 | Office/Warehouse to Grow Facility |
| 12871 FARMINGTON                                      | 03/15/24  | \$ 950,000   | 5,000  | Office/Warehouse                  |
| 31090 INDUSTRIAL                                      | 03/01/24  | \$ 925,000   | 8,430  | Office/Warehouse                  |
| 11847 HUBBARD                                         | 07/15/24  | \$ 720,000   | -      | Vacant Ind Land                   |
| 30844 INDUSTRIAL                                      | 08/23/24  | \$ 500,000   | 14,535 | Office/Warehouse                  |

# **2025** **Calculation of Small Business and** **Eligible Manufacturing Personal Property** **Reimbursement**



|      | Personal Property    |   | Lowest         |  | Actual Amount        |                 | Amount             |
|------|----------------------|---|----------------|--|----------------------|-----------------|--------------------|
|      | Exemption Loss       |   | Operating      |  | Estimated State      |                 | Received           |
|      | <u>Taxable Value</u> |   | <u>Millage</u> |  | <u>Reimbursement</u> |                 | <u>in February</u> |
|      |                      |   |                |  |                      |                 | <u>in May</u>      |
| 2014 | 9,992,105            | x | 0.0138878      |  | \$138,768            | \$ 138,762.00   | \$ -               |
| 2015 | 42,394,820           | x | 0.0138878      |  | \$588,771            | \$ 588,745.00   | \$ -               |
| 2016 | 161,148,260          | x | 0.0138878      |  | \$2,237,995          | \$ 3,994,550.33 | \$ -               |
| 2017 | 194,170,485          | x | 0.0138559      |  | \$2,690,407          | \$ 4,116,270.55 | \$ -               |
| 2018 | 187,585,495          | x | 0.0138993      |  | \$2,607,307          | \$ 2,607,307.08 | \$ 1,593,011.30    |
| 2019 | 200,497,025          | x | 0.0138927      |  | \$2,785,445          | \$ 2,788,319.02 | \$ 1,829,515.43    |
| 2020 | 205,056,145          | x | 0.0138878      |  | \$2,847,779          | \$ 2,748,915.46 | \$ 2,042,168.40    |
| 2021 | 213,555,695          | x | 0.0138878      |  | \$2,965,819          | \$ 2,748,951.46 | \$ 2,419,625.73    |
| 2022 | 219,452,995          | x | 0.0138878      |  | \$3,047,719          | \$ 2,974,411.56 | \$ 2,872,140.78    |
| 2023 | 238,488,995          | x | 0.0131780      |  | \$3,142,808          | \$ 3,192,356.19 | \$ 2,646,578.16    |
| 2024 | 219,227,345          | x | 0.0131774      |  | \$2,888,846          | \$ 2,913,359.76 | \$ 2,735,894.06    |
| 2025 | 228,810,495          | x | 0.0131680      |  | \$3,012,977          |                 |                    |

In 2025, there were 177 EMPP Exemptions granted and 2,798 Small Business Exemption claims granted.



| 2024 WAYNE COUNTY<br>CITY MILLAGE RATES |                                |                       |                   |                           |
|-----------------------------------------|--------------------------------|-----------------------|-------------------|---------------------------|
| MUNICIPALITY                            | SCHOOL DISTRICT NAME           | TOTAL CITY<br>MILLAGE | HOMESTEAD<br>RATE | NON-<br>HOMESTEAD<br>RATE |
| LIVONIA                                 | CLARENCEVILLE SCHOOL           | 13.1638               | 37.0185           | 55.0185                   |
| LIVONIA                                 | LIVONIA PUBLIC SCHOOL          | 13.1638               | 40.7667           | 58.7667                   |
| PLYMOUTH                                | PLYMOUTH-CANTON COMMUNITY      | 14.0799               | 41.4368           | 59.4368                   |
| NORTHVILLE                              | NORTHVILLE PUBLIC SCHOOL       | 15.2138               | 42.5710           | 60.5710                   |
| ROMULUS                                 | ROMULUS COMMUNITY SCHOOL       | 15.6922               | 52.1931           | 68.7970                   |
| ROMULUS                                 | WAYNE-WESTLAND COMMUNITY       | 15.6922               | 45.0214           | 63.0214                   |
| ROMULUS                                 | WOODHAVEN SCHOOL DISTRICT      | 15.6922               | 47.5241           | 65.5241                   |
| GROSSE POINTE FARMS                     | GROSSE POINTE PUBLIC SCHOOL    | 16.4655               | 50.0460           | 64.5002                   |
| GROSSE POINTE                           | GROSSE POINTE PUBLIC SCHOOL    | 16.6638               | 50.2443           | 64.6985                   |
| GROSSE POINTE SHORES VILLAGE            | GROSSE POINTE PUBLIC SCHOOL    | 17.7827               | 51.3632           | 65.8174                   |
| GROSSE POINTE PARK                      | GROSSE POINTE PUBLIC SCHOOL    | 18.9568               | 52.5373           | 66.9915                   |
| WESTLAND                                | GARDEN CITY SCHOOL DISTRICT    | 19.2537               | 50.2863           | 68.2863                   |
| WESTLAND                                | LIVONIA PUBLIC SCHOOL          | 19.2537               | 47.8484           | 65.8482                   |
| WESTLAND                                | ROMULUS (INKSTER DEBT)         | 19.2537               | 43.1085           | 43.1085                   |
| WESTLAND                                | ROMULUS COMMUNITY SCHOOL       | 19.2537               | 55.7546           | 72.3585                   |
| WESTLAND                                | TAYLOR (INKSTER DEBT)          | 19.2537               | 43.1085           | 43.1085                   |
| WESTLAND                                | TAYLOR SCHOOL DISTRICT         | 19.2537               | 43.9585           | 61.7173                   |
| WESTLAND                                | WAYNE-WESTLAND COMMUNITY       | 19.2537               | 48.5829           | 66.5829                   |
| BELLEVILLE                              | VAN BUREN PUBLIC SCHOOL        | 19.8190               | 49.3072           | 67.3072                   |
| ROCKWOOD                                | GIBALTAR SCHOOL DISTRICT       | 19.9593               | 50.1342           | 68.1342                   |
| FLATROCK                                | FLAT ROCK COMMUNITY            | 19.9688               | 54.0520           | 72.0520                   |
| FLATROCK                                | GIBALTAR SCHOOL DISTRICT       | 19.9688               | 50.1437           | 68.1437                   |
| FLATROCK                                | WOODHAVEN-BROWNSTOWN           | 19.9688               | 50.8091           | 68.8091                   |
| GROSSE POINTE WOODS                     | GROSSE POINTE PUBLIC SCHOOL    | 20.7326               | 54.3131           | 68.7673                   |
| GIBALTAR                                | GIBALTAR SCHOOL DISTRICT       | 20.7757               | 50.9506           | 68.9506                   |
| WOODHAVEN                               | GIBALTAR SCHOOL DISTRICT       | 21.1371               | 51.3120           | 69.3120                   |
| WOODHAVEN                               | WOODHAVEN-BROWNSTOWN           | 21.1371               | 51.9774           | 69.9774                   |
| LINCOLN PARK                            | LINCOLN PARK PUBLIC SCHOOL     | 21.3850               | 53.9695           | 71.9695                   |
| DEARBORN HEIGHTS                        | CRESTWOOD SCHOOL DISTRICT      | 21.6079               | 47.5429           | 65.5429                   |
| DEARBORN HEIGHTS                        | DEARBORN CITY SCHOOL           | 21.6079               | 52.0034           | 65.6084                   |
| DEARBORN HEIGHTS                        | DEARBORN HGTS SCH DISTRICT     | 21.6079               | 52.3521           | 64.0715                   |
| DEARBORN HEIGHTS                        | TAYLOR SCHOOL DISTRICT         | 21.6079               | 46.3127           | 64.0715                   |
| DEARBORN HEIGHTS                        | WAYNE-WESTLAND COMMUNITY       | 21.6079               | 50.9371           | 68.9371                   |
| DEARBORN HEIGHTS                        | WESTWOOD COMMUNITY             | 21.6079               | 51.9303           | 69.9303                   |
| WYANDOTTE                               | WYANDOTTE CITY SCHOOL          | 22.7500               | 53.2944           | 71.2944                   |
| DEARBORN                                | DEARBORN CITY SCHOOL           | 22.9000               | 53.2955           | 66.9055                   |
| DEARBORN                                | WESTWOOD COMMUNITY             | 22.9000               | 53.2224           | 71.2224                   |
| HAMTRAMCK                               | HAMTRAMCK PUBLIC SCHOOL        | 23.0308               | 50.9124           | 68.3526                   |
| RIVERVIEW                               | RIVERVIEW COMMUNITY            | 23.7370               | 52.9286           | 70.9286                   |
| ALLEN PARK                              | ALLEN PARK PUBLIC SCHOOLS      | 24.2189               | 60.0737           | 78.0737                   |
| ALLEN PARK                              | MELVINDALE/N ALLEN PARK        | 24.2189               | 48.0737           | 66.0737                   |
| ALLEN PARK                              | SOUTHGATE COMMUNITY            | 24.2189               | 55.8069           | 73.8069                   |
| WAYNE                                   | WAYNE-WESTLAND COMMUNITY       | 24.2714               | 53.6006           | 71.6006                   |
| GARDEN CITY                             | GARDEN CITY SCHOOL DISTRICT    | 24.4980               | 55.5306           | 73.5306                   |
| TRENTON                                 | RIVERVIEW COMMUNITY            | 24.7508               | 53.9424           | 71.9424                   |
| TRENTON                                 | TRENTON PUBLIC SCHOOL          | 24.7508               | 58.0356           | 76.0356                   |
| TAYLOR                                  | TAYLOR SCHOOL DISTRICT         | 25.1030               | 49.8078           | 67.5666                   |
| SOUTHGATE                               | SOUTHGATE COMMUNITY            | 26.5476               | 58.1383           | 76.1383                   |
| DETROIT                                 | DETROIT CITY SCHOOL DISTRICT   | 26.8123               | 67.2737           | 85.2737                   |
| INKSTER                                 | ROMULUS (INKSTER DEBT)         | 27.6599               | 53.4187           | 53.4187                   |
| INKSTER                                 | TAYLOR SCH DIST (INKSTER DEBT) | 27.6599               | 53.4187           | 53.4187                   |
| INKSTER                                 | TAYLOR SCHOOL DISTRICT         | 27.6599               | 54.2687           | 72.0275                   |
| INKSTER                                 | WAYNE-WESTLAND (INKSTER DEBT)  | 27.6599               | 53.4187           | 53.4187                   |
| INKSTER                                 | WAYNE-WESTLAND COMM SCH        | 27.6599               | 58.8931           | 76.8931                   |
| INKSTER                                 | WESTWOOD (INKSTER DEBT)        | 27.6599               | 53.4187           | 53.4187                   |
| INKSTER                                 | WESTWOOD COMMUNITY             | 27.6599               | 59.8863           | 77.8863                   |
| RIVER ROUGE                             | RIVER ROUGE CITY SCHOOL        | 42.6870               | 82.0418           | 96.8918                   |
| MELVINDALE                              | MELVINDALE/ ALLEN PARK         | 46.2892               | 70.1440           | 88.1440                   |
| HIGHLAND PARK                           | HIGHLAND PARK CITY SCHOOL      | 46.4740               | 67.9660           | 85.5417                   |
| HARPER WOODS                            | GROSSE POINTE PUBLIC           | 54.7254               | 88.3059           | 102.7601                  |
| HARPER WOODS                            | HARPER WOODS                   | 54.7254               | 91.5802           | 109.3502                  |
| ECORSE                                  | ECORSE PUBLIC SCHOOLS          | 57.3015               | 97.1563           | 114.8701                  |
| ECORSE                                  | RIVER ROUGE CITY SCHOOLS       | 57.3015               | 96.6563           | 111.5063                  |

| 2024 WAYNE COUNTY<br>TOWNSHIP MILLAGE RATES |                              |                      |                   |                           |
|---------------------------------------------|------------------------------|----------------------|-------------------|---------------------------|
| MUNICIPALITY                                | SCHOOL DISTRICT NAME         | TOTAL TWP<br>MILLAGE | HOMESTEAD<br>RATE | NON-<br>HOMESTEAD<br>RATE |
| PLYMOUTH TOWNSHIP                           | PLYMOUTH-CANTON COMM SCH     | 5.1276               | 32.4845           | 50.4845                   |
| SUMPTER TOWNSHIP                            | AIRPORT COMMUNITY SCHOOLS    | 5.2707               | 32.0770           | 50.0770                   |
| SUMPTER TOWNSHIP                            | HURON SCHOOL DISTRICT        | 5.2707               | 37.0321           | 55.0321                   |
| SUMPTER TOWNSHIP                            | LINCOLN CONS SCHOOL          | 5.2707               | 37.5559           | 55.5559                   |
| SUMPTER TOWNSHIP                            | VAN BUREN PUBLIC SCHOOLS     | 5.2707               | 34.7589           | 52.7589                   |
| VAN BUREN TOWNSHIP                          | LINCOLN CONSOLIDATED SCHOOLS | 7.2866               | 39.5718           | 57.5718                   |
| VAN BUREN TOWNSHIP                          | VAN BUREN PUBLIC SCHOOLS     | 7.2866               | 36.7748           | 54.7748                   |
| NORTHVILLE TOWNSHIP                         | NORTHVILLE PUBLIC SCHOOLS    | 8.3509               | 35.3724           | 53.3724                   |
| NORTHVILLE TOWNSHIP                         | PLYMOUTH-CANTON COMM SCH     | 8.3509               | 35.7081           | 53.7081                   |
| HURON TOWNSHIP                              | FLAT ROCK COMMUNITY SCHOOLS  | 8.6026               | 42.6858           | 60.6858                   |
| HURON TOWNSHIP                              | HURON SCHOOL DISTRICT        | 8.6026               | 38.4658           | 56.4658                   |
| HURON TOWNSHIP                              | WOODHAVEN-BROWNSTOWN         | 8.6026               | 39.4429           | 57.4429                   |
| CANTON TOWNSHIP***                          | PLYMOUTH-CANTON COMM SCH     | 12.2839              | 39.6452           | 57.6452                   |
| CANTON TOWNSHIP***                          | VAN BUREN PUBLIC SCHOOLS     | 12.2839              | 41.3063           | 59.3063                   |
| CANTON TOWNSHIP***                          | WAYNE-WESTLAND COMM SCH      | 12.2839              | 42.0539           | 60.0539                   |
| GROSSE ILE TOWNSHIP                         | GROSSE ILE TOWNSHIP SCHOOLS  | 12.8313              | 42.9032           | 60.2568                   |
| BROWNSTOWN TOWNSHIP*                        | GIBRALTAR SCHOOL DISTRICT    | 13.9477              | 44.1352           | 62.1352                   |
| BROWNSTOWN TOWNSHIP*                        | TAYLOR SCHOOL DISTRICT       | 13.9477              | 37.6735           | 55.4323                   |
| BROWNSTOWN TOWNSHIP*                        | WOODHAVEN-BROWNSTOWN         | 13.9477              | 44.8006           | 62.8006                   |
| REDFORD TOWNSHIP**                          | CLARENCEVILLE SCHOOL         | 24.4527              | 52.1313           | 70.1313                   |
| REDFORD TOWNSHIP**                          | REDFORD UNION SCHOOL         | 24.4527              | 59.8898           | 77.2041                   |
| REDFORD TOWNSHIP**                          | SOUTH REDFORD SCHOOL         | 24.4527              | 61.0790           | 79.0790                   |

\* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

\*\* INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

\*\*\* INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2024 TOTAL TAX RATES  
FOR CITIES WITHIN WAYNE COUNTY**

| MUNICIPALITY                 | CODE  | SCHOOL DISTRICT NAME           | TOTAL HOMESTEAD | TOTAL NON-HOMESTEAD |
|------------------------------|-------|--------------------------------|-----------------|---------------------|
| LIVONIA                      | 63090 | CLARENCEVILLE SCHOOL           | 37.0185         | 55.0185             |
| LIVONIA                      | 82095 | LIVONIA PUBLIC SCHOOL          | 40.7667         | 58.7667             |
| PLYMOUTH                     | 82100 | PLYMOUTH-CANTON COMMUNITY      | 41.4368         | 59.4368             |
| NORTHVILLE                   | 82390 | NORTHVILLE PUBLIC SCHOOL       | 42.5710         | 60.5710             |
| WESTLAND                     | 82130 | ROMULUS (INKSTER DEBT)         | 43.1085         | 43.1085             |
| WESTLAND                     | 82150 | TAYLOR (INKSTER DEBT)          | 43.1085         | 43.1085             |
| WESTLAND                     | 82150 | TAYLOR SCHOOL DISTRICT         | 43.9585         | 61.7173             |
| ROMULUS                      | 82160 | WAYNE-WESTLAND COMMUNITY       | 45.0214         | 63.0214             |
| DEARBORN HEIGHTS             | 82150 | TAYLOR SCHOOL DISTRICT         | 46.3127         | 64.0715             |
| ROMULUS                      | 82365 | WOODHAVEN SCHOOL DISTRICT      | 47.5241         | 65.5241             |
| DEARBORN HEIGHTS             | 82230 | CRESTWOOD SCHOOL DISTRICT      | 47.5429         | 65.5429             |
| WESTLAND                     | 82095 | LIVONIA PUBLIC SCHOOL          | 47.8484         | 65.8482             |
| ALLEN PARK                   | 82045 | MELVINDALE/ ALLEN PARK         | 48.0737         | 66.0737             |
| WESTLAND                     | 82160 | WAYNE-WESTLAND COMMUNITY       | 48.5829         | 66.5829             |
| BELLEVILLE                   | 82430 | VAN BUREN PUBLIC SCHOOL        | 49.3072         | 67.3072             |
| TAYLOR                       | 82150 | TAYLOR SCHOOL DISTRICT         | 49.8078         | 67.5666             |
| GROSSE POINTE FARMS          | 82055 | GROSSE POINTE PUBLIC SCHOOL    | 50.0460         | 64.5002             |
| ROCKWOOD                     | 82290 | GIBALTAR SCHOOL DISTRICT       | 50.1342         | 68.1342             |
| FLATROCK                     | 82290 | GIBALTAR SCHOOL DISTRICT       | 50.1437         | 68.1437             |
| GROSSE POINTE                | 82055 | GROSSE POINTE PUBLIC SCHOOL    | 50.2443         | 64.6985             |
| WESTLAND                     | 82050 | GARDEN CITY SCHOOL DISTRICT    | 50.2863         | 68.2863             |
| FLATROCK                     | 82365 | WOODHAVEN-BROWNSTOWN           | 50.8091         | 68.8091             |
| HAMTRAMCK                    | 82060 | HAMTRAMCK PUBLIC SCHOOL        | 50.9124         | 68.3526             |
| DEARBORN HEIGHTS             | 82160 | WAYNE-WESTLAND COMMUNITY       | 50.9371         | 68.9371             |
| GIBALTAR                     | 82290 | GIBALTAR SCHOOL DISTRICT       | 50.9506         | 68.9506             |
| WOODHAVEN                    | 82290 | GIBALTAR SCHOOL DISTRICT       | 51.3120         | 69.3120             |
| GROSSE POINTE SHORES VILLAGE | 82055 | GROSSE POINTE PUBLIC SCHOOL    | 51.3632         | 65.8174             |
| DEARBORN HEIGHTS             | 82240 | WESTWOOD COMMUNITY             | 51.9303         | 69.9303             |
| WOODHAVEN                    | 82365 | WOODHAVEN-BROWNSTOWN           | 51.9774         | 69.9774             |
| DEARBORN HEIGHTS             | 82030 | DEARBORN CITY SCHOOL           | 52.0034         | 65.6084             |
| ROMULUS                      | 82130 | ROMULUS COMMUNITY SCHOOL       | 52.1931         | 68.7970             |
| DEARBORN HEIGHTS             | 82040 | DEARBORN HGTS SCH DISTRICT     | 52.3521         | 64.0715             |
| GROSSE POINTE PARK           | 82055 | GROSSE POINTE PUBLIC SCHOOL    | 52.5373         | 66.9915             |
| RIVERVIEW                    | 82400 | RIVERVIEW COMMUNITY            | 52.9286         | 70.9286             |
| DEARBORN                     | 82240 | WESTWOOD COMMUNITY             | 53.2224         | 71.2224             |
| WYANDOTTE                    | 82170 | WYANDOTTE CITY SCHOOL          | 53.2944         | 71.2944             |
| DEARBORN                     | 82030 | DEARBORN CITY SCHOOL           | 53.2955         | 66.9055             |
| INKSTER                      | 82130 | ROMULUS (INKSTER DEBT)         | 53.4187         | 53.4187             |
| INKSTER                      | 82150 | TAYLOR SCH DIST (INKSTER DEBT) | 53.4187         | 53.4187             |
| INKSTER                      | 82160 | WAYNE-WESTLAND (INKSTER DEBT)  | 53.4187         | 53.4187             |
| INKSTER                      | 82240 | WESTWOOD (INKSTER DEBT)        | 53.4187         | 53.4187             |
| WAYNE                        | 82160 | WAYNE-WESTLAND COMMUNITY       | 53.6006         | 71.6006             |
| TRENTON                      | 82400 | RIVERVIEW COMMUNITY            | 53.9424         | 71.9424             |
| LINCOLN PARK                 | 82090 | LINCOLN PARK PUBLIC SCHOOL     | 53.9695         | 71.9695             |
| FLATROCK                     | 82180 | FLAT ROCK COMMUNITY            | 54.0520         | 72.0520             |
| INKSTER                      | 82150 | TAYLOR SCHOOL DISTRICT         | 54.2687         | 72.0275             |
| GROSSE POINTE WOODS          | 82055 | GROSSE POINTE PUBLIC SCHOOL    | 54.3131         | 68.7673             |
| GARDEN CITY                  | 82050 | GARDEN CITY SCHOOL DISTRICT    | 55.5306         | 73.5306             |
| WESTLAND                     | 82130 | ROMULUS COMMUNITY SCHOOL       | 55.7546         | 72.3585             |
| ALLEN PARK                   | 82405 | SOUTHGATE COMMUNITY            | 55.8069         | 73.8069             |
| TRENTON                      | 82155 | TRENTON PUBLIC SCHOOL          | 58.0356         | 76.0356             |
| SOUTHGATE                    | 82405 | SOUTHGATE COMMUNITY            | 58.1383         | 76.1383             |
| INKSTER                      | 82160 | WAYNE-WESTLAND COMM SCH        | 58.8931         | 76.8931             |
| INKSTER                      | 82240 | WESTWOOD COMMUNITY             | 59.8863         | 77.8863             |
| ALLEN PARK                   | 82020 | ALLEN PARK PUBLIC SCHOOLS      | 60.0737         | 78.0737             |
| DETROIT                      | 82010 | DETROIT CITY SCHOOL DISTRICT   | 67.2737         | 85.2737             |
| HIGHLAND PARK                | 82070 | HIGHLAND PARK CITY SCHOOL      | 67.9660         | 85.5417             |
| MELVINDALE                   | 82045 | MELVINDALE/ ALLEN PARK         | 70.1440         | 88.1440             |
| RIVER ROUGE                  | 82120 | RIVER ROUGE CITY SCHOOL        | 82.0418         | 96.8918             |
| HARPER WOODS                 | 82055 | GROSSE POINTE PUBLIC           | 88.3059         | 102.7601            |
| HARPER WOODS                 | 82320 | HARPER WOODS                   | 91.5802         | 109.3502            |
| ECORSE                       | 82120 | RIVER ROUGE CITY SCHOOLS       | 96.6563         | 111.5063            |
| ECORSE                       | 82250 | ECORSE PUBLIC SCHOOLS          | 97.1563         | 114.8701            |



| 2024 TOTAL TAX RATES<br>FOR TOWNSHIPS WITHIN WAYNE COUNTY |       |                              |                 |                        |
|-----------------------------------------------------------|-------|------------------------------|-----------------|------------------------|
| MUNICIPALITY                                              | CODE  | SCHOOL DISTRICT NAME         | TOTAL HOMESTEAD | TOTAL<br>NON-HOMESTEAD |
| SUMPTER TOWNSHIP                                          | 58020 | AIRPORT COMMUNITY SCHOOLS    | 32.0770         | 50.0770                |
| PLYMOUTH TOWNSHIP                                         | 82100 | PLYMOUTH-CANTON COMM SCH     | 32.4845         | 50.4845                |
| SUMPTER TOWNSHIP                                          | 82430 | VAN BUREN PUBLIC SCHOOLS     | 34.7589         | 52.7589                |
| NORTHVILLE TOWNSHIP                                       | 82390 | NORTHVILLE PUBLIC SCHOOLS    | 35.3724         | 53.3724                |
| NORTHVILLE TOWNSHIP                                       | 82100 | PLYMOUTH-CANTON COMM SCH     | 35.7081         | 53.7081                |
| VAN BUREN TOWNSHIP                                        | 82430 | VAN BUREN PUBLIC SCHOOLS     | 36.7748         | 54.7748                |
| SUMPTER TOWNSHIP                                          | 82340 | HURON SCHOOL DISTRICT        | 37.0321         | 55.0321                |
| SUMPTER TOWNSHIP                                          | 81070 | LINCOLN CONS SCHOOL          | 37.5559         | 55.5559                |
| BROWNSTOWN TOWNSHIP*                                      | 82150 | TAYLOR SCHOOL DISTRICT       | 37.6735         | 55.4323                |
| HURON TOWNSHIP                                            | 82340 | HURON SCHOOL DISTRICT        | 38.4658         | 56.4658                |
| HURON TOWNSHIP                                            | 82365 | WOODHAVEN-BROWNSTOWN         | 39.4429         | 57.4429                |
| VAN BUREN TOWNSHIP                                        | 81070 | LINCOLN CONSOLIDATED SCHOOLS | 39.5718         | 57.5718                |
| CANTON TOWNSHIP***                                        | 82100 | PLYMOUTH-CANTON COMM SCH     | 39.6452         | 57.6452                |
| CANTON TOWNSHIP***                                        | 82430 | VAN BUREN PUBLIC SCHOOLS     | 41.3063         | 59.3063                |
| CANTON TOWNSHIP***                                        | 82160 | WAYNE-WESTLAND COMM SCH      | 42.0539         | 60.0539                |
| HURON TOWNSHIP                                            | 82180 | FLAT ROCK COMMUNITY SCHOOLS  | 42.6858         | 60.6858                |
| GROSSE ILE TOWNSHIP                                       | 82300 | GROSSE ILE TOWNSHIP SCHOOLS  | 42.9032         | 60.2568                |
| BROWNSTOWN TOWNSHIP*                                      | 82290 | GIBRALTAR SCHOOL DISTRICT    | 44.1352         | 62.1352                |
| BROWNSTOWN TOWNSHIP*                                      | 82365 | WOODHAVEN-BROWNSTOWN         | 44.8006         | 62.8006                |
| REDFORD TOWNSHIP**                                        | 63090 | CLARENCEVILLE SCHOOL         | 52.1313         | 70.1313                |
| REDFORD TOWNSHIP**                                        | 82110 | REDFORD UNION SCHOOL         | 59.8898         | 77.2041                |
| REDFORD TOWNSHIP**                                        | 82140 | SOUTH REDFORD SCHOOL         | 61.0790         | 79.079                 |

\* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

\*\* INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

\*\*\* INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

# 2025 CITY OF LIVONIA 25 LARGEST TAXPAYERS

|                                               | TAXABLE VALUE<br>REAL   | TAXABLE VALUE<br>PERSONAL | TAXABLE<br>VALUE TOTAL                              | TAXES AT VARIOUS<br>2023 MILLAGE RATES                    |
|-----------------------------------------------|-------------------------|---------------------------|-----------------------------------------------------|-----------------------------------------------------------|
| DTE ELECTRIC CO.                              | 1,606,463               | 54,972,400                | 56,578,863                                          | \$ 3,316,849.46                                           |
| ASHLEY CAPITAL<br>**ACT 198                   | 54,034,240<br>1,983,274 |                           | 54,034,240<br>1,983,274<br><b>TOTAL 56,017,514</b>  | \$ 3,229,842.09<br>\$ 60,507.51<br><b>\$ 3,290,349.60</b> |
| CONSUMERS ENERGY CO.                          | 3,895,309               | 49,040,800                | 52,936,109                                          | \$ 3,076,713.67                                           |
| SCHOSTAK BROTHERS                             | 28,653,126              | 288,700                   | 28,941,826                                          | \$ 1,714,610.93                                           |
| FORD MOTOR COMPANY<br>**ACT 198               | 26,894,910              | 33,100<br>0               | 26,928,010<br>0<br><b>TOTAL 26,928,010</b>          | \$ 1,581,742.09<br>\$ -<br><b>\$ 1,581,742.09</b>         |
| AMAZON<br>**ACT 198                           | 2,236,032<br>20,658,800 | 9,220,100<br>4,375,700    | 11,456,132<br>25,034,500<br><b>TOTAL 36,490,632</b> | \$ 585,483.74<br>\$ 773,966.55<br><b>\$ 1,359,450.29</b>  |
| FRIEDMAN REAL ESTATE GROUP                    | 16,334,682              |                           | 16,334,682                                          | \$ 959,935.36                                             |
| DEMBS-ROTH INDUSTRIAL DEV                     | 15,708,681              |                           | 15,708,681                                          | \$ 934,345.32                                             |
| LIVONIA ESTATES LTD                           | 14,286,778              |                           | 14,286,778                                          | \$ 868,160.35                                             |
| MILLENNIUM LIVONIA LLC - Retail/Restaurants   | 14,370,549              |                           | 14,370,549                                          | \$ 844,509.74                                             |
| COLLEGE PARK-SCHOOLCRAFT                      | 14,251,952              |                           | 14,251,952                                          | \$ 837,540.19                                             |
| RNDC-NWS LLC<br>**ACT 198<br>Wine Distributor | 1,613,100<br>16,772,900 | 8,472,200                 | 1,613,100<br>25,245,100<br><b>TOTAL 26,858,200</b>  | \$ 98,022.76<br>\$ 691,742.25<br><b>\$ 789,765.01</b>     |
| HAGGERTY GROUP - Retail & Appts.              | 13,264,380              |                           | 13,264,380                                          | \$ 779,503.84                                             |
| AURORA LLC - Industrial Investment            | 12,397,085              | 11,600                    | 12,408,685                                          | \$ 752,833.84                                             |
| UNIVERSAL PROP SMC LIVONIA                    | 11,776,235              |                           | 11,776,235                                          | \$ 692,050.47                                             |
| WAL-MART                                      | 10,077,900              | 1,942,600                 | 12,020,500                                          | \$ 672,795.75                                             |
| COSTCO WHOLESALE                              | 8,509,983               | 2,969,800                 | 11,479,783                                          | \$ 638,991.36                                             |
| ALETHA B. PHIPPS - Senior Appts.              | 9,870,100               | 1,023,900                 | 10,894,000                                          | \$ 627,917.63                                             |
| ROUSH CORPORATION                             | 9,585,909               | 846,500                   | 10,432,409                                          | \$ 611,037.26                                             |
| T - MOBILE / SPRINT                           | 0                       | 12,124,100                | 12,124,100                                          | \$ 601,720.46                                             |
| PARAGON PROPERTIES IND DEV                    | 9,716,824               |                           | 9,716,824                                           | \$ 574,429.90                                             |
| QUAKERTOWN CAMBRIDGE                          | 9,127,069               |                           | 9,127,069                                           | \$ 536,367.73                                             |
| KELSEY-HAYES (TRW)                            | 8,584,884               |                           | 8,584,884                                           | \$ 521,675.07                                             |
| ARISTEO CONSTRUCTION                          | 5,514,935               | 3,552,100                 | 9,067,035                                           | \$ 447,589.33                                             |
| NNN Reit LP - Retail & Restaurants            | 7,295,286               |                           | 7,295,286                                           | \$ 428,719.88                                             |
| <b>TOTALS:</b>                                | <b>349,021,386</b>      | <b>148,873,600</b>        | <b>497,894,986</b>                                  | <b>\$ 27,459,604.52</b>                                   |

|                                  |         |             |
|----------------------------------|---------|-------------|
| 2024 AD VALOREM CITY MILLAGE     | 13.1638 | \$5,866,212 |
| 2024 ACT 198 CITY MILLAGE        | 6.5819  | \$343,989   |
| TOTAL ESTIMATED CITY TAX DOLLARS |         | \$6,210,201 |

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY  
(P.R.D.A)  
1994 - 2025 RECAPTURE**

|                          | <b><u>1994<br/>Parcel<br/>Count</u></b> | <b><u>1994<br/>Assessed<br/>Value</u></b> | <b><u>2025<br/>Parcel<br/>Count</u></b> | <b><u>2025<br/>Taxable<br/>Value</u></b> |
|--------------------------|-----------------------------------------|-------------------------------------------|-----------------------------------------|------------------------------------------|
| <b>Real Property</b>     | <b>578</b>                              | <b>251,784,070</b>                        | <b>554</b>                              | <b>351,730,548</b>                       |
| <b>Personal Property</b> | <b>893</b>                              | <b>178,771,840</b>                        | <b>760</b>                              | <b>77,281,700</b>                        |
| <b>Act 198</b>           |                                         |                                           |                                         |                                          |
| <b>Real Property</b>     | <b>7</b>                                | <b>11,052,250</b>                         | <b>5</b>                                | <b>25,550,407</b>                        |
| <b>Personal Property</b> | <b>19</b>                               | <b>257,281,050</b>                        | <b>13</b>                               | <b>5,192,100</b>                         |
| <b>Act 255</b>           |                                         |                                           |                                         |                                          |
| <b>Real Property</b>     | <b><u>1</u></b>                         | <b><u>2,458,180</u></b>                   | <b><u>0</u></b>                         | <b><u>0</u></b>                          |
| <b>Totals</b>            | <b>1498</b>                             | <b>701,347,390</b>                        | <b>1,332</b>                            | <b>459,754,755</b>                       |

**Amount of Captured Taxable Value for 2025:  
- 241,592,635**



***LAW AND EDUCATION COMMITTEE MEETING***  
***AUGUST 18, 2025***

A Law and Education Committee meeting was held on August 18, 2025, in the City Hall Council Chambers.

**Committee Members Present:** Lynda L. Scheel, Chair  
Laura Toy, Vice Chair  
Martha Ptashnik, Member

**Committee Members Absent:** None

**City Officials and Others Present:** Brandon McCullough, Council President  
Carter Fisher, City Attorney  
Jerome Hanna, Inspection Director

**Additional Attendees:** See attached.

|                                                                                   |
|-----------------------------------------------------------------------------------|
| 1. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24) |
|-----------------------------------------------------------------------------------|

The meeting convened at 6pm, led by Council Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to remain in Committee.

An email was sent by resident Steve Johnson that will be forwarded to the Law Department.

**The Committee recommends:**

- For this item to remain in committee.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| 2. The subject matter of potential ordinance amendment(s) related to cloth coverings on fences (CR 157-25). |
|-------------------------------------------------------------------------------------------------------------|

The meeting was led by Committee Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to be removed from Committee and suggested the resident refer the concern to the Zoning Board of Appeals for a variance to have a covering on their fence.

The meeting adjourned at 6:15pm

**The Committee recommends:**

- For this item to be removed from committee.
- For the resident to seek a variance with the Zoning Board of Appeals.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

Respectfully submitted,

  
Lynda L. Scheel, Chair



***LAW AND EDUCATION COMMITTEE MEETING  
AUGUST 18, 2025***

A Law and Education Committee meeting was held on August 18, 2025, in the City Hall Council Chambers.

**Committee Members Present:** Lynda L. Scheel, Chair  
Laura Toy, Vice Chair  
Martha Ptashnik, Member

**Committee Members Absent:** None

**City Officials and  
Others Present:** Carrie Budzinski, Councilmember  
Carter Fisher, City Attorney  
Jerome Hanna, Inspection Director

**Additional Attendees:** See attached.

|                                                                                   |
|-----------------------------------------------------------------------------------|
| 1. The subject matter of a proposed amendment to the noise ordinance. (CR 253-24) |
|-----------------------------------------------------------------------------------|

The meeting convened at 6pm, led by Council Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to remain in Committee.

An email was sent by resident Steve Johnson that will be forwarded to the Law Department.

**The Committee recommends:**

- For this item to remain in committee.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| 2. The subject matter of potential ordinance amendment(s) related to cloth coverings on fences (CR 157-25). |
|-------------------------------------------------------------------------------------------------------------|

The meeting was led by Committee Chair Lynda L. Scheel.

A motion was made by Council Vice President Martha Ptashnik for the subject matter to be removed from Committee and suggested the resident refer the concern to the Zoning Board of Appeals for a variance to have a covering on their fence.

The meeting adjourned at 6:15pm

**The Committee recommends:**

- For this item to be removed from committee.
- For the resident to seek a variance with the Zoning Board of Appeals.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**

Respectfully submitted,

  
Lynda L. Scheel, Chair



**LAW AND EDUCATION COMMITTEE MEETING**  
**MONDAY, AUGUST 18, 2025 - 6:00PM**

NAME \_\_\_\_\_

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*  
\*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Jim Boyer

Denise Miller

Laurie Aubrey

Greg Ochoa

Vickie Ochoa

Jerome Hanna

## Inspection

Eileen McDonnell

Jenny O'Connor



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
July 1, 2025

### MEETING DATE

LE081825/R082525

### PRESENTED BY

### AGENDA ITEM

The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)

### BACKGROUND DETAILS

#### **At the Regular Meeting of December 18, 2024:**

Vice President Ptashnik reported on the subject matter of proposed amendments to the Noise Ordinance as discussed at the Law & Education Committee meeting of December 4, 2024, and indicated the matter will remain in committee. (CR 253-24)

#### **At the Regular Meeting of August 7, 2024:**

On a motion by Councilmember Toy, supported by Councilmember Jolly and unanimously adopted, it was:

#253-24 RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. LE081325 LTC Prop amend to noise ord
2. LE120424 Min
3. LE101424 LTC Prop amend to noise ord
4. R080724 Noise ord amend Steven Johnson Refer to LE CR 253-24

### APPROVED BY



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
September 25, 2024

### MEETING DATE

LE101424/R110624

### PRESENTED BY

### AGENDA ITEM

The subject matter of a proposed amendment to the noise ordinance. (CR 253-24)

### BACKGROUND DETAILS

#### ***Regular Meeting Minutes of August 7, 2024***

On a motion by Councilmember Toy, supported by Councilmember Jolly and unanimously adopted, it was:

#253-24 RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. R080724 Noise ord amend Steven Johnson Refer to LE CR 253-24

### APPROVED BY



***Regular Meeting Minutes of August 7, 2024***

On a motion by Councilmember Toy, supported by Councilmember Jolly and unanimously adopted, it was:

**#253-24** RESOLVED, that having considered a communication from Steven Johnson, 18240 Sunset St., Livonia, MI 48152, dated June 24, 2024, wherein he requests a proposed Ordinance amendment to allow noise ordinance enforcement to begin at 10:00 p.m., the Council does hereby refer this item to the Law and Education Committee for its report and recommendation.

|                                                                               |
|-------------------------------------------------------------------------------|
| <p><b><i>CONSENT AGENDA ITEM 2 (Regular Meeting of July 15, 2024)</i></b></p> |
|-------------------------------------------------------------------------------|

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| <b>Motion:</b> | <b>Toy</b>                                                          |
| <b>Second:</b> | <b>Jolly</b>                                                        |
| <b>Ayes:</b>   | <b>Budzinski, Morgan, Toy, Jolly, Ptashnik, Donovic, McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                         |
| <b>Absent:</b> | <b>None</b>                                                         |



## LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office  
July 1, 2025

### MEETING DATE

LE081825/R082525

### PRESENTED BY

### AGENDA ITEM

The subject matter of potential ordinance amendment(s) related to cloth coverings on fences (CR 157-25).

### BACKGROUND DETAILS

#### **At the Regular Meeting of May 19, 2025:**

On a motion by Vice President Ptashnik, supported by Councilmember Budzinski, and unanimously adopted, it was:

#157-25 RESOLVED, that upon the motion by Council Vice President Martha Ptashnik, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held May 19, 2025, the Council does hereby refer the subject matter of potential Ordinance amendment(s) related to cloth coverings on fences to the Law and Education Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. LE081325 LTC Ord amend regarding cloth on fences
2. R051925 Cloth coverings on fences to LE CR 157-25

### APPROVED BY

## Regular Meeting Minutes of May 19, 2025

On a motion by Vice President Ptashnik, supported by Councilmember Budzinski, and unanimously adopted, it was:

**#157-25** RESOLVED, that upon the motion by Council Vice President Martha Ptashnik, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held May 19, 2025, the Council does hereby refer the subject matter of potential Ordinance amendment(s) related to cloth coverings on fences to the Law and Education Committee for its report and recommendation.

|                                                                          |
|--------------------------------------------------------------------------|
| <i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of May 19, 2025)</i> |
|--------------------------------------------------------------------------|

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| <b>Motion:</b> | <b>Ptashnik</b>                                                    |
| <b>Second:</b> | <b>Budzinski</b>                                                   |
| <b>Ayes:</b>   | <b>Ptashnik, Budzinski, Scheel, Morgan, Donovic and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                        |
| <b>Absent:</b> | <b>Toy</b>                                                         |



**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING  
AND TECHNOLOGY COMMITTEE MEETING  
AUGUST 18, 2025  
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on August 18, 2025, at Livonia City Hall in the Gallery on the 5<sup>th</sup> floor.

**Committee Members Present:** Carrie Budzinski, Chair  
Lynda L. Scheel, Member

**Committee Members Absent:** Scott Morgan, Vice Chair

**City Officials Present:** Brandon McCullough, Council President  
Martha Ptashnik, Council Vice President  
Maureen Brosnan, Mayor  
Carter Fisher, City Attorney  
Debra Lichtenberg, Finance Director  
Robb Drezwicki, Director of Government Affairs

**Additional attendees:** See the attached list.

|                                                                                     |
|-------------------------------------------------------------------------------------|
| 1. The subject matter of the Noble facility and its future development. (CR 132-25) |
|-------------------------------------------------------------------------------------|

The Committee meeting commenced at 7 PM.

Councilmember Carrie Budzinski opened the meeting with a quick background that Noble is in three committees: The Committee of the Whole (topic Noble and Shelden); Capital Outlay and Infrastructure Committee (facility condition) and Economic Development and Strategic Planning Committee (to discuss future use for the site). It was noted that audience members would be allowed 2 minutes to speak on the topic of future use for the site.

The meeting was held on the 5th floor instead of City Council Chambers due to the expected number of attendees. The Auditorium wasn't used in an effort to be more accessible and provide a collaborative atmosphere; unfortunately, there were sound issues because no microphones were set up and there was resident concern.

The Mayor made opening remarks reaffirming the pledge to talk about Noble after the primary election and create space for a community-led strategy. She noted the limited funding for the building but offered that entities including the Save Alfred Noble non-profit, Plymouth Road Development Authority, Livonia Chamber and neighborhood associations including Old Rosedale Gardens can come together to find a future use for the site. She noted the possibility of a public-private partnership that would not sell the land but would offer community benefit.

Councilmember Budzinski introduced the proposal for a Noble Taskforce. The Taskforce can be created by the Administration without outside approval and would be a 7-member body overseen by the Mayor's Office and include voices from the community, specifically the Save Alfred Noble non-profit.

This body will have 3 key roles:

- The ability to fundraise and apply for grants for the Noble site.
- Support to host community events to create a gathering space and activate the property as an amenity
- Serve as a recommending body to the Administration in the review of proposals for future development of the Alfred Noble site.

Councilmember Budzinski noted the Taskforce was designed to address concerns brought forward by residents in the past. This includes the ability to fundraise and apply for grants for the site; activate currently vacant space to benefit the neighborhood and be a test site for placemaking events that could be replicated in other parts of the city; additionally, the direction for future use will actively include those who have been advocating for the site for many years.

Regarding future use, Councilmember Budzinski asked Finance Director Debra Lichtenberg to explain the Request for Qualification (RFQ) process as a means of finding a partner for public-private development. Mrs. Lichtenberg explained that the city currently has access to thousands of vendors via Mitten and can submit an RFQ that would outline desired use and available space to allow vendors to submit proposals by a deadline that would then be reviewed at no commitment by the city.

Councilmember Lynda Scheel asked a series of questions:

1. Has there been any interest in the building?  
Mayor Brosnan shared there had been a discussion with a local investor who has created community reuse of old buildings but there was no interest.
2. Would the Taskforce fall under the Open Meetings Act?  
Councilmember Budzinski stated the meetings would be public.
3. Would members be paid?  
Councilmember Budzinski replied that it would be a volunteer position outside of payment received by staff involved in the taskforce.
4. Is there a timeline for the Taskforce?  
It was shared that the goal is to form the Taskforce quickly and the RFQ process would have a timeline (30 to 60 days).
5. What are the costs related to the RFQ?  
Mrs. Lichtenberg explained the costs for the RFQ would be time to develop specifications for the proposal.

Council President Brandon McCullough made remarks on the proposal.

Council Vice President Martha Ptashnik made a motion for a report and recommendation from the Administration on pursuing an RFQ for the Noble site

The audience was given an opportunity to speak. Approximately 16 residents spoke on a variety of aspects including but not limited to offering assistance, concern with Taskforce size, and ideas for future use (including selling property and recommissioning it as a library).

Council President McCullough asked that all three remaining Council members be appointed to the Taskforce and made a series of motions

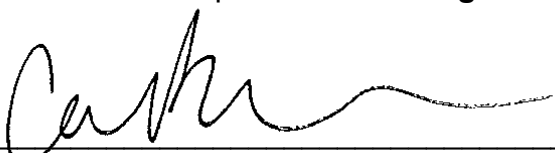
The Committee meeting adjourned at 8:10 PM.

**The following motions were made by Council Vice President Ptashnik and Council President Brandon McCullough respectively.**

- For the Administration to provide a report and recommendation on pursuing an RFQ for the Noble site
- For the Administration to include installation of a positive grade around the foundation of the building, cut gutters at the grade and roof drains to include downspouts pointing away from the grade, clean gutters, remove debris, and patch holes in roof, as needed, to prevent water entry.

**Note:** This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of August 25, 2025**



---

Carrie Budzinski, Chair



ECONOMIC DEV., STRATEGIC PLANNING & TECH COMMITTEE MEETING  
MONDAY, AUGUST 18, 2025 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*

\*PERTAINING THE SUBJECT MATTER OF THIS MEETING

DAVID LEAR ENGINEERING

Dana Wright

Jusrin Gaud

LAURA JANNIKAS

Aeb Chrystiansen charlieboy323@yahoo.com

Cindy Fleming cindy.phleming@gmail.com

Eileen McDonnell emcdonn126@gmail.com

JANE LESAGE le-jane@att.net

Frances Tunis francesjans@hotmail.com

Lori Nersesian lanersesian@gmail.com

Alex King Kingier2314@gmail.com

Vicki Johnson

Colleen Gaudy Gaudyco@gmail.com

NANCY GASK njgask@gmail.com

Debbie Pinnell dpinnell120@gmail.com

Jill Bryn

Denise Mike

Laurence Centley

Janaveve Lenoir

Julia Peronis

Jan Vendramini jvendram@hotmail.com

CHRISTINA SPELDON christinasheldon82@gmail.com



## LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office  
May 30, 2025

### MEETING DATE

EDSPT081825/R082525

### PRESENTED BY

### AGENDA ITEM

The subject matter of the Noble facility and its future development. (CR 132-25)

### BACKGROUND DETAILS

#### ***At the Regular Meeting Minutes of May 07, 2025***

On a motion by Councilmember Budzinski, supported by Councilmember Donovic, and unanimously adopted, it was:

#132-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held May 7, 2025, the Council does hereby refer the subject matter of the Noble facility and its future development to the Economic Development and Strategic Planning Committee for its report and recommendation.

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

To discuss the subject matter as presented.

### ATTACHMENTS

1. R050725 Noble facility and its future development CR 132-25

### APPROVED BY

## **Regular Meeting Minutes of May 07, 2025**

On a motion by Councilmember Budzinski, supported by Councilmember Donovic, and unanimously adopted, it was:

**#132-25** RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held May 7, 2025, the Council does hereby refer the subject matter of the Noble facility and its future development to the Economic Development and Strategic Planning Committee for its report and recommendation.

|                                                                         |
|-------------------------------------------------------------------------|
| <i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of May 7, 2025)</i> |
|-------------------------------------------------------------------------|

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| <b>Motion:</b> | <b>Budzinski</b>                                                   |
| <b>Second:</b> | <b>Donovic</b>                                                     |
| <b>Ayes:</b>   | <b>Donovic, Ptashnik, Budzinski, Scheel, Morgan and McCullough</b> |
| <b>Nays:</b>   | <b>None</b>                                                        |
| <b>Absent:</b> | <b>None</b>                                                        |





## LETTER TO THE LIVONIA CITY COUNCIL

7.

Law  
July 22, 2025

### MEETING DATE

R072125

### PRESENTED BY

Carter Fisher, City Attorney

### AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to Title 12, Chapter 18 (Naming of Public Places and Buildings), Section 020 to name the new senior facility as the Livonia Senior Wellness Center.

### BACKGROUND DETAILS

At your Study meeting of July 7, 2025, you unanimously approved the naming of the new senior facility as the Livonia Senior Wellness Center.

Accordingly, the proposed Ordinance amendment reflecting this change is hereby submitted for your consideration and possible adoption.

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

First Reading pending an ordinance created by the Law Department

### ATTACHMENTS

1. S070725 LTC Prop Ord - Naming Sr Wellness Center
2. S070725 LTC Naming Livonia Senior Wellness Center
3. 7.21 Livonia Senior Wellness Center - Ord redline

### APPROVED BY

\_\_\_\_\_  
Carter Fisher, City Attorney

Date:

\_\_\_\_\_  
Maureen Miller Brosnan, Mayor

Date:



## LETTER TO THE LIVONIA CITY COUNCIL

11.

**Parks and Recreation**  
**June 16, 2025**

### MEETING DATE

S070725/R072125

### PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

### AGENDA ITEM

REQUEST TO CONSIDER THE PROPOSED NAME FOR THE NEW SENIOR FACILITY:  
Department of Parks and Recreation re: the naming of the new senior facility as the Livonia Senior Wellness Center.

### BACKGROUND DETAILS

The Parks and Recreation Commission respectfully requests your concurrence in the proposed naming of the new Senior Facility attached to the Jack E. Kirksey Recreation Center, the Livonia Senior Wellness Center.

The Parks and Recreation Commission discussed this topic at its June 4, 2025 meeting. The Commission recommends that the City Council name the senior facility, which we have commonly referred to, to show our community commitment to wellness and Livonia's aspiration to be one of the healthiest cities in the country.

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

To name the new senior facility, the Livonia Senior Wellness Center.

### ATTACHMENTS

None

### APPROVED BY

A handwritten signature in black ink, appearing to read "Ted Davis".

Date: June 16, 2025

Ted Davis, CPRP, Superintendent of Parks and Recreation

A handwritten signature in blue ink, appearing to read "Carter Fisher".

Date: June 20, 2025

Carter Fisher, City Attorney

*Maureen Miller Brosnan*

Date: June 20, 2025

---

Maureen Miller Brosnan, Mayor



**AN ORDINANCE AMENDING SECTION 020 OF TITLE  
12, CHAPTER 18 (NAMING OF PUBLIC PLACES AND  
BUILDINGS) OF THE LIVONIA CODE OF  
ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 020 of Title 12, Chapter 18 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

**12.18.020 Public places and buildings -- Names for specific areas or buildings.** The parcels of land or buildings hereinafter referred to, each of which is owned by the City and used for public purposes, shall hereinafter be known and referred to by the names respectively established therefore in the succeeding subsections of this section:

1. The land owned by the City in that part of the Northwest 1/4 of Section 22, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning at a point distant East along the North line of said Section 22, 800 feet and South 310 feet from the N.W. 1/4 corner of Section 22, proceeding thence East 200 feet; thence South 280 feet; thence West 200 feet; thence North 280 feet to the point of beginning, shall be known and referred to as the "Livonia City Hall - Edward H. McNamara Building."

2. The land owned by the City in that part of the Northwest 1/4 of Section 22, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning at a point distant East along the North line of said Section 22, 1,355 feet and South 230 feet from the N.W. 1/4 of Section 22, proceeding thence East 250 feet; thence South 240 feet; thence West 250 feet; thence North 240 feet to the point of beginning, shall be known and referred to as the " Robert and Janet Bennett Library."

3. The land owned by the City in that part of the Northwest 1/4 of Section 22, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning at a point distant S. 01°25' W. along the West line of said Section 22, 831.22 feet and S. 88°35'30" East along the Southerly line of Civic Center Drive (66 feet wide), as extended, 290 feet to the point of beginning; proceeding thence S. 01°24'30" West, 650 feet; thence South 88°35'30" East, 400 feet; thence North 01°24'30" East, 650

feet; thence North 88°35'30" West, 400 feet to the point of beginning, shall be known and referred to as the "Robert Turner Police Headquarters Building."

4. The land owned by the City in that part of the Northeast 1/4 of Section 21, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning North 89°44' West, 363 feet from the East 1/4 corner of Section 21; thence North 89°44' West, 960.30 feet; thence North 677.73 feet; thence South 89°38'48" East, 685 feet; thence South 01°23' West 342.93 feet; thence South 89°38'48" East, 280 feet; thence South 333.30 feet to the point of beginning except that part described as beginning North 89°44' West, 881 feet from the East 1/4 corner of Section 21; thence North 33 feet; thence North 89°44' West, 60 feet; thence North 00°39'33" East, 8.79 feet; thence North 44° right RAD 80 feet arc 125.66 feet; thence North 45°39'33" East, 194.43 feet; thence South 89°20'27" East, 147.86 feet; thence South 44°20'27" East, 248.51 feet; thence South 14°20'27" East, 85.81 feet; thence South 44°20'27" East, 214.39 feet; thence South 00°39'33" West, 105.90 feet; thence North 89°44' West, 60 feet; thence South 33 feet; thence North 89°44' West, 258.98 feet to the point of beginning 7.71 AC

and

The land owned by the City in that part of the Northeast 1/4 of Section 21, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning North 89°44' West, 881 feet from the East 1/4 corner of Section 21; thence North 00°39'33" East, 67.43 feet; thence North 44°20'27" West, 384.43 feet; thence on a curve to right RAD 20 feet arc 31.42 feet; thence North 45°39'33" East, 169.57 feet; thence South 89°20'27" East, 98.14 feet; thence South 44°20'27" East, 19.53 feet; thence South 14°20'27" East, 90 feet; thence South 44°20'27" East, 213.65 feet; thence South 00°39'33" West, 258.98 feet to the point of beginning 3.09 AC, and shall be known and referred to as the "Silver Village."

5. The land owned by the City in that part of Lot 496 except the North 100 feet, the South 100 feet, the West 100 feet and the East 100 feet thereof of Supervisor's Livonia Plat No. 8 as recorded in Liber 66, Page 59 of Wayne County Records, said plat being part of the North 1/2 of the Southeast 1/4 of Section 2, T. 1 S., R. 9 E., Livonia Township (now City of Livonia), Wayne County, Michigan

and

The land owned by the City in that part of the Southeast 1/4 of Section 2, T. 1 S., R. 9 E., Livonia Township (now City of Livonia), Wayne County, Michigan, described as beginning at a point distant South 01°58'52" East, 1,416 feet and North 87°43'30" East, 448 feet from the center 1/4 corner of Section 2; thence North 87°43'30" East, 110 feet; thence South 02°10'35" East, 180 feet; thence

South 87°43'30" West, 110 feet; thence North 01°58'52" West, 180 feet to the point of beginning, shall be known and referred to as the "McNamara Towers Site."

6. The land owned by the City in that part of the Southeast 1/4 of Section 30, T. 1 S., R. 9 E., City of Livonia, County of Wayne, Michigan, described as beginning at a point on the East line of said Section distant North 00°04'20" East, 1,098.14 feet from the intersection of said East line and the center line of Plymouth Road and proceeding thence due West, 1,153.85 feet; thence North 00°05' East, 377.54 feet; thence due East, 1,153.79 feet of the East line of Section 30; thence South 00°04'20" West along said East line 377.54 feet to the point of beginning 10.00 acres (Sidwell No. 120-99-0002-000), shall be known and referred to as "Newburgh Village."

7. The land owned by the City in that part of Lots 1723, 1724, 1729, 1730 and also adjacent vacated street to said lots of Rosedale Gardens Subdivision No. 9 as recorded in Liber 77, page 41, Wayne County Records, said subdivision being a part of the N.W. 1/4 of Section 34, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan (Sidwell No. 134-03-1640-000), shall be known and referred to as "Noble Library."

8. The land owned by the City in that part of the Southeast 1/4 of Section 2, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as beginning at a point on the South Section line distant North 89°52'30" West, 1,876 feet and North 120 feet from the S.E. corner of Section 2 and proceeding thence North 80 feet; thence West, 120 feet; thence South 80 feet; thence East, 120 feet to the point of beginning (Sidwell No. 008-99-0009-000), shall be known and referred to as "Sandburg Library."

9. The land owned by the City in that part of the Northeast 1/4 of Section 22, T.1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as Lots 27 thru 52 inclusive except the N 35.00 feet thereof also Lots 53 thru 182 including also all adjacent vacated streets and alleys Livonia Park Sub T1S R9E L51 P92 WCR more particularly described as beginning at a point distant S 00°01'50" E 88.00 feet and S 89°45'00" E 43.00 feet from N 1/4 corner Section 22 proceeding thence S 89°45'00" E 621.55 feet thence S 00°09'29" E 1199.18 feet thence N 89°19' 58" W 625.53 feet thence N 00°01'50" E 1194.60 feet to POB 17.13 acres (Sidwell No. 085-02-0027-001), shall be known and referred to as "Jack E. Kirksey Recreation Center."

10. The natatorium contained within the Jack E. Kirksey Recreation Center shall be known and referred to as the "Ronald R. Reinke Aquatic Center."

11. The land owned by the City in that part of Lots 19 through 26, inclusive, EXCEPT the north 35.00 feet thereof, also part of lots 18 and 190, and lots 191



through 208, inclusive and lots 209 through 227, inclusive, also all adjacent streets and alleys in "LIVONIA PARK SUBDIVISION" of the Northwest 1/4 of the Northeast 1/4 of Section 22, Town 1 South, Range 9 East, Livonia Township (now City of Livonia), Wayne County, Michigan, as recorded in Liber 51, Page 92, Wayne County Records, more particularly described as: beginning South 00 degrees 01 minutes 50 seconds East, 88.00 feet and South 89 degrees 45 minutes 00 seconds East, 665.12 feet (recorded as 664.55 feet) from the North 1/4 corner of said Section 22; thence continuing South 89 degrees 45 minutes 00 seconds East, 201.00 feet; thence South 00 degrees 07 minutes 20 seconds East, 900.00 feet; thence North 89 degrees 45 minutes 00 seconds West, 200.96 feet; thence North 00 degrees 07 minutes 45 seconds West (recorded as North 00 degrees 09 minutes 29 seconds West), 900.00 feet to the Point of Beginning, containing 180,846 square feet, or 4.15 acres, more or less, and attached to the Jack E. Kirksey Recreation Center, shall be known and referred to as the "Livonia Senior Wellness Center."

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

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**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JULY 21, 2025**

Meeting was called to order at 8:46 p.m. by President McCullough. Present: Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Council President McCullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

Councilmember Donovic led the meeting with the Pledge of Allegiance.

5. BLOCK PARTY: Wendy Stone, re: to be held Saturday, September 13, 2025, from 6:00 p.m. to 10:00 p.m., within the cul-de-sac of Balmoral Court, with a rain date of Saturday, September 27, 2025.

President McCullough announced that Item #5 be tabled until the next meeting.



## LETTER TO THE LIVONIA CITY COUNCIL

5.

Clerk  
July 11, 2025

### MEETING DATE

S072125/R081125

### PRESENTED BY

### AGENDA ITEM

BLOCK PARTY: Wendy Stone, re: to be held Saturday, September 13, 2025, from 6:00 p.m. to 10:00 p.m., within the cul-de-sac of Balmoral Court, with a rain date of Saturday, September 27, 2025.

### BACKGROUND DETAILS

This party will have music, potluck, and a bounce house.

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

Approve as submitted.

### ATTACHMENTS

1. S072125, Wendy Stone, Balmoral Ct

### APPROVED BY

\_\_\_\_\_  
Doris DeMarco, Deputy Clerk

Date: July 11, 2025



June 16<sup>th</sup> July 21<sup>st</sup>

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or  
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097  
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

**PLEASE PRINT**

Date of Application: 7/2/25 Date to appear at a Council Meeting: \_\_\_\_\_

Name of Neighborhood Representative: Wendy Stone

Address (please include zip code): 31925 Balmoral Ct Livonia 48154

Telephone Number with area code: Home: 734 743 5527 Office: 313 575 3695

Email: Wdreini@hotmail.com

Please circle what is being requested - **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

Sept 13, 2025 Sept 27 6pm - 10pm  
Date of Block Party Rain Date Start/end time of Block Party and/or Barricading  
and/or Barricading **End time is no later than 10:00 p.m.**

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Balmoral Ct cul-de-sac.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)

Neighborhood block party. Music, potluck and bounce house.

How many barricades are you requesting (max. 10)? 1

Approximate Number Attending: 40 +

Date of Council Approval/Denial: \_\_\_\_\_

Council Resolution Number: \_\_\_\_\_

2025 JUN 32 PM 12:57

RECEIVED  
OFFICE OF THE CITY CLERK



## LETTER TO THE LIVONIA CITY COUNCIL

17.

Finance  
August 5, 2025

### MEETING DATE

R082525

### PRESENTED BY

### AGENDA ITEM

REQUEST TO SCHEDULE A FINANCE AND BUDGET COMMITTEE MEETING AND TO ESTABLISH A PUBLIC HEARING DATE: Department of Finance, re: for the Annual Budget for the fiscal year ending November 30, 2026.

### BACKGROUND DETAILS

It is respectfully requested that you call a meeting of the Finance and Budget Committee on Thursday, September 18, 2025, for presentation of the annual budget (to be held in the DPW Main Conference Room at 12973 Farmington Road) and establish a Public Hearing on the annual budget for the fiscal year ending on November 30, 2025, to be held on Monday, September 29, 2025 in the Auditorium at the Livonia City Hall, 33000 Civic Center Drive.  
Thank you for your consideration of this matter.

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

It is respectfully requested that the meeting be scheduled.

### ATTACHMENTS

None

### APPROVED BY

Handwritten signature of Debra Peck Lichtenberg in cursive.

Debra Peck Lichtenberg, CPA, Finance Director

Date: August 08, 2025

Handwritten signature of Maureen Miller Brosnan in cursive.

Maureen Miller Brosnan, Mayor

Date: August 08, 2025



## LETTER TO THE LIVONIA CITY COUNCIL

18.

Planning  
August 8, 2025

### MEETING DATE

R082525

### PRESENTED BY

Mark Taormina, Planning and Economic Development Director

### AGENDA ITEM

REQUEST TO ADOPT A RESOLUTION CALLING FOR A PUBLIC HEARING: Plymouth Road Development Authority, re: to consider the adoption of an ordinance amending the district boundaries of the downtown district of the Plymouth Road Development Authority pursuant to Act 57 of the Public Acts of Michigan of 2018.

### BACKGROUND DETAILS

Attached are two resolutions for the Council's consideration at the August 25 meeting. One calls for a public hearing to consider boundary amendments to the PRDA district, and the other calls for a public hearing on amendments to the PRDA Development Plan and termination and adoption of the Tax Increment Financing Plan. The resolutions contain the form of notice of public hearing to be published in the paper, mailed, and posted. The purposes of the hearing have been combined into one notice to avoid the need to publish two separate notices.

Also attached is a draft of the ordinance amending the boundaries since it is referenced in the resolution calling the hearing on the boundary amendment.

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

ADOPTION OF RESOLUTION CALLING PUBLIC HEARING

### ATTACHMENTS

1. Resolution Calling Hearing PRDA Boundary Amendment(44339277.1)
2. Ordinance Amending PRDA District Boundaries(44343899.1)

### APPROVED BY

Date: August 13, 2025

Mark Taormina, Planning and Economic Development Director

Date: August 13, 2025

Maureen Miller Brosnan, Mayor



**RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF  
AMENDMENT OF BOUNDARIES OF THE DOWNTOWN DISTRICT OF  
THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY**

---

**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 25<sup>th</sup> day of August, 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 of Livonia, County of Wayne, State of Michigan (the “City”) is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended (“Act 57”) (formerly Act 197, Public Acts of Michigan, 1975), to create a downtown development authority and to designate its boundaries; and

WHEREAS, pursuant to Act 57, the City Council of the City duly established the Plymouth Road Development Authority (the “Authority”) and designated the boundaries of the downtown district (the “District”); and

WHEREAS, the Authority and the City desire to amend the boundaries of the Authority for the purpose of adding properties to the District to further encourage economic growth and correcting and preventing deterioration in the business portions of the District; and

WHEREAS, in accordance with the provisions of Act 57, the Authority has prepared and submitted to the City Council for approval a proposed ordinance designating the amended District boundaries; and

WHEREAS, it is necessary to conduct a public hearing in connection with the consideration of such proposed ordinance designating the amended District boundaries, as required by Act 57.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council determines that it is necessary for the best interests of the public to amend the boundaries of the Authority pursuant to Act 57 in order to correct and prevent

deterioration of property value in the business district in the City and to promote economic growth, and the City Council hereby declares its intention to amend those boundaries.

2. The District subject to the jurisdiction of the Authority as provided in Act 57 is hereby tentatively amended to add the property described on Exhibit A attached hereto.

3. There shall be a public hearing on Monday, the 29<sup>th</sup> day of September, 2025, at 7:00 p.m., prevailing Eastern Time, at City Hall to consider adoption by the City Council of an ordinance amending the Authority boundaries.

4. The City Clerk shall cause notices of said public hearing to be published twice before the public hearing in the *Detroit Legal News*, a newspaper of general circulation in the City. The first and the second such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the proposed amended District not less than 20 days, nor more than 40 days, before the hearing. The Clerk shall also cause notice of the hearing to be mailed via certified mail, not less than 20 days before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the Authority if the boundary amendment is approved.

5. The notice of hearing shall be in substantially the following form:

CITY OF LIVONIA  
COUNTY OF WAYNE, MICHIGAN

NOTICE OF PUBLIC HEARING ON THE AMENDMENT OF THE DISTRICT  
BOUNDARIES OF THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY AND  
AMENDMENT TO DEVELOPMENT PLAN AND TERMINATION AND ADOPTION OF  
TAX INCREMENT FINANCE PLAN OF THE PLYMOUTH ROAD DEVELOPMENT  
AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF LIVONIA:

PLEASE TAKE NOTICE that the City Council of the City of Livonia, Michigan, will hold a public hearing on Monday, the 29<sup>th</sup> day of September, 2025, at 7:00 p.m., prevailing Eastern Time at City Hall, 33000 Civic Center Drive, Livonia, Michigan, to (i) consider the adoption of an ordinance amending the district boundaries of the Plymouth Road Development Authority (the “Authority”) pursuant to Act 57 of the Public Acts of Michigan of 2018, as amended (“Act 57”), and (ii) consider the adoption of an ordinance approving an amendment to the Development Plan and termination and adoption of a new Tax Increment Financing Plan for the Authority in part in order to reset the initial assessed value pursuant to Act 57. Copies of the proposed amendment to the Development Plan and new Tax Increment Financing Plan, maps, plats, etc. are on file in the office of the City Clerk for inspection.

PROPOSED BOUNDARIES

The boundaries of the proposed amended district within which the Authority shall exercise its powers shall be as follows:

Bounded on the north by the CSX Railway, on the west by Eckles Road, on the south by the zoning boundary separating residential and commercial properties adjacent to Plymouth Road, and on the east by Inkster Road, excluding residential properties within or immediately adjacent to the Development Area boundaries.

The proposed amendment to the District boundaries would add the following parcels of land to the District.

| <u>PARCEL ID</u> | <u>ADDRESS</u> | <u>PARCEL ID</u> | <u>ADDRESS</u> |
|------------------|----------------|------------------|----------------|
| 111 03 0001 000  | 34409 ROSATI   | 112 99 0006 001  | 12408 STARK    |
| 111 99 0018 001  | 12425 STARK    | 111 03 0012 000  | 34422 ROSATI   |
| 111 99 0018 002  | 12335 STARK    | 099 99 0144 001  | 12403 HARTEL   |
| 112 99 0010 001  | 33900 CONCORD  | 112 99 0014 004  | 33865 CAPITOL  |
| 111 03 0013 000  | 34418 ROSATI   | 111 03 0011 000  | 34426 ROSATI   |
| 112 99 0013 001  | 34000 CAPITOL  | 111 03 0002 000  | 34413 ROSATI   |
| 112 99 0013 002  | 33800 CAPITOL  | 111 03 0014 000  | 34414 ROSATI   |
| 134 03 1640 000  | 32901 PLYMOUTH | 112 99 0012 000  | 12324 STARK    |
| 112 99 0015 000  | 34018 BEACON   | 111 03 0006 000  | 34429 ROSATI   |
| 111 03 0009 000  | 34434 ROSATI   | 111 01 0113 001  | 12326 STARK    |
| 115 02 0018 001  | 11966 NEWBURGH | 099 99 0048 000  | 28722 PLYMOUTH |
| 112 99 0008 000  | 12420 STARK    | 111 03 0016 000  | 34400 ROSATI   |
| 111 03 0007 000  | 34433 ROSATI   | 111 99 0018 003  | 12321 STARK    |
| 111 03 0008 000  | 34437 ROSATI   | 111 03 0015 000  | 34410 ROSATI   |



|                 |                  |                 |               |
|-----------------|------------------|-----------------|---------------|
| 111 03 0010 000 | 34430 ROSATI     | 111 99 0016 002 | 34326 ROSATI  |
| 111 03 0003 001 | 34417 ROSATI     | 111 03 0005 000 | 34425 ROSATI  |
| 129 01 0200 007 | 10811 FARMINGTON | 112 99 0014 001 | 33855 CAPITOL |
| 111 01 0113 002 | 12338 STARK      | 112 99 0014 003 | 33875 CAPITOL |

At the public hearing, all citizens, taxpayers, and property owners of the City of Livonia desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the amendment to the district boundaries of the Authority and to the approval of the amended Development Plan and new Tax Increment Financing Plan for the Authority and all aspects of the Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Council of the City of Livonia, Michigan.

Lori L. Miller, Clerk,  
City of Livonia

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

AYES: Members \_\_\_\_\_

\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Lori L. Miller  
City Clerk

I hereby certify that the foregoing 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 25th day of August, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
Lori L. Miller  
City Clerk

## EXHIBIT A

Parcels to be added to the District:

| <u>PARCEL ID</u> | <u>ADDRESS</u>   | <u>PARCEL ID</u> | <u>ADDRESS</u> |
|------------------|------------------|------------------|----------------|
| 111 03 0001 000  | 34409 ROSATI     | 112 99 0006 001  | 12408 STARK    |
| 111 99 0018 001  | 12425 STARK      | 111 03 0012 000  | 34422 ROSATI   |
| 111 99 0018 002  | 12335 STARK      | 099 99 0144 001  | 12403 HARTEL   |
| 112 99 0010 001  | 33900 CONCORD    | 112 99 0014 004  | 33865 CAPITOL  |
| 111 03 0013 000  | 34418 ROSATI     | 111 03 0011 000  | 34426 ROSATI   |
| 112 99 0013 001  | 34000 CAPITOL    | 111 03 0002 000  | 34413 ROSATI   |
| 112 99 0013 002  | 33800 CAPITOL    | 111 03 0014 000  | 34414 ROSATI   |
| 134 03 1640 000  | 32901 PLYMOUTH   | 112 99 0012 000  | 12324 STARK    |
| 112 99 0015 000  | 34018 BEACON     | 111 03 0006 000  | 34429 ROSATI   |
| 111 03 0009 000  | 34434 ROSATI     | 111 01 0113 001  | 12326 STARK    |
| 115 02 0018 001  | 11966 NEWBURGH   | 099 99 0048 000  | 28722 PLYMOUTH |
| 112 99 0008 000  | 12420 STARK      | 111 03 0016 000  | 34400 ROSATI   |
| 111 03 0007 000  | 34433 ROSATI     | 111 99 0018 003  | 12321 STARK    |
| 111 03 0008 000  | 34437 ROSATI     | 111 03 0015 000  | 34410 ROSATI   |
| 111 03 0010 000  | 34430 ROSATI     | 111 99 0016 002  | 34326 ROSATI   |
| 111 03 0003 001  | 34417 ROSATI     | 111 03 0005 000  | 34425 ROSATI   |
| 129 01 0200 007  | 10811 FARMINGTON | 112 99 0014 001  | 33855 CAPITOL  |
| 111 01 0113 002  | 12338 STARK      | 112 99 0014 003  | 33875 CAPITOL  |

44339277.1/053428.00098



ORDINANCE NO. \_\_\_\_\_  
APPROVING AMENDMENT  
TO BOUNDARIES OF THE  
DOWNTOWN DISTRICT OF THE  
PLYMOUTH ROAD DEVELOPMENT AUTHORITY

WHEREAS, the City of Livonia (the “City”), pursuant to Act 57, Public Acts of Michigan, 2018, as amended (the “Act”) (formerly Act 197, Public Acts of Michigan, 1975, as amended), has previously established the Plymouth Road Development Authority (the “Authority”) and set forth its boundaries (the “District”) pursuant to Ordinance No. 2165 of the City adopted on April 7, 1993; and

WHEREAS, pursuant to Ordinance No. 2187 of the City adopted on July 7, 1993, and Ordinance No. 2931 of the City adopted on March 27, 2013, the City made certain amendments to the boundaries of the District by amending Ordinance No. 2165; and

WHEREAS, to further the purposes of the Authority under the Act, the City has determined that it is necessary to further amend the boundaries of the Authority’s District to add additional parcels; and

WHEREAS, pursuant to the requirement of the Act, on September 29, 2025, the City Council held a public hearing on the amendments to the Authority’s District and provided Taxing Jurisdictions, as defined in the Act, the opportunity to address the City Council; and

WHEREAS, not less than 60 days has passed since the date of the public hearing.

NOW, THEREFORE, THE CITY OF LIVONIA ORDAINS:

1. Findings. The City hereby determines that it is in the best interests of the residents and taxpayers of the City of Livonia to amend the boundaries of the District and jurisdiction of the Authority which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant to the Act.

2. Amendment of Ordinance Establishing Plymouth Road Development Authority. Ordinance No. 2165 of the City of Livonia, as subsequently amended by Ordinance Nos. 2187 and 2931, is hereby amended to provide that the boundaries of the Downtown District in which the Authority shall exercise its powers as provided in the Act shall consist of the territory of the City described in Exhibit A attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this Ordinance and the Act.

3. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

4. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

5. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the *Detroit Legal News*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

6. Effective Date. The Ordinance is hereby determined by the City Council to be immediately necessary for the interests of the City and shall be in full force and effect from and after its passage and publication as required by law.

### CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance \_\_\_\_\_, duly adopted by the City Council of the City of Livonia, County of Wayne, State of Michigan, at a regular meeting held on December \_\_, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.

I further certify that the following Members were present at said meeting \_\_\_\_\_ and that the following Members were absent \_\_\_\_\_.

I further certify that Member \_\_\_\_\_ moved adoption of said Ordinance and Member \_\_\_\_\_ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance \_\_\_\_\_ and that the following Members voted against adoption of said Ordinance \_\_\_\_\_.

\_\_\_\_\_  
Lori L. Miller  
City Clerk

I hereby certify that the foregoing ordinance received legal publication in the *Detroit Legal News*, on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Lori L. Miller  
City Clerk

## **EXHIBIT A**

**[Attach Revised Downtown District Boundaries Here]**





## LETTER TO THE LIVONIA CITY COUNCIL

19.

Planning  
August 11, 2025

### MEETING DATE

R082525

### PRESENTED BY

Mark Taormina, Planning and Economic Development Director

### AGENDA ITEM

REQUEST TO ADOPT A RESOLUTION CALLING FOR A PUBLIC HEARING: Plymouth Road Development Authority, re: to consider the adoption of an ordinance approving an amendment to the Development Plan and termination and adoption of a new Tax Increment Finance Plan pursuant to Act 57 of the Public Acts of Michigan of 2018.

### BACKGROUND DETAILS

Attached are two resolutions for the Council's consideration at the August 25 meeting. One calls for a public hearing to consider boundary amendments to the PRDA district, and the other calls for a public hearing on amendments to the PRDA Development Plan and termination and adoption of the Tax Increment Financing Plan. The resolutions contain the form of notice of public hearing to be published in the paper, mailed, and posted. The purposes of the hearing have been combined into one notice to avoid the need to publish two separate notices.

Also attached is a draft of the ordinance amending the boundaries since it is referenced in the resolution calling the hearing on the boundary amendment.

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

ADOPTION OF RESOLUTION CALLING PUBLIC HEARING

### ATTACHMENTS

1. Resolution Calling Hearing PRDA Plan Amendment (2025)(44340006.1)

### APPROVED BY

Date: August 13, 2025

Mark Taormina, Planning and Economic Development Director

Date: August 13, 2025

Maureen Miller Brosnan, Mayor

**RESOLUTION CALLING PUBLIC HEARING REGARDING APPROVAL OF  
AMENDMENT TO DEVELOPMENT PLAN AND TERMINATION AND ADOPTION  
OF TAX INCREMENT FINANCE PLAN OF  
THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY**

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**CITY OF LIVONIA**  
County of Wayne  
State of Michigan

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Minutes of a regular meeting of the City Council of the City of Livonia, County of Wayne, State of Michigan, held on the 25<sup>th</sup> day of August, 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 of Livonia, County of Wayne, State of Michigan (the “City”) is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended (“Act 57”) (formerly Act 197, Public Acts of Michigan, 1975), to create a downtown development authority; and

WHEREAS, pursuant to Act 57, the City Council of the City duly established the Plymouth Road Development Authority (the “Authority”) which exercises its powers within the Downtown District designated by City Council (the “District”); and

WHEREAS, the City Council previously approved the Authority’s Development Plan and Tax Increment Financing Plan (the “Original Plan”), for the Development Area described in the Original Plan pursuant to Ordinance No. 2165 on May 3, 1995; and

WHEREAS, the Original Plan was subsequently amended by the City Council pursuant to Ordinance Nos. 2187 and 2931, adopted on February 25, 1998 and March 27, 2013, respectively (as amended, the “Amended Plan”); and

WHEREAS, in accordance with the provisions of Act 57, the Authority has prepared and submitted to the City Council for approval an amendment to the Development Plan, the termination of the existing Tax Increment Financing Plan and the adoption of a new Tax Increment Financing Plan, in part in order to reset the initial assessed value of the District (the “Amended and Reconstituted Plan”); and

WHEREAS, prior to the approval of the Amended and Restated Plan, it is necessary to

conduct a public hearing in connection with the consideration of such proposed Amended and Reconstituted Plan as required by Act 57.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Amended and Reconstituted Plan, attached hereto as Exhibit A, from the Authority and directs the City Clerk to submit the Amended and Reconstituted Plan to the governing body of each taxing jurisdiction within the Authority's District.

2. There shall be a public hearing on Monday, the 29<sup>th</sup> day of September, 2025, at 7:00, p.m., prevailing Eastern Time, at City Hall to consider adoption by the City Council of an ordinance approving the Amended and Reconstituted Plan.

3. The City Clerk shall cause notice of said public hearing to be published twice before the public hearing in the *Detroit Legal News*, a newspaper of general circulation in the City. The first such notice shall be published not less than 20 days, nor more than 40 days, before the date set for the public hearing and shall be published as a display advertisement prominent in size. The Clerk also shall cause the notice to be mailed by first class mail not less than 20 days, nor more than 40 days, prior to the hearing to all property taxpayers of record in the Authority's District as shown by the most recent tax roll of the City. The Clerk also shall post, or cause the posting of, the notice in at least 20 conspicuous and public places in the Authority's District not less than 20 days, nor more than 40 days, before the hearing. The Clerk shall also cause notice of the hearing to be mailed via certified mail, not less than 20 days before the public hearing, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the Authority if the Amended and Reconstituted Plan is approved.

4. The notice of the hearing shall be in substantially the following form:



CITY OF LIVONIA  
COUNTY OF WAYNE, MICHIGAN

NOTICE OF PUBLIC HEARING ON THE AMENDMENT OF THE DISTRICT  
BOUNDARIES OF THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY AND  
AMENDMENT TO DEVELOPMENT PLAN AND TERMINATION AND ADOPTION OF  
TAX INCREMENT FINANCE PLAN OF THE PLYMOUTH ROAD DEVELOPMENT  
AUTHORITY

TO ALL INTERESTED PERSONS IN THE CITY OF LIVONIA:

PLEASE TAKE NOTICE that the City Council of the City of Livonia, Michigan, will hold a public hearing on Monday, the 29<sup>th</sup> day of September, 2025, at 7:00 p.m., prevailing Eastern Time at City Hall, 33000 Civic Center Drive, Livonia, Michigan, to (i) consider the adoption of an ordinance amending the district boundaries of the Plymouth Road Development Authority (the “Authority”) pursuant to Act 57 of the Public Acts of Michigan of 2018, as amended (“Act 57”), and (ii) consider the adoption of an ordinance approving an amendment to the Development Plan and termination and adoption of a new Tax Increment Financing Plan for the Authority in part in order to reset the initial assessed value pursuant to Act 57. Copies of the proposed amendment to the Development Plan and new Tax Increment Financing Plan, maps, plats, etc. are on file in the office of the City Clerk for inspection.

PROPOSED BOUNDARIES

The boundaries of the proposed amended district within which the Authority shall exercise its powers shall be as follows:

Bounded on the north by the CSX Railway, on the west by Eckles Road, on the south by the zoning boundary separating residential and commercial properties adjacent to Plymouth Road, and on the east by Inkster Road, excluding residential properties within or immediately adjacent to the Development Area boundaries.

The proposed amendment to the District boundaries would add the following parcels of land to the District.

| <u>PARCEL ID</u> | <u>ADDRESS</u> | <u>PARCEL ID</u> | <u>ADDRESS</u> |
|------------------|----------------|------------------|----------------|
| 111 03 0001 000  | 34409 ROSATI   | 112 99 0006 001  | 12408 STARK    |
| 111 99 0018 001  | 12425 STARK    | 111 03 0012 000  | 34422 ROSATI   |
| 111 99 0018 002  | 12335 STARK    | 099 99 0144 001  | 12403 HARTEL   |
| 112 99 0010 001  | 33900 CONCORD  | 112 99 0014 004  | 33865 CAPITOL  |
| 111 03 0013 000  | 34418 ROSATI   | 111 03 0011 000  | 34426 ROSATI   |
| 112 99 0013 001  | 34000 CAPITOL  | 111 03 0002 000  | 34413 ROSATI   |
| 112 99 0013 002  | 33800 CAPITOL  | 111 03 0014 000  | 34414 ROSATI   |
| 134 03 1640 000  | 32901 PLYMOUTH | 112 99 0012 000  | 12324 STARK    |
| 112 99 0015 000  | 34018 BEACON   | 111 03 0006 000  | 34429 ROSATI   |
| 111 03 0009 000  | 34434 ROSATI   | 111 01 0113 001  | 12326 STARK    |
| 115 02 0018 001  | 11966 NEWBURGH | 099 99 0048 000  | 28722 PLYMOUTH |
| 112 99 0008 000  | 12420 STARK    | 111 03 0016 000  | 34400 ROSATI   |
| 111 03 0007 000  | 34433 ROSATI   | 111 99 0018 003  | 12321 STARK    |
| 111 03 0008 000  | 34437 ROSATI   | 111 03 0015 000  | 34410 ROSATI   |

|                 |                  |                 |               |
|-----------------|------------------|-----------------|---------------|
| 111 03 0010 000 | 34430 ROSATI     | 111 99 0016 002 | 34326 ROSATI  |
| 111 03 0003 001 | 34417 ROSATI     | 111 03 0005 000 | 34425 ROSATI  |
| 129 01 0200 007 | 10811 FARMINGTON | 112 99 0014 001 | 33855 CAPITOL |
| 111 01 0113 002 | 12338 STARK      | 112 99 0014 003 | 33875 CAPITOL |

At the public hearing, all citizens, taxpayers, and property owners of the City of Livonia desiring to address the City Council shall be afforded an opportunity to be heard in regard to the approval of the amendment to the district boundaries of the Authority and to the approval of the amended Development Plan and new Tax Increment Financing Plan for the Authority and all aspects of the Plan will be open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the City Clerk's office.

This notice is given by order of the City Council of the City of Livonia, Michigan.

Lori L. Miller, Clerk,  
City of Livonia

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES: Members \_\_\_\_\_

\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Lori L. Miller  
City Clerk

I hereby certify that the foregoing 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 25<sup>th</sup> day of August, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
Lori L. Miller  
City Clerk



## **EXHIBIT A**

**[Attach copy of Amended and Reconstituted Plan here]**

44340006.1/053428.00098



## LETTER TO THE LIVONIA CITY COUNCIL

20.

**Engineering**  
**August 6, 2025**

### MEETING DATE

R082525

### PRESENTED BY

Todd Zilincik, P.E., City Engineer

### AGENDA ITEM

REQUEST TO AUTHORIZE PAYMENT TO WAYNE COUNTY FOR PERMANENT HIGHWAY AND TEMPORARY GRADING EASEMENTS: Engineering Division, re: Newburgh Road Reconstruction Project, Ann Arbor Trail to Plymouth Road.

### BACKGROUND DETAILS

The City received \$1.138 million dollars in Federal Funds for the reconstruction of Newburgh Road from Ann Arbor Trail to Plymouth Road in 2025. In addition, we received a Southeast Michigan Council of Governments (SEMCOG) grant to reduce carbon emissions for FY 2025 on Newburgh Road Corridor from 8 Mile to Ford Road for interconnect to traffic signals and modernization at five (5) locations in the amount of \$1.25 million.

The Michigan Department of Transportation (MDOT) started on January 6, 2025 to reconstruct the intersection at Ann Arbor Road and Newburgh Road, including the removal and replacement of the Hines Bridge and widening of Ann Arbor Road from Newburgh to Plymouth Road. Due to the current work, the Newburgh Road Reconstruction project will start in early 2026. The City is in the process of working to get the project obligated upon acceptance by Wayne County for temporary grading easements along Newburgh Road and coordinate with MDOT Local Agency Program (LAP) to bid out the project.

OHM Advisors was awarded the design for this project pursuant to Council Resolution (CR) #142-24, adopted April 15, 2024 in the amount of \$320,000. We had to seek approval for Commonwealth Associates services to prepare appraisals and permanent highway and temporary easements per CR #08-25, adopted April 14, 2025 for a contract amendment in the amount of \$32,019.00. Commonwealth, OHM Advisors and City of Livonia Engineering Department has been coordinating with Wayne County Parks and their Corporate Counsel to secure these required easements to allow funding to be obligated in order received the federal funding:

- Parcel 115-99-0001.000, 37301 Plymouth Road, Livonia, Michigan \$25,200
- Parcel 121-99-0023.000, 11000 Newburgh Road, Livonia, Michigan \$4,648
- Parcel 126-99-0014.000, 36800 Riverview Road, Livonia, Michigan \$10,800

In order to proceed with this project, it is respectfully recommended that the Council take the following actions:

- Authorize payment in the amount of \$40,648 to Wayne County for Permanent Highway

Easement and Temporary Grading Easements for 37301 Plymouth Road, 11000 Newburgh Road and 36800 Riverview Road for the Newburgh Road Reconstruction Project (Ann Arbor Trail to Plymouth Road) from Account Number 202-463-818-125, City Participation in County/MDOT Projects.

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

In order to proceed with this project, it is respectfully recommended that the Council take the following actions:

- Authorize payment in the amount of \$40,648 to Wayne County for Permanent Highway Easement and Temporary Grading Easements for 37301 Plymouth Road, 11000 Newburgh Road and 36800 Riverview Road for the Newburgh Road Reconstruction Project (Ann Arbor Trail to Plymouth Road) from Account Number 202-463-818-125, City Participation in County/MDOT Projects.

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

Permanent Highway Easement and Temporary Grading Easements for 37301 Plymouth Road, 11000 Newburgh Road, and 36800 Riverview Road for the Newburgh Road Reconstruction Project (Ann Arbor Trail to Plymouth Road).

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

Easements for:

|                                                                 |          |
|-----------------------------------------------------------------|----------|
| Parcel 115-99-0001.000, 37301 Plymouth Road, Livonia, Michigan  | \$25,200 |
| Parcel 121-99-0023.000, 11000 Newburgh Road, Livonia, Michigan  | \$4,648  |
| Parcel 126-99-0014.000, 36800 Riverview Road, Livonia, Michigan | \$10,800 |
| Total =                                                         | \$40,648 |

**DETAILED WORK BEING PERFORMED**

n/a

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

Payment in the amount of \$40,648 to Wayne County for Permanent Highway Easement and Temporary Grading Easements for 37301 Plymouth Road, 11000 Newburgh Road and 36800 Riverview Road for the Newburgh Road Reconstruction Project (Ann Arbor Trail to Plymouth Road) from Account Number 202-463-818-125, City Participation in County/MDOT Projects.

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

n/a

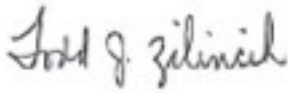
REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): n/a



## ATTACHMENTS

1. FY2025 STP-U Funding for WC FAC
2. Signed GFO Approved by Agency, 7.3.25
3. 37301 Plymouth Offer Pkg
4. 11000 Newburgh Offer Pkg
5. 36800 Riverview Offer Pkg

## APPROVED BY



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Todd Zilincik, P.E., City Engineer

Date: August 06, 2025



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Don Rohraff, Director of Public Works

Date: August 06, 2025



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Debra Peck Lichtenberg, CPA, Finance Director

Date: August 08, 2025



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Carter Fisher, City Attorney

Date: August 08, 2025



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Maureen Miller Brosnan, Mayor

Date: August 08, 2025

**WAYNE COUNTY FAC**  
**FY 2025 STP-U and STP-Flex PROGRAM**

Proposed Federal Funding

| Line                                                               | Road                | Limits                                     | Community            | PBR | STP-U       | STP-Flex    | NFC | Comments                                                                                                                                                                | MDOT JN | Status      |
|--------------------------------------------------------------------|---------------------|--------------------------------------------|----------------------|-----|-------------|-------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>Wayne County Road Jurisdiction - FY 2025 Proposed Projects.</b> |                     |                                            |                      |     |             |             |     |                                                                                                                                                                         |         |             |
| 1                                                                  | Toledo              | Goddard - I-75 Freeway                     | Lincoln Park         | 80  | \$2,856,299 |             | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218086  | Programmed  |
| 2                                                                  | Merriman            | E. N. Hines Ramp - Joy                     | Westland             | 80  | \$295,762   | \$1,304,406 | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218087  | Programmed  |
| 3                                                                  | Inkster             | West Chicago - Schoolcraft                 | Livonia/ Redford Twp | 80  | \$2,676,280 |             | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218103  | Programmed  |
| 4                                                                  | North Line          | Telegraph (US-24) - Racho                  | Taylor               | 80  | \$736,650   |             | PA  | Concrete Patch 3R                                                                                                                                                       | 218105  | Action Item |
| 5                                                                  | Middle Belt         | Ford (M-153) - Warren                      | Garden City          | 80  |             | \$1,980,207 | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218106  | Programmed  |
| 6                                                                  | Eureka              | Allen - Toledo                             | Southgate            | 80  | \$1,780,186 |             | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218107  | Programmed  |
| 7                                                                  | Evergreen           | Michigan (US-12) - Hubbard                 | Dearborn             | 77  | \$2,000,209 |             | PA  | HMA Resurfacing-3R                                                                                                                                                      | 221077  | Programmed  |
| 8                                                                  | Middle Belt         | Joy - Plymouth (OM-14)                     | Livonia              | 80  | \$2,000,209 |             | PA  | HMA Resurfacing-3R                                                                                                                                                      | 218114  | Programmed  |
| 9                                                                  | Allen               | Southfield - Euclid                        | Allen Park           |     | \$1,218,542 |             | MA  | HMA Resurfacing-3R                                                                                                                                                      | 221846  | Action Item |
| <b>WC Cities Road Jurisdiction - FY 2025 Proposed Projects.</b>    |                     |                                            |                      |     |             |             |     |                                                                                                                                                                         |         |             |
| 10                                                                 | Glendale Ave        | Hamilton Ave -Woodward Ave                 | Highland Park        | 80  | \$950,688   |             | MC  | Mill and replace ex road, include sidewalks, curb and gutter and drainage structures as necessary.                                                                      | 217004  | Programmed  |
| 11                                                                 | Newburgh Rd         | Plymouth Rd -Ann Arbor trail               | Livonia              | 80  | \$1,138,943 |             | MA  | Remove and Replace concrete road, new 21AA agg baseand new ADA ramps at cross streets.                                                                                  | 200183  | Programmed  |
| 12                                                                 | St Clair Ave        | St Paul St - Waterloo Rd                   | Grosse Pointe        | 79  | \$524,050   |             | MC  | 3.5" Mill and Resurface existing asphalt, conc base repairs. Remove and replace conc curb and gutter as necessary.                                                      | 217056  | Programmed  |
| 13                                                                 | N/B, S/B Mercury Dr | Michigan Ave - Hubbard Dr                  | Dearborn             | 70  | \$715,369   |             | MC  | Mill and Resurface asphalt, base repairs, conc curb replacement.                                                                                                        | 217076  | Programmed  |
| 14                                                                 | Vreeland Rd         | 825FT East of CN Rail Crossing - Cahill Rd | Flat Rock            | 70  | \$716,302   |             | MA  | Remove existing 9" Reinforced conc pavement. Replace with 10" plain conc, three ft asphalt shoulders, two ft agg shoulders, and misc drainage. (2024 Advance Construct) | 215723  | Programmed  |
| 15                                                                 | Champaign Ave       | I-75 - Fort Park                           | Lincoln Park         | 70  | \$799,000   |             | MC  | Mill and Resurface asphalt, remove and replace deficient curb and gutter, base repairs. New sidewalk ramps.                                                             | 217105  | Programmed  |
| 16                                                                 | Ozga Rd             | Wick Rd - Huron River Dr                   | Romulus              | 70  | \$812,236   |             | MA  | Mill and overlay, driveways.                                                                                                                                            | 217107  | Programmed  |

**Project GPA Type**

GPA Local Road => Lines 1 thru 16

|                 |              |             |                   |
|-----------------|--------------|-------------|-------------------|
| Total:          | \$19,220,726 | \$3,284,613 |                   |
| FY 2025 Target: | \$19,311,000 | \$3,121,000 | SEMCOG Version 10 |
| Balance:        | \$90,274     | -\$163,613  |                   |
|                 | \$19,310,818 | \$3,341,441 | SEMCOG Jan 2024   |

**Notes:**

- 1.) If a "City/ County" project in this program does not have final plans submitted to MDOT by Feb 1, 2025 then an alternate City/ County project will be sought from the 2025 Needs List to utilize the Federal Funds forfeit by that project.
- 2.) All 2025 Needs List Projects are eligible as Alternates for FY 2025.
- 3.) City Program Allocation = approx. 25% of combined STP-U & STU-Flex federal funding in any given FY.
- 4.) City Project Allocation = 25% maximum of "City Program Allocation" for any City Project, or combination of projects in any one Community.

**Acronyms**

PA, MA, C = Principal Arterial, Minor Arterial, Collector  
 STP = Surface Transportation Program, NHPP National Highway Performance Program

**OHM Newburgh Road & Trail Modifications Project**  
**Permanent Highway Easement & Temporary Grading Easement Offers**  
June 3, 2025

| Tax ID          | Address            | Owner Name                                                                                                                  | Zoning       | Easement Type     | Area (sq ft) | Appraised Easement Value | Easement Market Value | Easement Area x Value | % of Value | Good Faith Offer Amount |
|-----------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------|-------------------|--------------|--------------------------|-----------------------|-----------------------|------------|-------------------------|
| 115-99-0001.000 | 37301 Plymouth Rd  | Board of County Road Commissioners of the County of Wayne                                                                   | Public Parks | Permanent Hwy     | 4,152        | \$25,000.00              |                       |                       |            | \$25,000                |
|                 |                    |                                                                                                                             |              | Temporary Grading | 11           | \$200.00                 |                       |                       |            | \$200                   |
| 121-99-0023.000 | 11000 Newburgh Rd  | County of Wayne and the County Park Trustees of the County of Wayne, and Board of County Road Commissioners of Wayne County | Public Parks | Permanent Hwy     | 941          |                          | \$4.73                | \$4,450.93            | 100%       | \$4,451                 |
|                 |                    |                                                                                                                             |              | Temporary Grading | 417          |                          | \$4.73                | \$1,972.41            | 10%        | \$197                   |
| 126-99-0014.000 | 36800 Riverview Rd | Board of County Road Commissioners of the County of Wayne                                                                   | Public Parks | Permanent Hwy     | 5,201        | \$10,500.00              |                       |                       |            | \$10,500                |
|                 |                    |                                                                                                                             |              | Temporary Grading | 1,239        | \$300.00                 |                       |                       |            | \$300                   |
| TOTAL           |                    |                                                                                                                             |              |                   |              |                          |                       |                       |            | \$40,648                |

GFO's Approved by Agency/Municipality

Agency: CITY OF LIVONIA

Name: TODD J. ZILINCEK, P.E.

Title: CITY ENGINEER

Date: JULY 3, 2025

A Waiver Valuation was used, the agency certifies that:

- The agency representative that made the determination to use a Waiver Valuation is competent in the real estate field and understands the valuation principles, techniques, and use of appraisals.
- The acquisition is uncomplicated and will not cause damage to the remainder property that cannot be cured.
- The total estimated just compensation is \$15,000 or below; or, is \$35,000 or below for a government to government transaction.





July 10, 2025

Board of County Road Commissioners of the County of Wayne  
400 Monroe Street, Suite 610  
Detroit, MI 48226

Submitted via email to Elizabeth Iszler eiszler@waynecountymi.gov

Subject: Good Faith Offer to Purchase Consent to Grade and Highway Easement  
Project: Newburgh Road – Ann Arbor Trail to Plymouth Road Project  
County: Wayne  
Parcel: 115-99-0001.000, 37301 Plymouth Road, Livonia, Michigan

To Whom It May Concern:

The City of Livonia has proposed to acquire a portion of the above parcel of land for a temporary Consent to Grade and a permanent Highway Easement as part of the Newburgh Road – Ann Arbor Trail to Plymouth Road Project. As such, the City is required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to pay the owner “just compensation” for the Consent to Grade and Highway Easement. This just compensation has been determined through an appraisal that established the “fair market value” for the property interest. Our firm has utilized the services of an independent real estate appraiser to determine the just compensation of the property interested based on the market value of the property. This report has been completed and a copy of the report is attached for your review. As indicated in the report, the estimated value of the Consent to Grade is \$200.00, and the estimated value of the Highway Easement is \$25,000.00.

|                                                  |                    |
|--------------------------------------------------|--------------------|
| Good Faith Offer for Temporary Consent to Grade: | \$ 200.00          |
| Good Faith Offer for Permanent Highway Easement: | <u>\$25,000.00</u> |
| TOTAL:                                           | \$25,200.00        |

Please note that as part of this offer, the City of Livonia has the right to bring federal or state cost recovery actions against you (the present owners) and/or any other potentially responsible parties relating to any release of hazardous substances on the property. If you have any questions regarding this provision, please let us know.



We ask that you review the attached document package and contact me at 517-414-1220 or [jeannine.myers@cai-engr.com](mailto:jeannine.myers@cai-engr.com) with any questions.

Sincerely,

Agent for City of Livonia

Land Services Agent

Enclosures: Appraisal of Subject Property  
Consent to Grade  
Highway Easement  
Exhibits  
Donation Form  
Relocation Eligibility Form  
Public Roads and Private Property Booklet  
W-9 Taxpayer Identification Form

# NEWBURGH ROAD PROJECT

at Edward Hines Drive  
Livonia, Wayne County, Michigan



SUBJECT PARCEL – Aerial Photo via City of Livonia General Map

**OWNER OF RECORD:** Board of County Road Commissioners  
of the County of Wayne  
400 Monroe Street, Suite 610  
Detroit, MI 48226

**PROPERTY LOCATION:** 37301 Plymouth Rd.  
Livonia, MI 48150  
Wayne County

**SIDWELL #:** 46-115-99-0001-000

**INTEREST APPRAISED:** Partial Acquisition for  
Permanent Highway Easement  
& Temporary Grading Easement

**CLIENT:** **Commonwealth**, representing the City of Livonia  
Haleigh S. Hammond-Gonzales  
Land & Right of Way Services Department Manager  
245 W Michigan Avenue  
Jackson, Michigan 49201

**DATE OF VALUATION:** May 12, 2025

**DATE OF REPORT:** May 29, 2025

**APPRAISED BY:** **R.S. Thomas & Associates, Inc. / *Harold Blake Co***  
*Andrew Boettcher*  
33580 Five Mile Road  
Livonia, MI 48154  
(734)422-5353  
rsthbc-appraisers.com



May 29, 2025

Haleigh S. Hammond-Gonzales  
Land & Right of Way Services Department Manager  
**Commonwealth**  
245 W Michigan Avenue  
Jackson, Michigan 49201

Re: Partial Acquisitions  
Newburgh Road Project  
37301 Plymouth Rd.  
Livonia, MI 48150  
Parcel ID#: 46-115-99-0001-000

Dear Ms. Hammond-Gonzales:

Pursuant to your request, we have appraised the value of the partial acquisition pertaining to the captioned parcel of real estate. It is our understanding that this appraisal is to be used for a determination of just compensation relative to the partial acquisition for a permanent highway easement and temporary grading easement over a portion of the subject property located in City of Livonia, Michigan, Wayne County Michigan.

Based on the highest and best use of the subject property as of the date of value, and representative of typical market participants, the appraisers have utilized the sales comparison approach to value. The cost approach and income approach have been considered within the scope of the assignment, however, found not applicable. We are unaware of any wetland studies or environmental studies regarding the property. We have made an extraordinary assumption of the property free and clear of environmental hazards for the value conclusion. *Further, we are aware there is an underground storage tank located in northern area of the property on the north side of Hines Drive, although the exact location is purely speculative. The size of the storage tank and previous stored material are unknown. For purpose of this appraisal, we have applied the extraordinary assumption the presence*

33580 FIVE MILE ROAD, LIVONIA, MI 48154

*of the underground tank does not preclude development of the parcel. If information to the contrary becomes available, we reserve the right to readdress this appraisal.*

The purpose of this appraisal is to present our professional opinion of the market value of the area acquired for a permanent highway easement and a temporary grading easement, including any damages to the subject as a result of this acquisition if applicable.

The established date of inspection by the appraiser, May 12, 2025, represents the date of value. The function of the report is to utilize the results for possible purchase of the defined portion of property. The appraisal assignment is not based on a requested minimum valuation or a specific valuation. The intended use is for the private use of the client to assist in the purchase of the defined portion of property. The report is not intended nor can be utilized for any other use including but not limited to tax appeal or lending.

The client is Commonwealth, representing the City of Livonia. The intended users are the client, the City of Livonia and authorized representatives of the client. Since this matter may involve litigation, we understand opposing counsel and the courts may receive a copy of this report. However, possession of the report by parties other than the client or their authorized representative does not make them an intended user. No other user is intended or authorized. All data and analyses reported herein are subject to the statement of limiting conditions and assumptions included in this report. Based on the information and analysis provided on the following pages, the market value for just compensation regarding the part taken as of May 12, 2025, is:

|                    |                            |
|--------------------|----------------------------|
| \$25,000.00        | Permanent Highway Easement |
| <u>\$200.00</u>    | Temporary Grading Easement |
| <b>\$25,200.00</b> | <b>Total Compensation</b>  |

We have no interest in the property and our fee is in no way contingent upon the value reported herein. Our analyses, opinions, and conclusions were developed, and this report is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP-2024) of the Appraisal Foundation. Appraisers are required to be licensed/certified and are regulated by the Department of Licensing and Regulatory Affairs, Post Office Box 30018, Lansing Michigan 48909.

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## Summary of Salient Facts



### Client

Haleigh S. Hammond-Gonzales  
Land & Right of Way Services Department Manager  
**Commonwealth**, representing the City of Livonia  
245 W Michigan Avenue, Jackson, Michigan 49201  
*And any duly authorized representatives.*

|                               |                                                                                                                                                    |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>           | Newburgh Road Project- Ann Arbor Trail to Plymouth                                                                                                 |
| <b>Owner of Record</b>        | Board of County Road Commissioners of the<br>County of Wayne                                                                                       |
| <b>Property Location</b>      | 37301 Plymouth Rd., Livonia, MI 48150<br>East side of Newburgh Rd. & south side of Plymouth Rd.                                                    |
| <b>Parcel ID(s)</b>           | 46-115-99-0001-000                                                                                                                                 |
| <b>Improvements on Parcel</b> | None                                                                                                                                               |
| <b>Size of Site</b>           | 2.995 Acres (130,442 sf) Gross, <i>per client provided exhibit</i>                                                                                 |
| <b>Road Frontage</b>          | 255.84+/- Feet of Frontage along Newburgh Road, which<br>includes the bisected parkway of Edward Hines Drive &<br>995+/- Feet along Plymouth Road. |
| <b>Traffic Count</b>          | 24,904 Newburgh Rd. Annual Average Daily Traffic, MDOT<br>8,181 Plymouth Rd. Annual Average Daily Traffic, MDOT                                    |
| <b>Shape</b>                  | Irregular triangle                                                                                                                                 |
| <b>Topography</b>             | Generally level                                                                                                                                    |
| <b>Zoning</b>                 | P-L, Public Lands                                                                                                                                  |

**Highest & Best Use** Commercial Development

**Appraisal Type** Appraisal Report per USPAP (2024)SR 2-2a  
Value of the Part Taken Proposed Acquisition

**Purpose of the Appraisal** Estimate current market value of the acquisition area(s)

**Improvements in Take** None

**Acquisition**  
*Provided by the Client*

| Permanent Highway Easement                                                                     | Temporary Grading Easement |
|------------------------------------------------------------------------------------------------|----------------------------|
| 2,753 sf – North of Nines Dr.<br>1,399 sf – South of Hines Dr.<br>4,152 square feet (0.095 ac) | 11 square feet             |

**Intended User** Commonwealth, the City of Livonia and their authorized representatives

**Intended Use** Assist in offer to acquire permanent highway easement and temporary grading easement.

**Interest Appraised** Permanent Highway Easement & Temporary Grading Easement

**Appraiser** Mr. Andrew Boettcher,  
R.S. Thomas & Associates, Inc. / *Harold Blake Co.*

**Date of Value** May 12, 2025

**Date of Inspection** May 12, 2025

**Date of Report** May 29, 2025

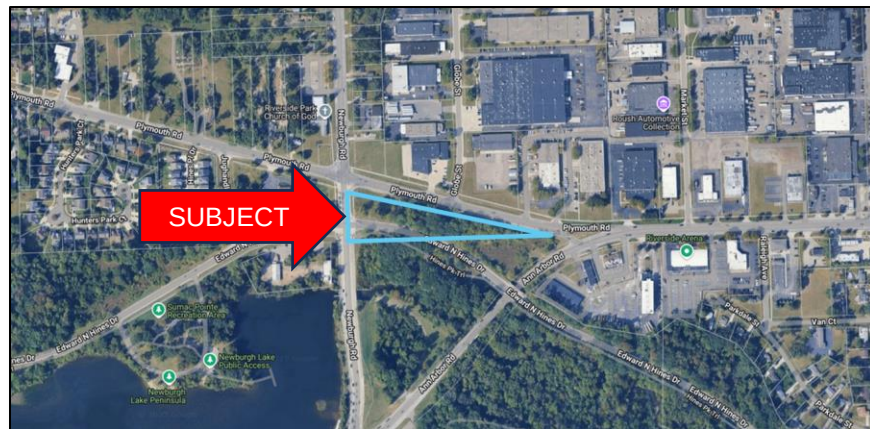
**Value Indicated** **Value of the Part Taken**

|                 |                                                |
|-----------------|------------------------------------------------|
| Cost Approach   | Not Applicable                                 |
| Income Approach | Not Applicable                                 |
| Sales Approach  | \$25,000.00 Highway Easement                   |
|                 | \$200.00 Temporary Grading Easement (Annually) |

**Correlated Conclusion for Partial Acquisition**

As of May 12, 2025..... \$25,200.00

## Property Description



## Land

| Location     |                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Size    | 2.995 Acres (130,442 sf) Gross, <i>per client provided exhibit</i>                                                                                |
| Frontage     | 255.84+/- Feet of Frontage along Newburgh Road, which includes the bisected right-of-way of Edward Hines Drive & 995+/- Feet along Plymouth Road. |
| Improvements | None                                                                                                                                              |
| Utilities    | All Available                                                                                                                                     |
| Encumbrances | Utility Easements, Underground Storage Tank, Edward Hines Drive & Hines Park Trail (pathway)                                                      |
| Zoning       | PL, Public Lands                                                                                                                                  |
| Topography   | Level at road grade                                                                                                                               |

The public record information pertaining to the subject property is provided below for reference. If differences regarding site or ownership information are found, we have relied upon surveys and title provided by the client.

The subject property is located on the east side of Newburgh Road, and the south side of Plymouth Road in the City of Livonia. The neighborhood is bounded by Plymouth Road to the north, Joy Road to the south, Wayne Road to the east and Newburgh Road to the west. Ann Arbor Road provides direct access to the I-275 Expressway and interchange to the west. Newburgh Road is a five lane asphalt paved thoroughfare running from Michigan Avenue in the City of Wayne to the south transitioning to Halsted Road in the southern suburbs of Oakland County to the north. The Jeffries (I-



96) Expressway is located approximately one mile to the north providing ease in access to the I-275 Expressway to the west and the central business district of the City of Detroit. Linkage to the M-14 expressway also provides direct access to the City of Ann Arbor to the southwest.



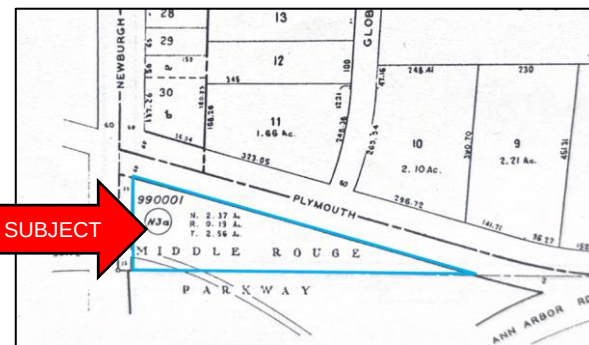
Newburgh Road – Looking North



Edward Hines Drive – Looking East



Plymouth Road – Looking East



The subject parcel is irregular or triangular shaped located at the southeast corner of Newburgh Road and Plymouth Road in the City of Livonia, Wayne County Michigan. The parcel provides approximately 255.84+/- Feet of Frontage along the east side of Newburgh Road, which includes the bisected right-of-way of Edward Hines Drive. Additionally, there is 995+/- Feet of frontage on the south side of Plymouth Road at its northern property line. The parcel totals 2.995 Acres or 130,442 sf including the Hines Drive encumbrance. (Gross, *per client provided exhibit*). The location of Hines Drive results in two areas of the parcel. The northern section, approximately 2.81 acres in size, offers Newburgh and Plymouth Road frontage presenting an adequate building

envelope and land available for development. The area to the south (.019 ac) is limited to approximately 47 feet of Newburgh Road frontage and maintains the Hines Park Trail, a pathway for pedestrian use. The size of this southern portion and pathway encumbrance limit use of this parcel for secondary use such as greenspace, drainage and density requirements, therefore recognized as surplus land to the parcel. There is an underground storage tank located in northern area of the property on the north side of Hines Drive. The size of the storage tank and previous stored material are unknown. For purpose of this appraisal, we have applied the extraordinary assumption the presence of the underground tank does not preclude development of the parcel. Refer to the surveys, aerial photos and photos from this appraiser taken the date of inspection for further description of the property.



Parcel Looking East

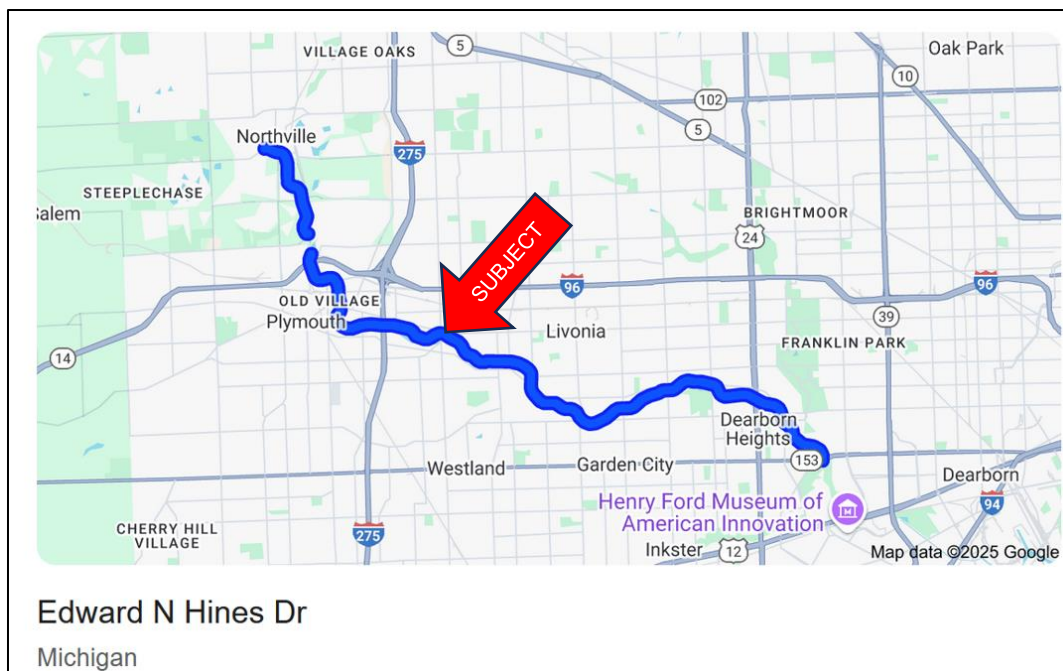
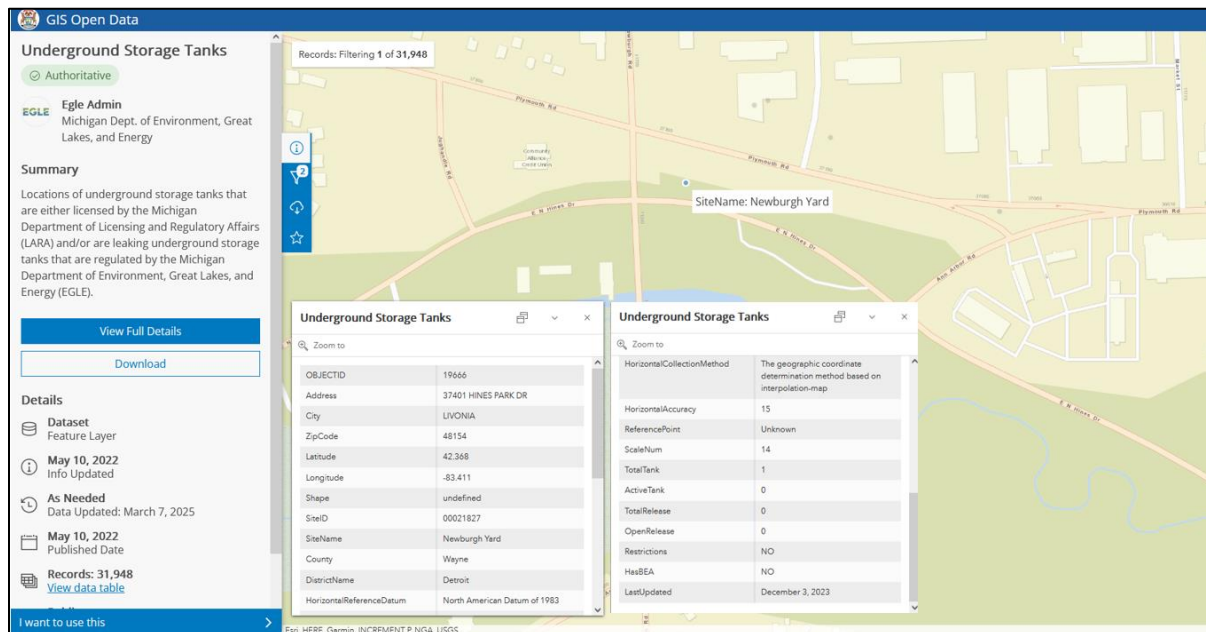


Parcel Looking Northeast

The subject property is within the 2,300 acre Edward Hines Park, and is bisected in the northwest portion of the parcel by Edward Hines Drive, a 17.5 mile parkway that travels through Hines Park from the City of Dearborn, southeast of the subject, and traverses northwest through Dearborn Heights, Garden City, Westland, Livonia, Plymouth, and Plymouth and Northville Townships concluding at 7 Mile Road, which leads to the City of Northville. Commercial property is noted at the Newburgh Road intersections with Plymouth Road to the north and Ann Arbor Road, southwest. This area is comprised primarily of residential use to the east of the subject with commercial property concentrated along the Plymouth Road corridor to the north. Industrial and manufacturing use is noted to the north of Plymouth Road. Newburgh Lake is located opposite the subject on the west side of Newburgh Road. Newburgh Lake is an

impoundment on the Middle Rouge River located within the park, 152 acres in size with two piers for fishing and boat launch.

Link: [EGLE GIS-Michigan.opendata.underground-storage-tanks](https://egle.gis-michigan.opendata.underground-storage-tanks)







## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



### ***Newburgh Pointe – Livonia***

This park is located on the shores of Newburgh Lake. The lake was originally constructed as a millpond around 1819. In 1935 the old mill was demolished by Henry Ford and replaced with a new "Village Industry Plant." A new dam was also built by the Wayne County Road Commission as a cooperative venture. The 152-acre lake was cleaned in 1998 through a Rouge River National Wet Weather Demonstration Project, and stocked with bluegill, bass, and other pan fish. It contains two piers and a boat launch to accommodate fishing. The mill is now a comfort station with canoe rentals during the summer season. In addition, there are hiking and biking trails surrounding the lake.

**37301 PLYMOUTH** LIVONIA, MI 48150 (Property Address)

Parcel Number: 115 99 0001 000



Item 1 of 1 1 Image / 0 Sketches

**Property Owner:** CHARTER COUNTY OF WAYNE

#### Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > Building Department information found
- > Property Tax information found

**Parcel is Vacant**

#### Owner and Taxpayer Information

| Owner                                                                       | Taxpayer                                                                                                         |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| CHARTER COUNTY OF WAYNE<br>DPS PARKS<br>37300 PLYMOUTH<br>LIVONIA, MI 48150 | CAPITAL DEVELOPMENT &<br>BUILDING ADM<br>REAL ESTATE DEPARTMENT<br>500 GRISWOLD, SUITE 3420<br>DETROIT, MI 48226 |

#### General Information for Tax Year 2024

|                     |                        |                          |                    |
|---------------------|------------------------|--------------------------|--------------------|
| Property Class      | 402 RESIDENTIAL-VACANT | Unit                     | 46 CITY OF LIVONIA |
| School District     | LIVONIA PUBLIC SCHOOLS | Assessed Value           | \$0                |
| YR BLT/SQ FT        | No Data to Display     | Taxable Value            | \$0                |
| PP FILE CODE        | 0                      | State Equalized Value    | \$0                |
| CURRENT USE         | XMT - COUNTY           | Date of Last Name Change | 07/23/2019         |
| MISC                | Not Available          | Notes                    | Not Available      |
| Historical District | No                     | Census Block Group       | No Data to Display |
| STATUS              | Not Available          | Exemption                | No Data to Display |

#### Principal Residence Exemption Information

**Homestead Date** No Data to Display

| Principal Residence Exemption | June 1st | Final    |
|-------------------------------|----------|----------|
| 2024                          | 0.0000 % | 0.0000 % |

#### Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$0           | \$0       | \$0           |
| 2022 | \$0           | \$0       | \$0           |
| 2021 | \$0           | \$0       | \$0           |
| 2020 | \$0           | \$0       | \$0           |
| 2019 | \$0           | \$0       | \$0           |
| 2018 | \$0           | \$0       | \$0           |
| 2017 | \$0           | \$0       | \$0           |

| Land Information        |                    |                                  |                    |
|-------------------------|--------------------|----------------------------------|--------------------|
| Zoning Code             |                    | Total Acres                      | 2.560              |
| Land Value              | \$0                | Land Improvements                | \$0                |
| Renaissance Zone        | No                 | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood        | COUNTY OWNED       | Mortgage Code                    |                    |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone     | No                 |

| Lot(s)                  | Frontage | Depth                  |
|-------------------------|----------|------------------------|
| No lots found.          |          |                        |
| Total Frontage: 0.00 ft |          | Average Depth: 0.00 ft |

| Legal Description                                                                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 29N3A THAT PART OF THE SW 1/4 OF SEC 29 DES AS BEG AT THE SW COR OF SEC 29 AND PROCEEDING TH N 2D 04M E ALONG THE W LINE OF SAID SEC 317.72 FT TO THE CEN LINE OF PLYMOUTH RD TH S 73D 47M 09S E ALONG SAID LINE 1305.93 FT TO THE S LINE OF SEC 29 TH N 87D 52M W ALONG SAID LINE 1266.32 FT TO THE POB EXC THE NLY 60.0 FT THEREOF 2.56 ACRES |  |

| Land Division Act Information |                    |                              |               |
|-------------------------------|--------------------|------------------------------|---------------|
| Date of Last Split/Combine    | No Data to Display | Number of Splits Left        | Not Available |
| Date Form Filed               | No Data to Display | Unallocated Divs of Parent   | Not Available |
| Date Created                  | 01/01/0001         | Unallocated Divs Transferred | Not Available |
| Acreage of Parent             | 0.00               | Rights Were Transferred      | No            |
| Split Number                  | 0                  | Courtesy Split               | No            |
| Parent Parcel                 | No Data to Display |                              |               |

| Sale History            |            |            |         |         |               |            |          |
|-------------------------|------------|------------|---------|---------|---------------|------------|----------|
| Sale Date               | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
| No sales history found. |            |            |         |         |               |            |          |

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

## Scope of Work

The scope of work for the appraisal reported herein meets the requirements set forth in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The Scope of Work Rule states:

For each appraisal and appraisal review assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate the scope of work is sufficient to produce credible assignment results.

An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal or appraisal review problem to be solved.

The scope of work must include the research and analyses that are necessary to develop credible assignment results.

An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.

An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

The report must contain sufficient information to allow intended users to understand the scope of work performed.<sup>1</sup>

Within this report we have addressed: the client and intended users, definition of value, the effective date of the appraisal report, the appraiser's opinions and conclusions, the subject of the assignment and relevant characteristics and assignment conditions. Additionally, we will convey physical data extracted through the property inspection, market data sources/research and clearly disclose any hypothetical conditions and/or extraordinary assumptions utilized within this assignment. The valuation process considers the underlying land only and does not consider building improvements if they exist for this partial acquisition appraisal. Damages to the remaining property do not result from this partial acquisition.

The Subject land was viewed from the right-of-way and through satellite imaging. Information regarding zoning, utilities, and other items of site utilization were obtained through the appropriate agencies or representatives. Sketches, land areas and location of the proposed easement have been provided by the client and assumed correct.

More specifically, the scope of the work required to complete this appraisal and to prepare this report included the following:

Physical inspection of the subject take area and the surrounding market area, and inspection of comparable properties within the recognizable submarket;

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<sup>1</sup> Appraisal Standards Board, The Appraisal Foundation; *Uniform Standards of Professional Appraisal Practice 2024 Edition*  
Page 15-16



Investigation and review of public records relative to the legal use of subject property, assessor, planning and zoning departments;

Analysis and the decision making process relative to our opinion of the highest and best use of the subject property;

Market investigation relative to sales and offerings of vacant land;

Analyze and explain our position relative to the required exclusion of any normal Approaches to Value in this appraisal;

Estimate of value by means of the appropriate approaches to value and consider the existing use and proposed acquisition, wetlands and environmental issues, if present;

Analysis necessary to arrive at a final opinion of the value as of the effective date of this report for the land area to be acquired;

And finally, writing the report.

### **Legal Descriptions**

*Per exhibit & title provided by the client*

#### **PARCEL DESCRIPTION (46-115-99-0001-000)**

**(PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)**

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

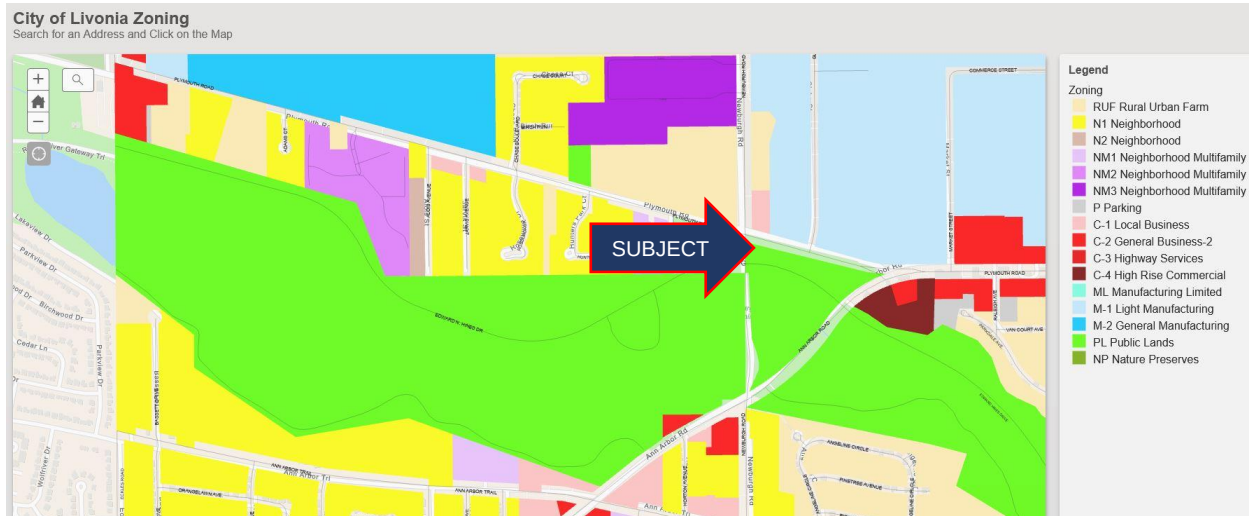
Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

### **Assessed Value and Taxes**

Exempt, Wayne County owned land.

### **Zoning**

The subject is zoned "P-L, Public Lands" and conforms to the zoning identification as vacant. We have included relevant portions of the City of Livonia zoning map below and applicable zoning ordinance in the addendum for reference.



### Sales History of Property

Subject property has not transferred within the five years preceding the date of valuation, per public records and title provided by client.

### Ownership, Occupancy & Contact With Owner

The subject property is currently owned by Board of County Road Commissioners of the County of Wayne, per title provided by the client, commitment date December 13, 2024.

Owner: Board of County Road Commissioners of the County of Wayne  
400 Monroe St., Suite 610, Detroit, MI 48226

Occupancy: Vacant Land

A letter dated April 28, 2025, was sent to the owners providing an opportunity to meet and discuss the project. A secondary contact was made via email to Elizabeth Iszler, Chief of Planning and Design for the Wayne County Parks. We received a same day response via email from Ms. Iszler to confirm receipt and that she has forwarded the letter to other staff members with no further reply or contact. The property was viewed on multiple occasions from the right-of-way, the last being on May 12, 2025, representing the date of value. This appraisal is based on this inspection, aerial photographs and available public records.

## Interest Appraised

The interest appraised is permanent highway easement for a partial acquisition. If a Temporary Construction or Grading Easement is involved, it is recognized as rental on land and valued accordingly.

The following definitions are from Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022),PDF e-book:

**fee simple estate** - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

**easement** - The right to use another's land for a stated purpose.

The following definition is from Real Estate Valuation in Litigation, Second Edition, 1995

**Permanent, or perpetual easements** are generally acquired for electrical transmission lines; sewer, water, and other utility lines; highways; and other public facilities. Often an easement will have both temporary and permanent elements, as is the case with many sewer line easements. If an easement width of 40 feet is required for installation of a sewer line, but only 25 feet is required for its maintenance and operation, a 15-ft. is acquired in addition to a 25-ft. permanent easement.

Many times, an easement has a value different from that of the fee value, as it does not encompass the entire bundle of rights.

The following definition of “bundle of rights theory” is taken from Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022),PDF e-book:

*The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g. the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.*



The Appraisal of Real Estate, 15<sup>th</sup> Edition explains the concept this way:

*The most complete form of ownership is the fee simple interest—i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. An appraiser may be asked to appraise something less than the fee simple interest—i.e., a partial interest or a fractional interest.*

*Because each stick in the bundle of rights represents a separate right or interest inherent in the ownership, these individual rights can be separated from the bundle by sale, lease, mortgage, donation, or another means of transfer. The complete bundle of rights includes, but is not limited to, the following:*

- the right to sell an interest
- the right to lease an interest
- the right to occupy the property
- the right to mortgage an interest
- the right to give an interest away

*Ownership of the fee simple interest is equivalent to ownership of the complete bundle of sticks, while one or more of the sticks (or a portion of individual sticks) can represent a partial interest in a specific property). Each individual right in the bundle may have potential value. If any or all are removed from the fee simple interest, one or more partial interests are created.*

### **Purpose Of The Appraisal**

The purpose of this appraisal is to estimate the market value applicable to the land area required for the proposed permanent highway easement and temporary grading easement. The conclusions of this report will determine just compensation to the property owner for this area. The land will be appraised utilizing the value of the part taken approach, representing just compensation for the land area identified. There are no damages recognized to the remaining property.

### **Market Value (M Civ JI 90.06)**

The definition of "Market Value" as accepted by the courts in the State of Michigan is:

- (a) the highest price estimated in terms of money that the property will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with knowledge of all of the uses and purposes to which it is adapted and for which it is capable of being used

- (b) the amount which the property would bring if it were offered for sale by one who desired, but was not obliged, to sell, and was bought by one who was willing, but not obliged, to buy
- (c) what the property would bring in the hands of a prudent seller, at liberty to fix the time and conditions of sale
- (d) what the property would sell for on negotiations resulting in sale between an owner willing, but not obliged, to sell and a willing buyer not obliged to buy
- (e) what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale.

The property must also be exposed to the open market for a reasonable time. Payment is made in cash, or its equivalent and specified financing terms may be the actual financing in place or in terms generally available for the property type in its location as of the effective appraisal date. This definition of market value will be closely followed in determining the subject property's relative position in the real estate market as of the date of valuation.

### **Discussion of Appraisal Problem**

The City of Livonia is proposing to utilize a variable width strip of land, 4,152 square feet or 0.095 acres along the western property line of the subject parent parcel, as defined, for a highway easement and temporary grading easement. This appraisal assignment is to determine the current market value of the land area. This determination of market value is used for client purposes to assist in the purchase of rights within the defined land area for the partial acquisition.

The goal and purpose of the appraisal is to estimate the amount of money the City should pay as compensation to the property owners for this acquisition. This appraisal uses the legal definitions consistent with eminent domain proceedings. Michigan eminent domain law requires that the value estimated herein follow certain legal definitions for fair market value, highest and best use, effect of partial takings and other related appraisal issues.

The appraisal process is not conducted on a predetermined value, minimum value, or contingent fee. The valuation process will rely upon the subject property and the

highest and best use, its restrictions, easements, and location. The report is provided for the intended users only and only for this intended use.

The following definitions are from Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), PDF e-book:

They are identified to facilitate the understanding of the valuation process in relation to subject property:

### **Principle of Substitution**

The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based.

### **Contribution**

1. The amount a component of a property adds to the total value of the property.

Contribution may or may not be equivalent to the cost to add the component.

2. The concept that the value of a particular component is measured in terms of the amount it adds to the value of the whole property or as the amount that its absence would detract from the value of the whole.

### **Anticipation**

The perception that value is created by the expectation of benefits to be derived in the future.

### **Balance**

The principle that real property value is created and sustained when contrasting, opposing, or interacting elements are in a state of equilibrium.

### **Change**

The result of the cause and effect relationship among the forces that influence real property value.

### **Competition**

1. Between purchasers or tenants, the interactive efforts of two or more potential purchasers or tenants to make a sale or secure a lease.



2. Between sellers or landlords, the interactive efforts of two or more potential sellers or landlords to complete a sale or lease.
3. Among competitive properties, the level of productivity and amenities or benefits characteristic of each property considering the advantageous or disadvantageous position of the property relative to the competitors.

### **Excess Land**

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *See also* surplus land.

### **Surplus Land**

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *See also* excess land.

### **Easement**

The right to use another's land for a stated purpose.

### **Assemblage**

1. The combining of two or more parcels, usually but not necessarily contiguous, into one ownership or use; the process that may create plottage value. *See also* plottage value.
2. The combining of separate properties into units, sets, or groups, i.e., integration or combination under unified ownership.

### **Plottage**

The increment of value that often occurs when two or more sites are combined to produce greater utility, resulting in a higher productivity or income than could be obtained from the individual smaller sites. *See also* assemblage.

### **Larger Parcel (Parent Parcel)**

In governmental land acquisitions and in valuation of charitable donations of

partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

Although each of the approaches to value has been considered, the sales approach is the only approach utilized in valuing the property. Hypothetical conditions or extraordinary conditions assumed in the valuation process include the economic climate for purchases and assumption there are no environmental adverse influences. Additional discussion and consideration is given to the highest and best use analysis for the valuation of this land with direct attention given to its current zoning, current use, future use, accessibility, and topography. We find it is necessary to discuss and define several additional terms used in appraisal practices regarding eminent domain. The following terms apply:

#### **Just Compensation (M Civ JI 90.05)**

Whenever private property is taken for a public purpose, the Constitution commands that the owner shall be paid just compensation.

Just compensation is the amount of money which will put the person whose property has been taken in as good a position as the person would have been in had the taking not occurred. The owner must not be forced to sacrifice or suffer by receiving less than full and fair value for the property. Just compensation should enrich neither the individual at the expense of the public nor the public at the expense of the individual.

The determination of value and just compensation in a condemnation case is not a matter of formula or artificial rules, but of sound judgment and discretion based upon a consideration of all of the evidence you have heard and seen in this case.

**Highest and Best Use (Model Civil Jury Instruction (90.09)**

In deciding the market value of the subject property, you must base your decision on the highest and best use of the property.

By “highest and best use” we mean the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use.

**Possibility of Rezoning (M Civ JI 90.10)**

The Court has instructed you on the subject of highest and best use. One of the things that must be considered in deciding what the highest and best use of the property was at the time of taking is the zoning classification of the property at that time. However, if there was a reasonable possibility, absent the threat of this condemnation case, that the zoning classification would have been changed, you should consider this possibility in arriving at the value of the property on the date of taking. In order to affect the value of the property, the possibility of rezoning must be real enough to have caused a prudent prospective buyer to pay more for the property than he or she would otherwise pay.

**Partial Taking (M Civ JI 90.12)**

This case involves what is known as a “partial taking”; that is to say, the property being acquired by the [ name of condemning authority ] is part of a larger parcel under the control of the owner.

When only part of a larger parcel is taken, as is the case here, the owner is entitled to recover not only for the property taken, but also for any loss in the value to his or her remaining property.

The measure of compensation is the difference between (1) the market value of the entire parcel before the taking and (2) the market value of what is left of the parcel after the taking.



\*(In valuing the property that is left after the taking, you should take into account various factors, which may include: (1) its reduced size, (2) its altered shape, (3) reduced access, (4) any change in utility or desirability of what is left after the taking, (5) the effect of the applicable zoning ordinances on the remaining property, and (6) the use which the [ name of condemning authority ] intends to make of the property it is acquiring and the effect of that use upon the owner's remaining property.)

Further, in valuing what is left after the taking, you must assume that the [ name of condemning authority ] will use its newly acquired property rights to the full extent allowed by the law.

#### Note on Use

\*The six factors listed in this paragraph are illustrative, not exclusive. But see MCL 213.70(2). If no evidence has been introduced on one or more of the factors, it should be deleted from the instruction.

An alternative test of compensation for a partial taking (i.e., value of the part taken plus damages to the remainder) may be appropriate in certain cases in lieu of this instruction. *State Highway Commissioner v Flanders*, 5 Mich App 572; 147 NW2d 441 (1967); *State Highway Commissioner v Englebrecht*, 2 Mich App 572; 140 NW2d 781 (1966). *Michigan Dep't of Transportation v Sherburn*, 196 Mich App 301; 492 NW2d 517 (1992).

#### **Effect of the Proposed Public Improvement (M Civ JI 90.15)**

The process of determining the value on the date of taking may be complicated by the government's actions leading up to the taking, if those actions have had an effect on the market value of the property. In such case, you must disregard any change in value resulting from such actions and grant compensation on the basis of what the market value of the property would be if such actions had not occurred. In other words, in arriving at market value you should disregard any conditions which may exist in this area resulting from the prospect of condemnation for this project and the other proceedings leading up to this condemnation case.

You should determine the value of the property as though this project had not been contemplated.

This does not mean that the announcement of the project acts to insulate the properties concerned from normal economic forces. The market may go up or down, the property may deteriorate or be improved, and you should recognize those factors. However, a change in value directly traceable to the prospect of this condemnation should not penalize either owners or the public. By the same token, you should disregard any increases in value which may have occurred by reason of the prospect of the completion of the project.

#### Note on Use

This instruction applies in total taking cases and to the before value only in a partial taking case.

In public utility condemnation cases, the word “condemnor’s” should be substituted for the word “government’s” in the first paragraph.

#### **Comparable Market Transactions (M Civ JI 90.16)**

The witnesses who have expressed opinions about market value have relied upon various market transactions to help them arrive at their opinions. These transactions are referred to as “comparables” and may include sales, offers to sell, offers to buy and rentals.

These witnesses have been permitted to testify as to the price and other terms and circumstances of these transactions which they consider to be comparable to the owner’s property as shedding light on the value of the owner’s property. Generally, the more similar one property is to another, the closer the price paid for the one may be expected to approach the value of the other. \*(Thus, in weighing the opinion of a witness as to the value of the subject property based upon other market transactions, you may consider the following matters:

- (a) Was the transaction freely entered into in good faith?
- (b) If the transaction was on credit, how much should the price be discounted to reflect the amount which the property would have brought in cash?
- (c) How near is the date of the other transaction to the date of valuation in this case?
- (d) How near is the size and shape of the property to the size and shape of the owner’s property?
- (e) How similar are the physical features, including both improvements and natural features?

- (f)How similar is the use to which the other property is, or may be, put, to the use which is, or may be, made of the owner's property?
- (g)How far is the other property from the owner's property, and is the distance important?
- (h)How similar is the neighborhood of the other property to the neighborhood of the owner's property?
- (i)Is the zoning classification the same on both properties?

You should also consider the extent to which the witness has taken into account whatever dissimilarities may exist. If you are not satisfied that the transactions being used as comparables are, in fact, comparable, then you may consider that fact in weighing [ his / or / her ] opinion.

You should bear in mind that comparable sales are not themselves direct evidence of value, but merely the basis on which the witnesses have formed their opinions of value.

You should apply these standards to all witnesses rendering an opinion of value.

#### Note on Use

\*The list of matters that the jury may consider is illustrative, but not exclusive. If there is no evidence as to one or more of the matters, it should be deleted from this instruction.

#### **General Effects (Michigan Uniform Condemnation Procedures Act MCL (213.70(2))**

The general effects of a project for which property is taken, whether actual or anticipated, that in varying degrees are experienced by the general public or by property owners from whom no property is taken, shall not be considered in determining just compensation. A special effect of the project on the owner's property that, standing alone, would constitute a taking of private property under Article X, Section 2 of the State Constitution of 1963 shall be considered in determining just compensation. To the extent that the detrimental effects of a project are considered to determine just compensation, they may be offset by consideration of the beneficial effects of the project.<sup>2</sup>

*We are not aware of any special effects to the property resulting from this acquisition.*

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<sup>2</sup> *Michigan Department of Transportation v. Tomkins*, 481 Mich. 184; 749 N.W. 2d 716(2008)



The valuation procedure appropriate for this partial acquisition considers the current market value applicable to the building site under the zoning guidelines, recognizing its highest and best use, then application of the unit rate to that portion required for this permanent easement acquisition. The acquisition is a permanent highway easement, and a temporary grading easement which are entirely within the setback of Newburgh Road right-of-way. The location of this proposed easement will be recognized for valuation and compensation purposes. In the case of a temporary easement, if applicable, rights revert to the property owner at project completion. Temporary easements are based on one-year use. The construction period may be longer or shorter. The rental for the land area can be adjusted accordingly.

The function of this appraisal is to assist in establishing the appropriate compensation for the acquired area and rights under eminent domain. The client is Commonwealth, representing the City of Livonia. The intended users are the client, the City of Livonia and authorized representatives of the client. Since this matter may involve litigation, we understand opposing counsel and the courts may receive a copy of this report. However, possession of the report by parties other than the client or their authorized representative does not make them an intended user. No other user is intended or authorized. The scope of the appraisal assignment will consider all three approaches to value, yet because this assignment is directed toward the part taken only and no building improvements exist in the acquired area, the Sales Approach will be the most applicable approach for valuation purposes of the land.

To complete this assignment, we have researched sales and competing listings throughout the subject area. This research focuses on vacant land available for commercial use within or in proximity to this market. Comparisons are made for market recognized differences resulting in adjustments applied to identify and support a final value conclusion for the unit rate applicable to subject site.

### **Fixtures**

No fixtures are considered in this assignment.

### **Non-Compensable Items**

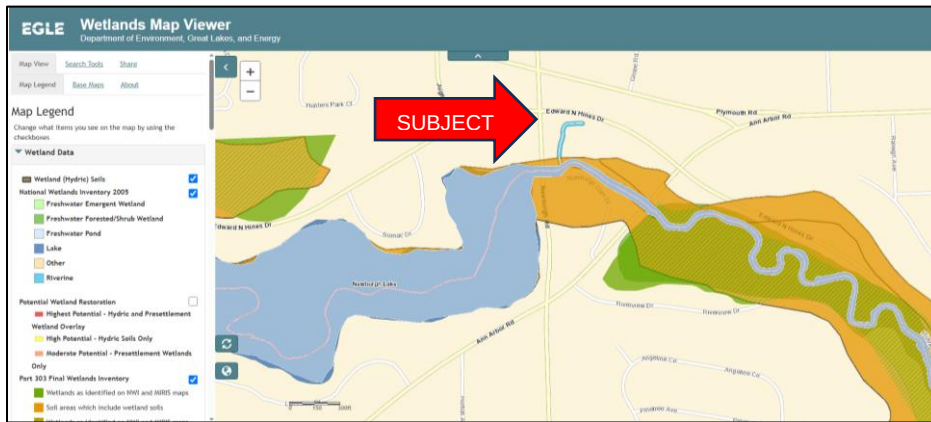
The appraiser is familiar with the items generally considered non-compensable according to the laws of the State of Michigan and the standard jury instruction of the Supreme Court. Generally, damages resulting from the sovereign police power are non-compensable. Such actions include changes in traffic patterns that increase or decrease traffic, temporary blockage of a street or highway, and deprivation of access, light, view, and air caused by a newly constructed, limited-access highway. To the best of my knowledge, non-compensable items are not included in this appraisal.

### **Hazardous Waste or Property Contamination**

No evidence of hazardous or toxic waste was observed by the appraiser; however, this appraiser is not versed in nor qualified to detect contaminated conditions. The soil conditions of the subject site are unknown. This appraisal assumes that the property is free of any detrimental contamination. To the extent that any environmental contamination, as defined by Michigan or federal law exists in the property, the condemning authority reserves its rights to bring federal and/or state cost recovery actions against the present owner of the property arising out of any releases of hazardous substances at the property in accordance with the Michigan Uniform Condemnation Procedures Act, MCL 213.51 et seq.

### **Floodplain/Wetlands**

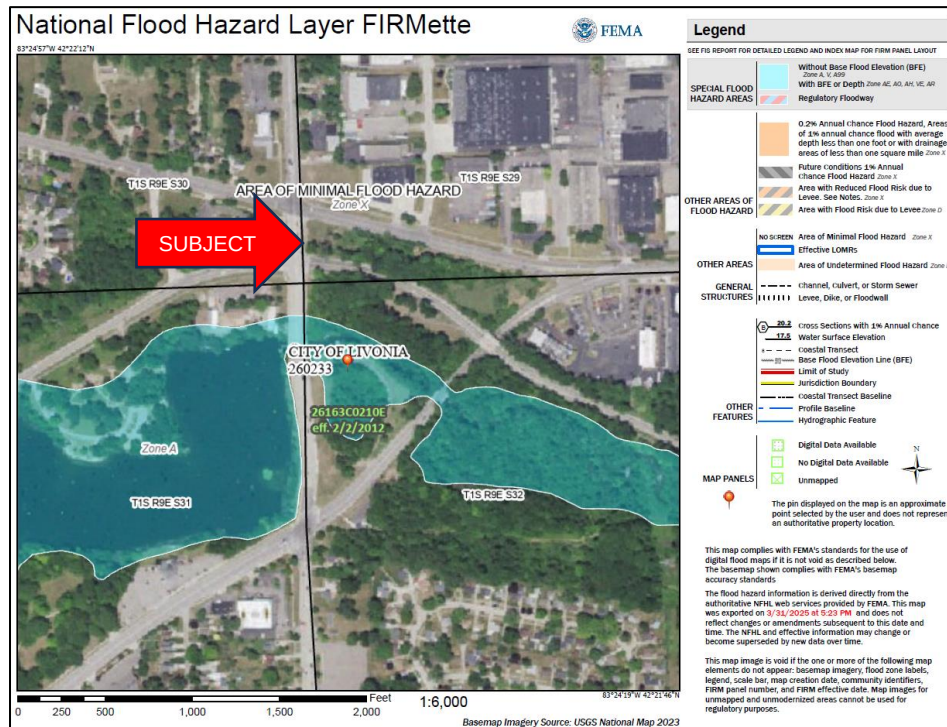
The subject is located in flood zone code X. Yet the below EGLE Wetland Map Viewer identifies an area that appears to drain to the Middle Rouge River to the south. The existence of wetland conditions or floodplains may have an effect upon a property's value. However, a real estate appraiser does not have the expertise or training to qualify as an expert in the identification and recognition of wetlands or floodplains as classified by appropriate governmental agencies. We have considered the property unaffected by wetland areas. If testing and further determination is provided to the appraisers, we reserve the right to reevaluate the assignment and value conclusions. The valuation of the subject assumes no liability relative to the accuracy of wetland conditions or floodplains.



## Flood Panel

Flood Zone Code: X

Flood Zone Panel: 26163C0210E/ Panel Date 02/02/2012



## ADA Compliance

The American Disabilities Act became effective January 1992. As appraisers we are not qualified to conduct an analysis of the subject property for compliance with these regulations. No survey or report has been forwarded to the appraisers. If non-compliance is determined, reevaluation of the value conclusions may be necessary.



## Reasonable Exposure Time

USPAP [Comment on SR 1-2 (c)] requires an estimate of reasonable exposure time. This requirement is at odds with the definition of value used in Michigan condemnation settings. The definition does not require a finite time but instead (in the last sentence) calls for “what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale”. This recognition is echoed in the Uniform Standards for Federal Land Acquisition (used in Federal eminent domain proceedings) 2017 edition wherein it states –

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>4 2 1 2   <b>Exposure on the Open, Competitive Market</b> The federal definition of market value presumes that the property, prior to the date of value, was on the open market for a reasonable length of time to find a buyer who was ready, willing, and able to consummate a purchase on the date of valuation.<sup>216</sup> Value is to be determined by what the property “would sell for in the market for cash in the due course of business . . . under ordinary circumstances . . . .”<sup>217</sup></p> <p>In determining just compensation, federal courts have neither defined a “reasonable” length of time nor required that an estimate of market value be linked to a specified exposure time on the open market. For these reasons, appraisers should not link opinions of market value for federal acquisitions to a specific exposure time.<sup>218</sup> To do so in an appraisal for federal acquisition purposes would needlessly place a limiting condition on the opinion that is irrelevant and could undermine the reliability of the entire appraisal.<sup>219</sup></p> | <p><b>Appraisers should not link an opinion of market value made for federal acquisition purposes to a specific exposure time. This jurisdictional exception to USPAP is required for appraisals applying the federal definition of market value.</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Extraordinary Assumption

The Uniform Standards of Professional Appraisal Practice (USPAP) defines extraordinary assumption as “An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions.” This accepts as fact otherwise uncertain information about characteristics of the subject property or condition external to the property. This appraisal utilizes extraordinary assumptions regarding the property free of any adverse environmental conditions or wetland areas. We have assumed the proposed acquisition areas as provided by the client are correct. We are aware there is an underground storage tank located in northern area of the property on the north side of Hines Drive, although the exact location is purely speculative. The size of the storage tank and previous stored material are unknown. For purpose of this appraisal, we have applied the extraordinary assumption the presence of the underground tank does not preclude development of the parcel.

### **Hypothetical Conditions**

The Uniform Standards of Professional Appraisal Practice (USPAP) defines hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of the analysis.” This appraisal utilizes the hypothetical condition the partial acquisition occurs. Also, in keeping with Model Civil Jury Instruction 90.15 the property is appraised as though the project were not contemplated.

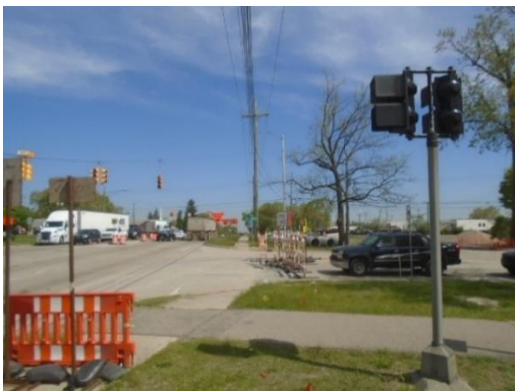
## Description Of Acquisition

### Interest To Be Acquired

The interest acquired is Permanent Highway Easement and a temporary grading easement. This is for the partial acquisition of land with consideration given to the location, existing encumbrances, highway use, extraordinary assumptions and hypothetical conditions identified.

### Description of Acquisition

The acquisition, pertaining to the property located at 37301 Plymouth Road involves a permanent highway easement, and a temporary grading easement. The proposed highway easement involves a variable width strip of land located parallel and adjacent to the existing right-of-way for Newburgh Road. This area is 20.09 feet in width at the northern property line, extending south 133.93 feet along the Newburgh Road right of way and pausing at the Edward Hines Drive. The proposed easement then extends 47.57 feet along the Newburgh Road right of way on the south side of Hines Drive, totaling 4,152 square feet or 0.095 acres in size. This easement is 2,753 square feet in size on the north side of Hines Drive and 1,399 square feet on the south side of Hines. This area comes from the parent tract of approximately 2.995 gross acres. A second partial acquisition is a proposed temporary grading easement. This easement is located in the aforementioned area to the south of Hines Drive approximately 2' in with 5.5 +/- feet in length totaling 11 square feet. This additional permanent highway easement is necessary for the Newburgh Road construction project. Due to the size of the proposed acquisition in relation to the parent tract, as well as its location on the west property line of subject property and existing encumbrances, damages are not considered in the valuation. Refer to photographs and sketch to follow for reference.



Acquisition Area – Looking north

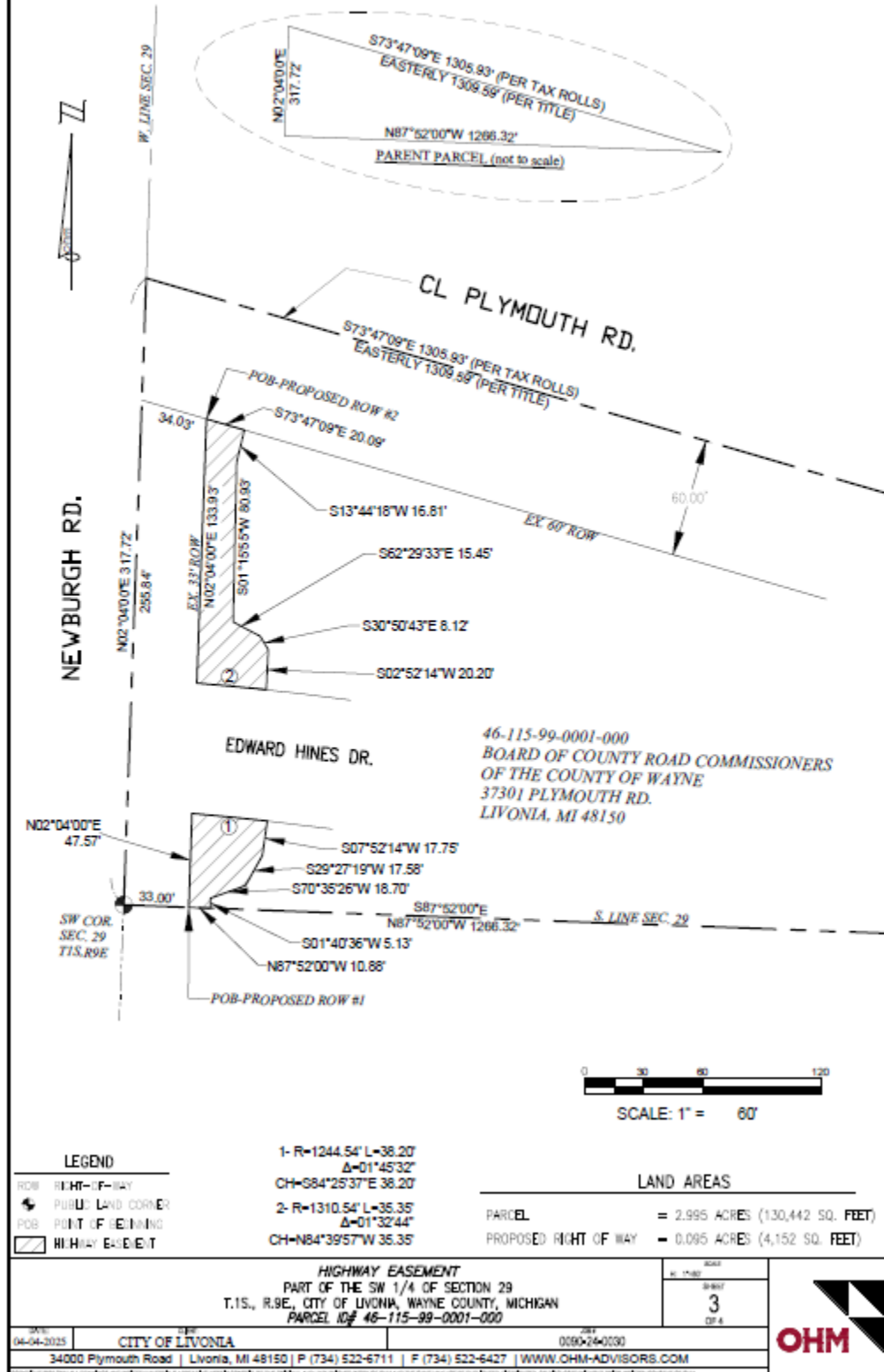


Acquisition Area – Looking south



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Exhibit "A"



## HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-115-99-0001-000) (PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

### HIGHWAY EASEMENT #1

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence S 87°52'00" E 33.00 feet along the South line of said Section 29 to the Point of Beginning; thence N 02°04'00" E 47.57 feet along the East right of way line of Newburgh Road to a point on the Southerly right of way line Edward Hines Drive; thence along said Southerly line 38.20 feet along a curve to the right, radius 1244.54 feet, delta 01°45'32", chord bears S 84°25'37" E 38.20 feet; thence S 07°52'14" W 17.75 feet; thence S 29°27'19" W 17.58 feet; thence S 70°35'26" W 18.70 feet; thence S 01°40'36" W 5.13 feet to a point on the South line of said Section 29; thence along said South line N 87°52'00" W 10.88 feet to the Point of Beginning.

### HIGHWAY EASEMENT #2

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

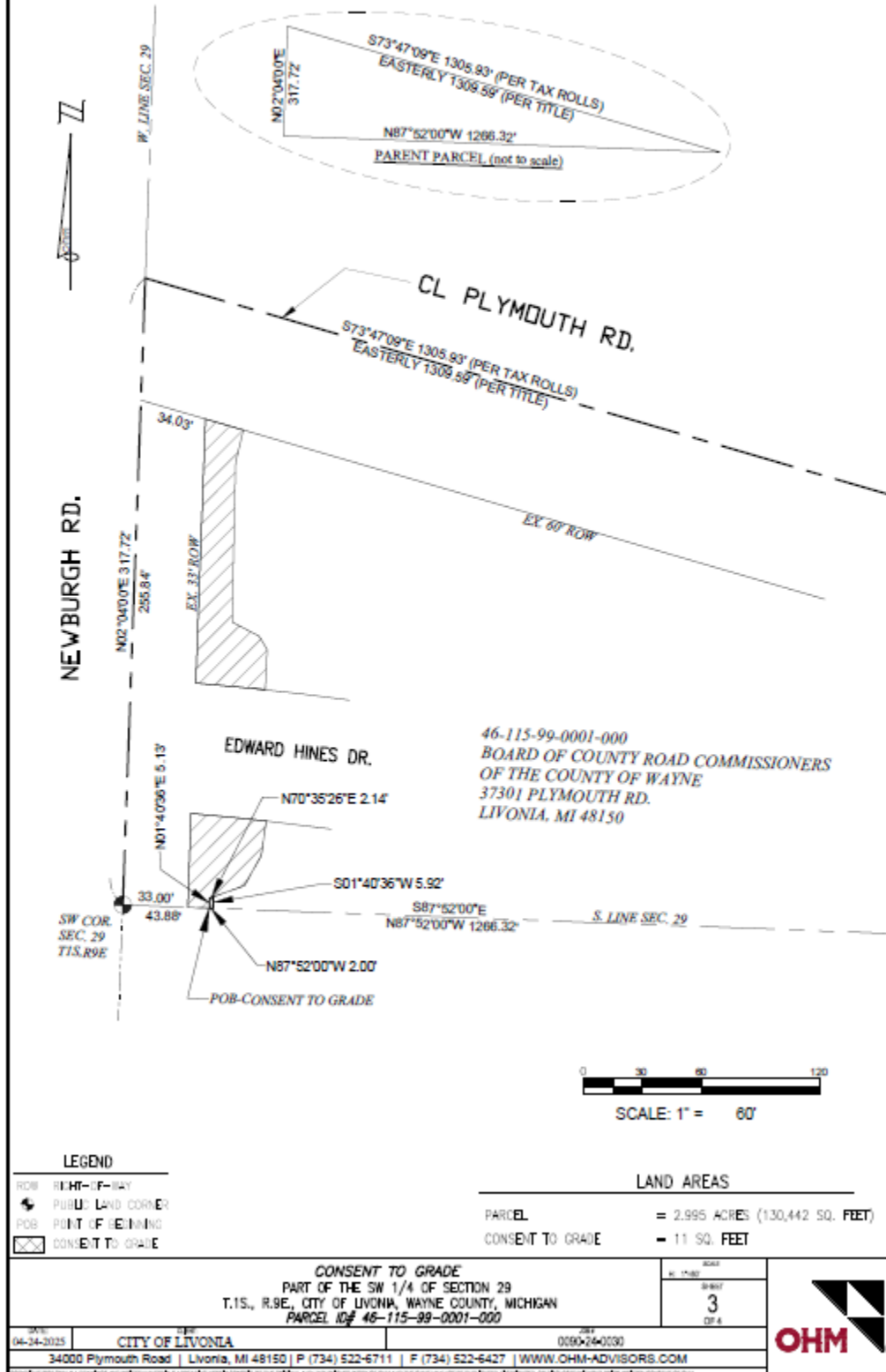
Commencing at the SW corner of said Section 29; thence N 02°04'00" E 255.84 feet along the West line of said Section 29 to a point on the Southerly right of way line of Plymouth Road; thence along said Southerly line S 73°47'09" E 34.03 feet to the Point of Beginning; thence continuing along said line S 73°47'09" E 20.09 feet; thence S 13°44'18" W 16.81 feet; thence S 01°15'55" W 80.93 feet; thence S 62°29'33" E 15.45 feet; thence S 30°50'43" E 8.12 feet; thence S 02°52'14" W 20.20 feet to a point on the Northerly right of way line Edward Hines Drive; thence along said Northerly line 35.35 feet along a curve to the left, radius 1310.54 feet, delta 01°32'44", chord bears N 84°39'57" W 35.35 feet to a point on the East right of way line of Newburgh Road; thence along said East line N 02°04'00" E 133.93 feet to the Point of Beginning.

All contains 4,152 square feet or 0.095 acres of land, more or less.

|                    |  |                 |  |                                                                                                      |  |                                                                                                                                                |  |                                          |  |                                                                                       |
|--------------------|--|-----------------|--|------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------|--|---------------------------------------------------------------------------------------|
| DATE<br>04-04-2025 |  | CITY OF LIVONIA |  | 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM |  | HIGHWAY EASEMENT<br>PART OF THE SW 1/4 OF SECTION 29<br>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN<br>PARCEL ID# 46-115-99-0001-000 |  | SCALE<br>N. 1"=50'<br>SHEET<br>4<br>OF 4 |  |  |
| OHM-ADVISORS.COM   |  |                 |  |                                                                                                      |  |                                                                                                                                                |  |                                          |  |                                                                                       |

# CONSENT TO GRADE SKETCH

Exhibit "A"





## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-115-99-0001-000) (PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

### CONSENT TO GRADE

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence S 87°52'00" E 43.88 feet along the South line of said Section 29 to the Point of Beginning; thence N 01°40'36" E 5.13 feet; thence N 70°35'26" E 2.14 feet; thence S 01°40'36" W 5.92 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

Contains 11 square feet of land, more or less.

|                                                                                                      |  |                                                       |  |             |  |
|------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------|--|-------------|--|
| DATE: 04-24-2025                                                                                     |  | CITY OF LIVONIA                                       |  | 0090X240030 |  |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM |  | CONSENT TO GRADE                                      |  | 4           |  |
| PART OF THE SW 1/4 OF SECTION 29                                                                     |  | T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN |  | 4           |  |
| PARCEL ID# 46-115-99-0001-000                                                                        |  |                                                       |  | 4           |  |



### **Effect Of Acquisition**

Subject property will be valued under its highest and best use as vacant, recognized as land available for commercial development under the hypothetical condition as identified. Both the permanent highway easement acquisition and temporary grading easement, as previously identified, are located adjacent to the existing right-of-way for Newburgh Road, with some areas already encumbered by apparent utility easements. The usable land area of the subject parcel will be reduced from 2.995 gross acres (130,442 sf) to 126,290 square feet (2.90 acres) including the Hines Drive parkway encumbrance. The frontage and access along Newburgh Road and Plymouth Road will remain unchanged. Data within the Sales Comparison Approach illustrate sales offering varying sizes, exposure and road frontage. These comparisons indicate no measurable diminution in value for this reduction in land area and does not result in a lower value to the subject parcel subsequent to the permanent highway easement acquisition.

The highest and best use remains commercial use after this partial acquisition. We have completed a value of the part taken analysis in support of the value conclusion for the current market value of the land under the determined highest and best use. The shape, access, and utility remain the same. Refer to the definition below as previously given.

### **Partial Taking (90.12)**

This case involves what is known as a “partial taking”; that is to say, the property being acquired by the [ name of condemning authority ] is part of a larger parcel under the control of the owner.

When only part of a larger parcel is taken, as is the case here, the owner is entitled to recover not only for the property taken, but also for any loss in the value to his or her remaining property.

The measure of compensation is the difference between (1) the market value of the entire parcel before the taking and (2) the market value of what is left of the parcel after the taking.

\*(In valuing the property that is left after the taking, you should take into account various factors, which may include: (1) its reduced size, (2) its altered shape, (3) reduced access, (4) any change in utility or desirability of what is

left after the taking, (5) the effect of the applicable zoning ordinances on the remaining property, and (6) the use which the [ name of condemning authority ] intends to make of the property it is acquiring and the effect of that use upon the owner's remaining property.)

Further, in valuing what is left after the taking, you must assume that the [ name of condemning authority ] will use its newly acquired property rights to the full extent allowed by the law.

#### Note on Use

\*The six factors listed in this paragraph are illustrative, not exclusive. But see MCL 213.70(2). If no evidence has been introduced on one or more of the factors, it should be deleted from the instruction.

An alternative test of compensation for a partial taking (i.e., value of the part taken plus damages to the remainder) may be appropriate in certain cases in lieu of this instruction. *State Highway Commissioner v Flanders*, 5 Mich App 572; 147 NW2d 441 (1967); *State Highway Commissioner v Englebrecht*, 2 Mich App 572; 140 NW2d 781 (1966). *Michigan Dep't of Transportation v Sherburn*, 196 Mich App 301; 492 NW2d 517 (1992).

The property is affected by #6 considering the rights acquired. There is not an inferior shape created by the partial acquisition, use and access remain and the parcel remains available for development under the established highest and best use. The specific areas and dimensions are identified on the survey provided.

The following definition of "bundle of rights concept" is taken from *The Dictionary of Real Estate Appraisal*, 7th Edition.

The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g. the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.



## **Valuation Of Acquired Property**

### **Description of Property**

The acquisition areas have been previously described and illustrated through surveys and photos. The parent parcel represents 2.995 gross acres of land located at the southeast corner of Newburgh Road and Plymouth Road, north of Edward Hines Drive, albeit a portion bisected by this parkway. The Newburgh Road Project- Ann Arbor Trail to Plymouth involves a permanent highway easement acquisition and temporary grading easement. The proposed highway easement involves a variable width strip of land located parallel and adjacent to the existing right-of-way for Newburgh Road. This area is 20.09 feet in width at the northern property line, extending south 133.93 feet along the Newburgh Road right of way and pausing at the Edward Hines Drive. The proposed easement then extends 47.57 feet along the Newburgh right of way on the south side of Hines Drive, totaling 4,152 square feet or 0.095 acres in size. A second partial acquisition is a proposed temporary grading easement. This easement is located in the aforementioned area to the south of Hines Drive approximately 2' in with 5.5 +/- feet in length totaling 11 square feet. This area comes from the parent tract of approximately 2.995 gross acres. Because this appraisal focuses on the Value of the Part Taken method, consideration is given only to the acquired area as illustrated.

### **Present Use of Property**

The present use of the property is vacant land.

### **Highest and Best Use**

The requirements of intelligence, knowledge, and willingness as a part of the concept of fair market value require that the property be considered under its highest and best use. "Highest and Best Use" is defined as the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant so long as there is a market demand for such use. Such use should be physically possible, legally permissible, financially feasible, and maximally productive.

Highest and best use may be defined as the reasonable and probable use that supports the highest present value of vacant land or improved property, as defined as of the date of this appraisal. This also refers to the reasonable, probable and legal use of land or

sites as though vacant, found to be physically possible, legally permissible, financially feasible and most importantly that use which results in the highest present land value.

Implied in this definition is that the determination of highest and best use takes into account the contribution to the community development, as well as the benefits to the individual owners. In addition, the highest and best use involves the appraiser's judgment and opinion based on all available information.

Alternatively, the use, from among the reasonably probable and legally alternative uses found to be physically possible, appropriately supported, financially feasible, that results in the highest land value. It should be recognized that in cases where a site has existing improvements, the highest and best use might be determined to be different from the existing use. However, this existing use will continue unless and until land value at its highest and best use exceeds the total value of the property in its existing use.

Subject property is vacant land. Therefore, the highest and best use test will only reference the "as vacant" aspect.

Specific physical attributes of the subject were discussed under the property description.

We viewed the subject involving approximately 2.995 gross acres or 130,442 square feet of land with a total 255.84 +/- feet of frontage on the east side Newburgh Road, including the Edward Hines Drive parkway. The location of Hines Drive results in two areas of the parcel. The northern section, approximately 2.81 acres in size, offers Newburgh and Plymouth Road frontage presenting an adequate building envelope and land available for development. The area to the south (.019 ac) is limited to approximately 47 feet of Newburgh Road frontage and maintains the Hines Park Trail, a pathway for pedestrian use. The size of this southern portion and pathway encumbrance limit use of this parcel for secondary use such as greenspace, drainage and density requirements, therefore recognized as surplus land to the parcel.

As indicated, the subject site is irregular in shape and bisected by the Edward Hines Drive parkway. However, the parcel is located at a lighted intersection providing access

and exposure from both Newburgh and Plymouth Roads. The corner location, length and size would provide for dual access and a building envelope available north of Hines Drive for development under the P-L zoning designation. Sales data has been gathered from the surrounding area, representing transactions of competing property. Land for development of the northern 2.81 acres remains the physically possible use of the subject parcel with surplus land to the south of Hines Drive.

The subject property zoned P-L for Public land use and is located in proximity to commercial and industrial zoned property along Plymouth Road to the north. According to the City of Livonia Zoning ordinance, principal uses within the P-L designation include those for parks and outdoor recreation, municipal uses or governmental buildings, educational uses, museums/galleries, hospitals, clubs/meeting halls, parking, breweries/brew pubs and establishments having liquor licenses such as taverns. These later uses are consistent with commercial uses found in proximity of the subject at intersections and along the Plymouth Road corridor. Given the size of the parent parcel, corner location and Plymouth Road frontage in proximity of the Plymouth Road commercial corridor, we have considered the subject for commercial use and development.

The third criterion identifying the highest and best use of the subject, involves the economic feasibility. The subject resides in proximity to commercial and industrial property along the Plymouth Road corridor to the north. Based on the demand for land for commercial use and consistency with use in proximity, the marketability of this site provides the economic feasibility for future development. Statistics are gathered from various sources identifying the strength of this market throughout the area beyond recent world events. Based on the demand for commercial property in the City of Livonia and consistency with development along Plymouth Road, the marketability of this site provides the economic feasibility for future development of the northernmost area as vacant land on the north side of Hines Drive, commercial development remains financially feasible for this site.

Finally, gaining the maximum return to the owner is tested. As land available for commercial development, the land would create a greater return as improved. The economic climate supports commercial use and development.



We find the highest and best use of the subject property as vacant for commercial development of the northern 2.81 acres with the remaining 0.19 acres to the south of Hines Drive recognized as surplus land. Considering these factors affecting the highest and best use of subject property, we consider subject property as vacant, whereas commercial development of the northern area is physically possible on a site of this size, legally permissible and would be economically feasible and produce a return greater than remaining vacant land.

#### **Estimated Value Via Cost Approach**

The "cost" approach to value is based on the principle of substitution. This principle affirms that no knowledgeable buyer will spend more than the cost to acquire an equally desirable substitute given no prolonged delay. This approach is based on the cost to replace improvements, less depreciation plus land value. Since properties similar to subject property are typically not purchased for income and appraised under the highest and best use as land for development, the cost approach would not reflect an alternative to the typical buyer participant involving subject property. This appraisal is of the part taken only. The Cost Approach is not applicable for estimating the value of vacant land. Therefore, this approach is not used.

#### **Estimated Value Via Income Approach**

The Income Approach is an appraisal technique in which anticipated net income is capitalized over a period of time, which derives an estimation of market value of that property. This approach is typically used for income producing properties such as retail centers, office buildings and multi-unit residential income producing properties such as apartment complexes. However, Gross Rent Multipliers are typically used in valuing income-producing residences when market data is available, and an active rental market exists. This multiplier is extracted from comparable properties by dividing the sale price by the gross monthly rent. When applied to market supported rent of subject, a reliable indication of value is identified only if the characteristics of the sales data are truly comparable. Land of this nature is typically not purchased for income therefore this approach is not utilized in this assignment. Most emphasis will be directed toward the Sales Approach as recognized by market participants in valuing land.

### **Estimated Value Via Sales Approach**

The Sales Approach to value relies on direct comparison with recent sales of property considered similar to subject property. Unit rates of comparison such as dollars per square foot, are used to facilitate this direct comparison. This approach relies heavily on the Principle of Substitution, which states “a knowledgeable and willing buyer will not pay more for an item than the cost of acquiring a comparable substitute.” We have extracted price per square foot for valuation purposes, which is commonly used by buyer participants for properties of this type. The market value technique will be applied to the property in its entirety under the established highest and best use.

This approach to value relies on arm’s length transactions and competing listings. Competing listings typically identify the upper limit in any market by referencing the principle of substitution. The reliability of this technique is dependent upon the degree of comparability of each property in relation to subject property, the time of sale and verification of the sales data.

In comparing recent sales to subject property, adjustments are applied to the comparable sales. If an item is considered superior to the subject, a discount is applied to the comparable sale reflecting the market value of that particular item. When the comparable is considered inferior or less desirable to the subject, a plus adjustment is applied to compensate for the market value attributed to that specific feature. These plus and minus adjustments reflect what a typical market participant would recognize throughout the process of substitution in valuing subject property. Specific adjustments are rarely utilized yet can be referenced for estimating purposes. We will discuss these market differences first in a quantitative manner then in a qualitative manner which better reflects market actions.

The following sales are itemized on a grid to isolate the relevant property features. It is almost axiomatic to state that no two properties are alike in every detail; however, every attempt was made to locate properties with similar utility. Consideration is given to location, size, commercial use and exposure. Current market conditions, ongoing growth and demand are considered within the value conclusion in conjunction with competing properties. The following grid illustrates the sales data used for comparison purposes. Discussions follow pertaining to each of the sales.

|                              | Address                                               | Sale Date  | Sale Price                                           | Site Area                         | Price/SF   | ADJ.                                   | \$/SF     |
|------------------------------|-------------------------------------------------------|------------|------------------------------------------------------|-----------------------------------|------------|----------------------------------------|-----------|
|                              | <b>SUBJECT</b>                                        | --         | --                                                   | 2.995 ac<br>130,442 sf            | --         | --                                     | --        |
| <b>Comparable Land Sales</b> |                                                       |            |                                                      |                                   |            |                                        |           |
| 1                            | 32400 Plymouth Rd<br>Livonia, MI<br>Multi-Parcel Sale | 7/15/2024  | \$1,840,000<br><u>+\$147,000 Demo</u><br>\$1,987,000 | 3.05 ac<br>132,858<br>C-2         | \$14.96 sf | -20% Location<br>-20% Assemble         | \$8.98 sf |
| 2                            | 40347 & 40441<br>Ann Arbor Rd<br>Plymouth, MI         | 10/12/2023 | \$1,850,000<br><u>+\$63,000 Demo</u><br>\$1,913,000  | 3.68 ac<br>160,301 sf<br>ARC      | \$11.93 sf | -20% Interchange<br>-20% Assemblage    | \$7.16 sf |
| 3                            | 20365 & 20385<br>Middlebelt Rd<br>Livonia, MI 48152   | 3/4/2022   | \$225,000                                            | 0.69 ac<br>30,057 sf<br>C-2 & C-1 | \$7.49 sf  | +15% Mkt<br>+10% Size<br>-20% Location | \$7.75 sf |
| 4                            | 36101 Warren Rd<br>Westland, MI 48185                 | 9/28/2022  | \$575,000                                            | 1.84 ac<br>80,150 sf<br>CB-3      | \$7.17 sf  | +15% Mkt<br>-20% Location              | \$6.60 sf |
| 5                            | 34625 8 Mile Road<br>Livonia, MI 48152                | 5/12/2022  | \$250,000                                            | 0.96 ac<br>41,861 sf<br>C-1       | \$5.98 sf  | +15% Mkt<br>+10% Size                  | \$7.57 sf |

**Sale #1** is located on the north side of Plymouth Road and east of Farmington Road in the City of Livonia. This multi parcel sale encompasses five lots totaling 3.05 acres or 132,858 square feet. The property is rectangular in shape and level at road grade with all utilities available. Collectively the parcel has approximately 423 feet of frontage on Plymouth Road with secondary frontage on Hubbard Street to the east. The property sold July of 2024 for \$1,840,000. The property was purchased for assemblage by the owner of the adjacent automobile dealership. At the time of purchase the parcel was improved with three commercial buildings requiring demolition for development. We have referenced the Marshall & Swift Cost manual in reference to demolition costs of the previous building. We have applied the estimated cost of demolition to the aforementioned sale price presenting costs generally incurred by the buyer in this type of transaction. As of the date of this report the parcel is being developed for use by the Ford Automotive dealership. This results in an adjusted unit rate of \$14.96 per square foot. The property is zoned C-2 for General commercial use. We have chosen and included this sale for its size/acreage, close proximity and recent date of sale.



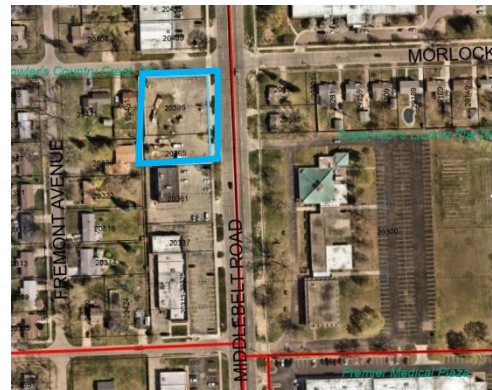




**Sale #2** is located is located at 40347-441 Ann Arbor Road, just west of the I-275 expressway interchange in the neighboring community of Plymouth Township. This sale is a single parcel, approximately 3.68 acres or 160,301 square feet in size with approximately 103 feet of frontage on the south side of Ann Arbor Road and secondary frontage on Massey Drive a circular access drive. The

parcel as configured is irregular shaped and generally level at road grade. The property sold October of 2023 for \$1,850,000. The property was purchased for assemblage by the owner of the adjacent automobile dealership. At the time of purchase the parcel was improved with a vacant commercial building previously utilized as a restaurant approximately 6,305 square feet in size. As with sale #1, we have referenced the Marshall & Swift Cost manual in reference to demolition costs and applied these estimated costs to the sale price representing costs generally incurred by the buyer in this type of transaction. This results in an adjusted unit rate of \$11.93 per square foot. The property is zoned ARC for Ann Arbor Road Corridor use with commercial use permitted. We have chosen and included this sale for its size/acreage, permitted use and proximity to the subject.

**Sale #3** is located at 20365-85 Middlebelt Road in the City of Livonia. More precisely the parcel is located on the west side of Middlebelt offering 130 feet of frontage and secondary frontage on Morlock Street a residential access road in the area. As of the date of sale the site was vacant and generally level with all utilities available. The parcel is 0.69 acres or 30,057 square feet in size. The property sold March of 2022 for \$225,000 translating to a unit rate of \$7.49 per square foot. Although significantly smaller in size, we have included this sale for its City of Livonia location and zoning providing for commercial use. The parcel remains vacant as of the date of this report.





**Sale #4** is located at 336101 Warren Road in the neighboring city of Westland. This sale provides approximately 351 feet of frontage on the south side of Warren for a total site area of approximately 1.84 acres or 80,150 square feet of land area. The property sold in September of 2022 for \$575,000 translating to a unit rate of approximately \$7.17 per square foot. The property is zoned CB-3 for commercial use. The parcel is generally rectangular in shape and level at road grade. Commercial use is noted east and west of the subject along Warren Road and the Westland mall shopping center is located just to the northeast at Warren and Wayne Roads. As of the date of this report the property is vacant of building improvements. All utilities are available. This sale has been chosen and included for its size and zoning providing for commercial development.

**Sale #5** is located at 34625 8 Mile Road in the City of Livonia. The parcel is located on the south side of Eight Mile offering 155 feet of frontage, a depth of 270 feet and a land area of 0.96 acres or 41,861 square feet. The lot is rectangular in shape, generally level and vacant as of the date of this report. Residential use is located adjacent the property to the west and south. There is office use to the east at Gill Road. All utilities are available to the property. The property sold May of 2022 for \$250,000 translating to a unit rate of \$5.98 per square foot. Although significantly smaller in size, we have included this sale for its City of Livonia location and zoning providing for commercial use.



The subject maintains approximately 130,442 square feet or 2.995 gross acres on the east side of Newburgh Road. In extraction of data for this report we have placed emphasis on the subject's location, commercial use and size while considering its highest and best use land for development with existing encumbrances. We have gathered sales from within the City of Livonia and adjacent communities representing a competing market from the years 2022-2024 offering various sizes from

approximately 30,057 square feet (0.69 acre) to 160,301 square feet or 3.68 acres in size. Items considered for comparison include site size, zoning, shape/frontage, location/view and exposure. Before adjustments are applied, we have unit rates of \$5.98 per square foot to as high as \$14.96 per square foot.

Our research of the subject market through local multi-list and various brokerage firms identifies increasing sales trends noted in the subject market. Statistics extracted through local multi-list and various brokerage firms identifies increasing sales trends with recent stabilization noted on a regional level. Given the variables involved in the commercial market this increase is applied at the rate of approximately 5% annually to recognize this market change and conditions as of the effective date of value. This adjustment is further supported through a simple comparison of sales within the market grid where the most recent sales represent the largest sale price and resulting unit rate. After adjusting for market conditions, the effective unit rates range from \$6.88 to \$8.61 is indicated.

### **Comparisons**

The subject parcel is 2.995 acres or 130,442 square feet in size. The comparable sales utilized in the market grid range in size from 30,057 square feet to 160,301 square feet. The compilation of the data represents sales consistent with size and therefore relevant for comparison purposes.

Adjustments have been applied within the market grid for market recognized differences. We recognize the subject parcel as subdivided by the Edward Hines Drive parkway and subsequent building envelope on the norther area. Despite this parkway encumbrance, sales and #3 and #5 remain significantly smaller in size. Although smaller sizes generally result in a larger unit rate, this land size of less than one acre restricts the development potential and architectural options and therefore each sale is adjusted upward accordingly. We concede the triangular shape of the subject parcel is irregular and may also limit development characteristics. However, any potential market reaction to this shape is offset by its lighted intersection location providing superior access and exposure. No adjustment is warranted. Sale #2 is located at an expressway interchange with superior exposure and more traditional shape. Previous comparisons completed by this appraiser indicate these type locations sell for premiums of 20% to as high as 50%. We have utilized 20% in this analysis. Utilizing higher rates



at 40% or 50% will indicate effective unit rates significantly higher than market expectations, when compared to remaining sales and listings, and be inaccurate in recognizing subject market. Both comparable sale #1 and #2 were purchased by adjacent automobile dealerships for assemblage and expansion. A downward adjustment has been applied to each sale recognizing the increased buyer incentive in these instances. Comparable sales #1, #3 and #4 are each discounted recognizing their higher traffic and intense commercial location when compared to the subject.

All comparable sales are located within the City of Livonia and or neighboring communities in proximity of the subject and representative of the subject market. With adjustments applied for market recognized differences, a range from \$6.60 per square foot to \$8.97 per square foot is recognized. We have considered the sales illustrated in the market data grid, in conjunction with overall market conditions. The median and a simple average represent \$7.57 per square foot and \$7.61 per square foot respectively. All sales are in proximity of the subject, collectively offering similar acreage for development and commercial use. We have considered the sales illustrated in the market data grid, in conjunction with overall market conditions. The subject best aligns with sales #1 and #2 for their size and proximity to the subject and #1 for its most recent date of sale. Support is provided by additional sales within the market grid. We have given consideration to each sale and understanding the definition of market value in this case requires “the highest price”. Based the highest price standard it is our opinion that a unit rate of \$8.00 per square foot is supported for the subject property.

The subject parent parcel maintains 2.995 Acres or 130,442 square feet including the Hines Drive encumbrance. The location of Hines Drive, bisecting the parcel results in two separate areas. The size of each area is approximately 2.81 acres to the north of Hines Drive and 0.19 acres to the south respectively. The northern section offering Newburgh and Plymouth Road frontage presents an adequate building envelope and land available for development. The area to the south of Hines Drive is limited to approximately 47 feet of Newburgh Road frontage and maintains the Hines Park Trail, a pathway for pedestrian use. The size of this southern portion and pathway encumbrance limit use of this parcel for secondary use such as greenspace, drainage and density requirements, therefore recognized as surplus land to the parcel. The above analysis identifies a unit rate of \$8.00 per square foot is applicable to the subject,

however, this represents an unencumbered rate, applicable only to the 2.81 acres on the north side of Hines Drive recognized as land for commercial development.

The subject parent parcel as configured is available for commercial use. The proposed area is to be acquired in permanent highway easement, yet the location of Hines Drive results in two areas of the parcel with only the northern identified as land available for development. The size and shape of the southern area limits use of this parcel for secondary uses as indicated. As Hines Drive bisects the parcel and partially limiting use of the southern portion of the proposed acquisition area, the property owner should be compensated for the area to be acquired reflective of the restricted use and the impact the existing encumbrances have on the remaining fee value. We have supported a unit rate of \$8.00 per square foot for land available for commercial development within the subject market. Previous studies performed by R.S. Thomas & Associates outside of this assignment have found a reduction is applicable to retail values of vacant land limited in utility, with area wetlands, access limitations and resulting development challenges. These studies indicate a range from approximately 65% to as high as a 90% reduction from the retail value is applicable. The greatest percentage represents those recognized as non-buildable with limited access. The subject maintains good accessibility from Newburgh Road. Considering these factors, we believe a reduction of approximately 75% or a unit rate of approximately 25% of the unencumbered unit rate is applicable. This discount is applied from the unencumbered unit rate of \$8.00 per square foot or \$2.00 per square foot. This unit rate would be applicable to the area south of Hines Drive considered surplus land to the parent parcel.

The identified acquisition area identifies 4,152 square feet with 2,753 square feet to the north of Hines Drive and 1,399 square feet in the southern portion identified as surplus land. The following calculations apply supporting a valuation of the acquisition area.

|                                   |                              |
|-----------------------------------|------------------------------|
| 2,753 square feet x \$8.00 / sf = | \$22,024                     |
| 1,399 square feet x \$2.00 / sf = | <u>\$ 2,798</u>              |
| Total =                           | \$24,822 or \$25,000 Rounded |

In addition, we have discussed the temporary construction easement involving 11 square feet. The compensation associated with the temporary construction easement is

a rental of this land on an annual basis. This temporary grading easement is located in the area to the south of Hines Drive, adjacent to the proposed permanent highway easement totaling 11 square feet. This area is separate from the northern area available for development and therefore, the rate of \$2.00 per square foot is applied as follows:

$$11 \text{ sf} \times \$2.00 \times 10\% = \$22.00 \text{ rounded to } \$200.00$$

Ten percent (10%) is applied as the compensation associated with this rental rate in comparison to land leases and other investments at the time of valuation, recognizing the risk levels in comparison to these alternate investments.

### **CORRELATION AND CONCLUSION OF VALUE**

We have utilized the Sales Approach to value for support of the final value conclusion for subject. The Cost less Depreciation Approach and Income Approach are considered within this Appraisal Report but rejected as not applicable to the appraisal problem. The comparative market approach to value relies on direct comparison with sales considered similar to the subject parcel. Based on the foregoing analysis and all available facts relevant to the subject, it is our opinion the market value of the proposed acquisition as of May 12, 2025, is:

|                    |                            |
|--------------------|----------------------------|
| \$25,000.00        | Permanent Highway Easement |
| <u>\$200.00</u>    | Temporary Grading Easement |
| <b>\$25,200.00</b> | <b>Total Compensation</b>  |

This value conclusion is subject to the Extraordinary Assumptions, Hypothetical Conditions and assumptions and limiting conditions attached hereto and made a part hereof.



**Distribution Of Compensation For Accounting Purposes:**

For accounting purposes, the above compensation may be distributed as follows:

|                    |                            |
|--------------------|----------------------------|
| \$25,000.00        | Permanent Highway Easement |
| <u>\$200.00</u>    | Temporary Grading Easement |
| <b>\$25,200.00</b> | <b>Total Compensation</b>  |

## **CERTIFICATE OF APPRAISER**

The undersigned does hereby certify that, except as otherwise noted in this report:

That I have personally inspected the subject property herein appraised and the surrounding market with additional consideration given to the demographics of the comparable properties.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures, the Uniform Standard of Professional Appraisal Practice of the Appraisal Foundation and the organizations in which I belong.

That my employment or compensation is not contingent on an action or event resulting from the analysis, opinion, or conclusions in, or the use of this report. My compensation is not contingent upon the estimated market value of the subject property. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

That I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property appraised.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That I have not revealed the findings and results of such appraisal to anyone other than the client and will not do so until so authorized by the appropriate officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I am licensed in the State of Michigan as a Real Estate Appraiser as required by the State of Michigan, Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

We have not performed services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That based upon my independent appraisal and the exercise of my professional judgment, the market value of the permanent easement as of May 12, 2025

|                    |                            |
|--------------------|----------------------------|
| \$25,000.00        | Permanent Highway Easement |
| \$ 200.00          | Temporary Grading Easement |
| <b>\$25,200.00</b> | <b>Total Compensation</b>  |

Andrew J.  
Boettcher  
Andrew Boettcher

Digitally signed by Andrew J.  
Boettcher  
Date: 2025.05.29 15:20:43 -04'00'

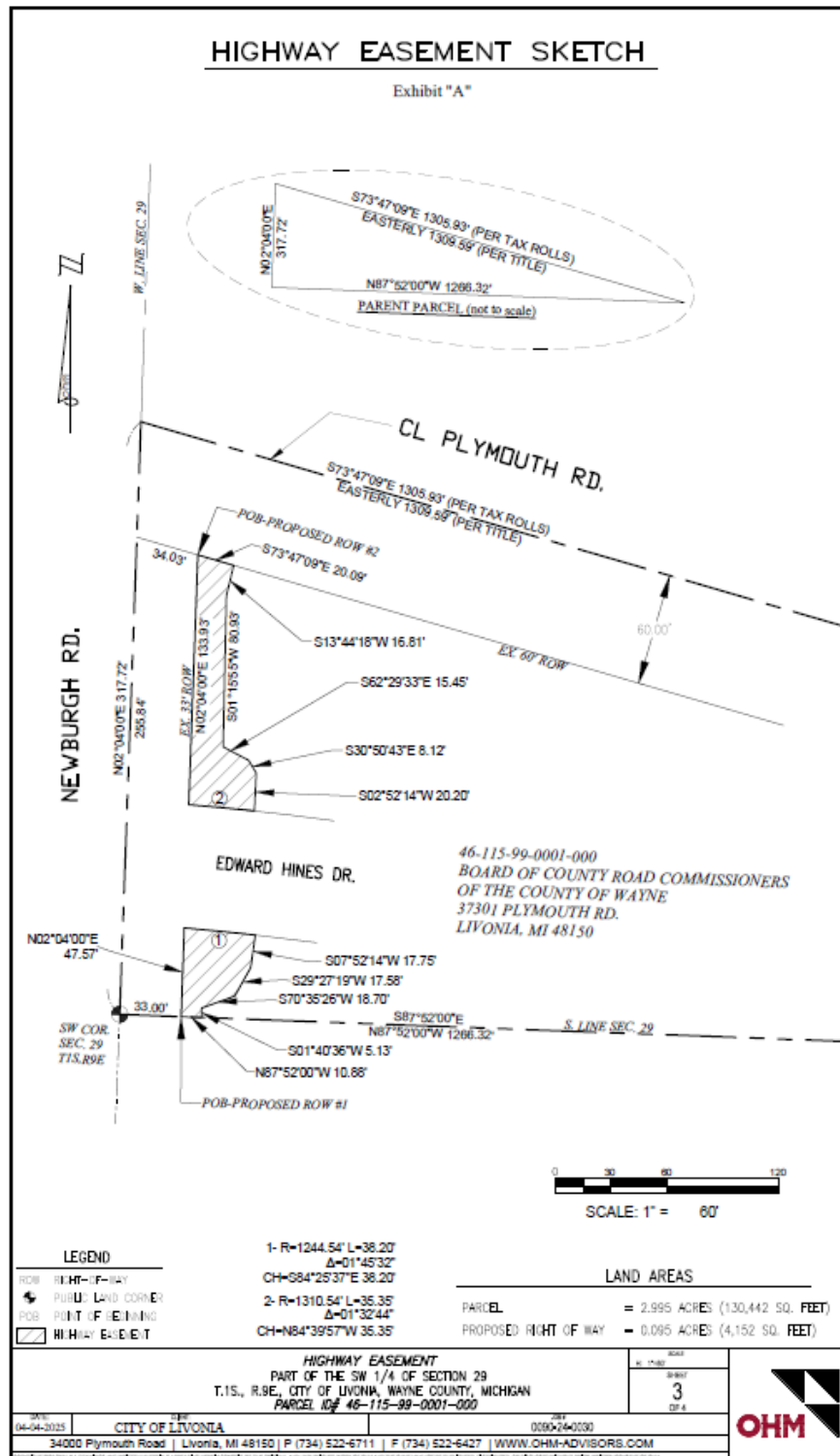
Date:  
May 29, 2025

♦ Michigan Certified General Real Estate Appraiser - Permanent I.D. #1205003946

# Addendum



# Easement Exhibit



## HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-115-99-0001-000) (PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

### HIGHWAY EASEMENT #1

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence S 87°52'00" E 33.00 feet along the South line of said Section 29 to the Point of Beginning; thence N 02°04'00" E 47.57 feet along the East right of way line of Newburgh Road to a point on the Southerly right of way line Edward Hines Drive; thence along said Southerly line 38.20 feet along a curve to the right, radius 1244.54 feet, delta 01°45'32", chord bears S 84°25'37" E 38.20 feet; thence S 07°52'14" W 17.75 feet; thence S 29°27'19" W 17.58 feet; thence S 70°35'26" W 18.70 feet; thence S 01°40'36" W 5.13 feet to a point on the South line of said Section 29; thence along said South line N 87°52'00" W 10.88 feet to the Point of Beginning.

### HIGHWAY EASEMENT #2

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence N 02°04'00" E 255.84 feet along the West line of said Section 29 to a point on the Southerly right of way line of Plymouth Road; thence along said Southerly line S 73°47'09" E 34.03 feet to the Point of Beginning; thence continuing along said line S 73°47'09" E 20.09 feet; thence S 13°44'18" W 16.81 feet; thence S 01°15'55" W 80.93 feet; thence S 62°29'33" E 15.45 feet; thence S 30°50'43" E 8.12 feet; thence S 02°52'14" W 20.20 feet to a point on the Northerly right of way line Edward Hines Drive; thence along said Northerly line 35.35 feet along a curve to the left, radius 1310.54 feet, delta 01°32'44", chord bears N 84°39'57" W 35.35 feet to a point on the East right of way line of Newburgh Road; thence along said East line N 02°04'00" E 133.93 feet to the Point of Beginning.

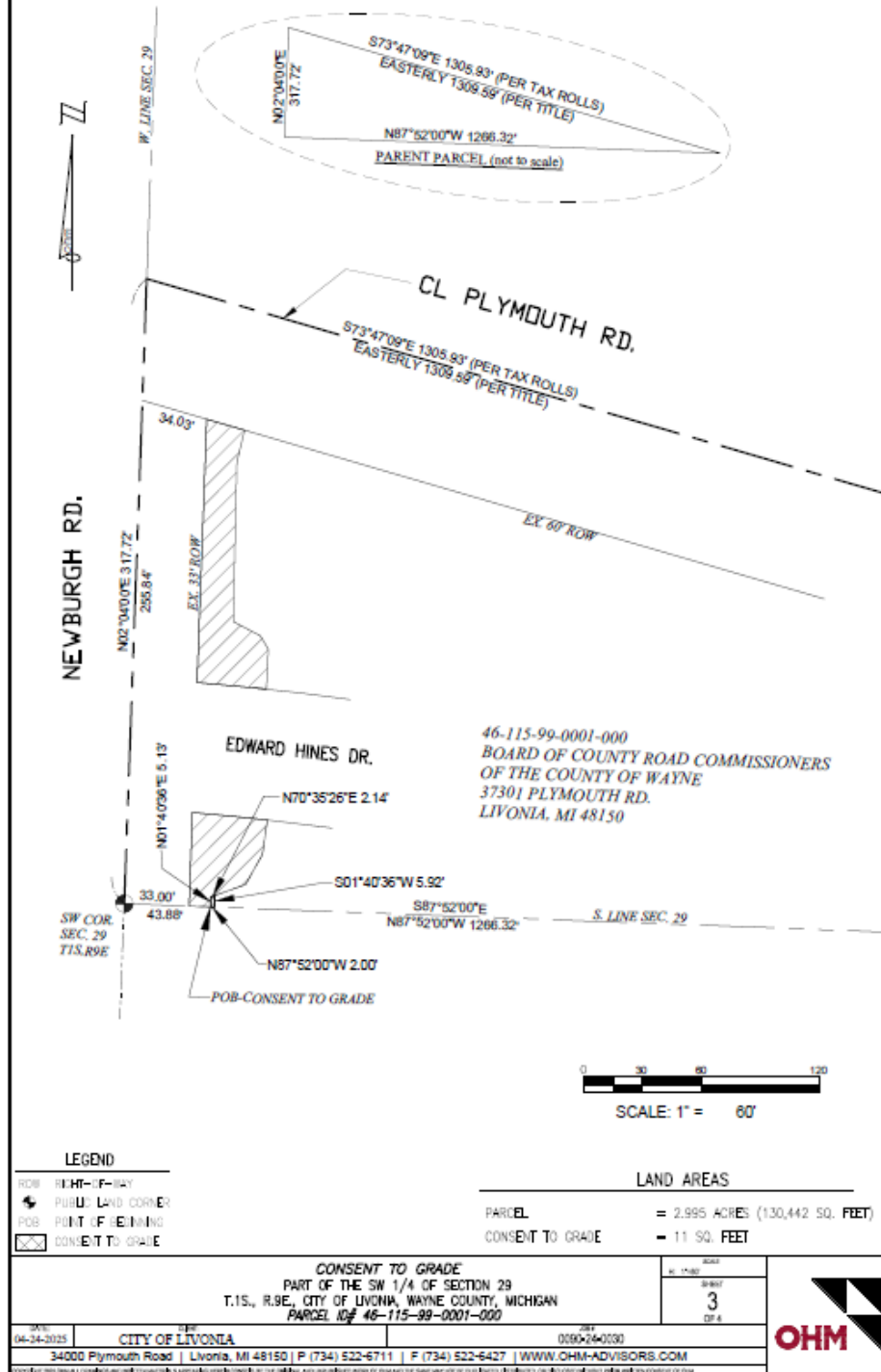
All contains 4,152 square feet or 0.095 acres of land, more or less.

|                                                                                                                                                                                                                                                                                                  |                 |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| <b>HIGHWAY EASEMENT</b>                                                                                                                                                                                                                                                                          |                 | ROAD       |
| PART OF THE SW 1/4 OF SECTION 29                                                                                                                                                                                                                                                                 |                 | S 17.80    |
| T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN                                                                                                                                                                                                                                            |                 | 4          |
| PARCEL ID# 46-115-99-0001-000                                                                                                                                                                                                                                                                    |                 | OF 4       |
| DATE                                                                                                                                                                                                                                                                                             | TITLE           | 2015       |
| 04-04-2025                                                                                                                                                                                                                                                                                       | CITY OF LIVONIA | 0000240030 |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                                                                                                                                             |                 |            |
| <small>Visit our site: www.ohm-advisors.com   Download a copy of this report   For more information on our services or to schedule a consultation, please contact us at (734) 522-6711. OHM-ADVISORS.COM is not responsible for the accuracy of the information provided in this report.</small> |                 |            |



# CONSENT TO GRADE SKETCH

Exhibit "A"





## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (46-115-99-0001-000)  
(PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

### CONSENT TO GRADE

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

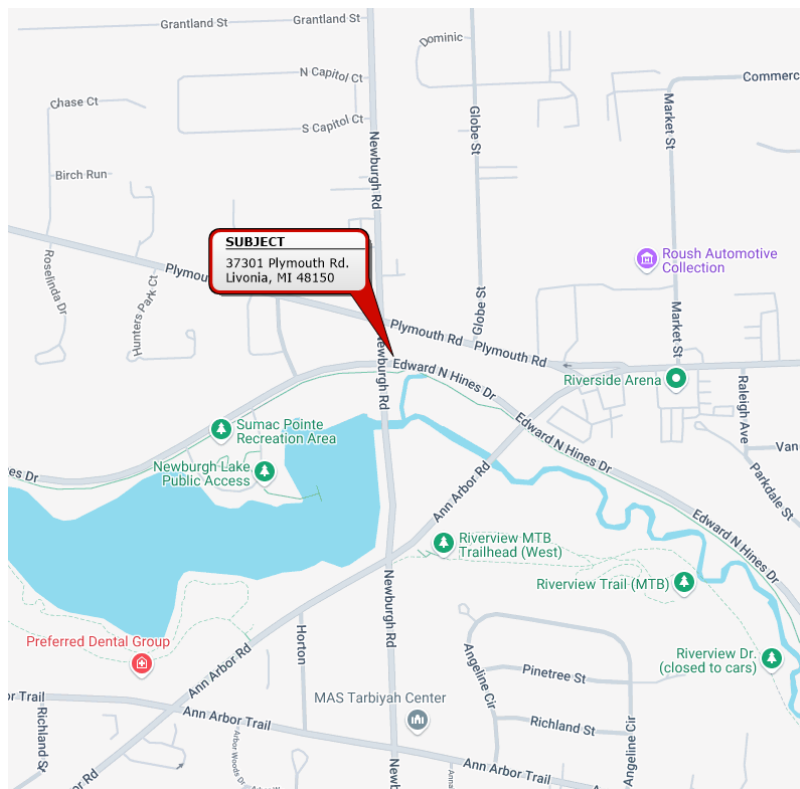
Commencing at the SW corner of said Section 29; thence S 87°52'00" E 43.88 feet along the South line of said Section 29 to the Point of Beginning; thence N 01°40'36" E 5.13 feet; thence N 70°35'26" E 2.14 feet; thence S 01°40'36" W 5.92 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

Contains 11 square feet of land, more or less.

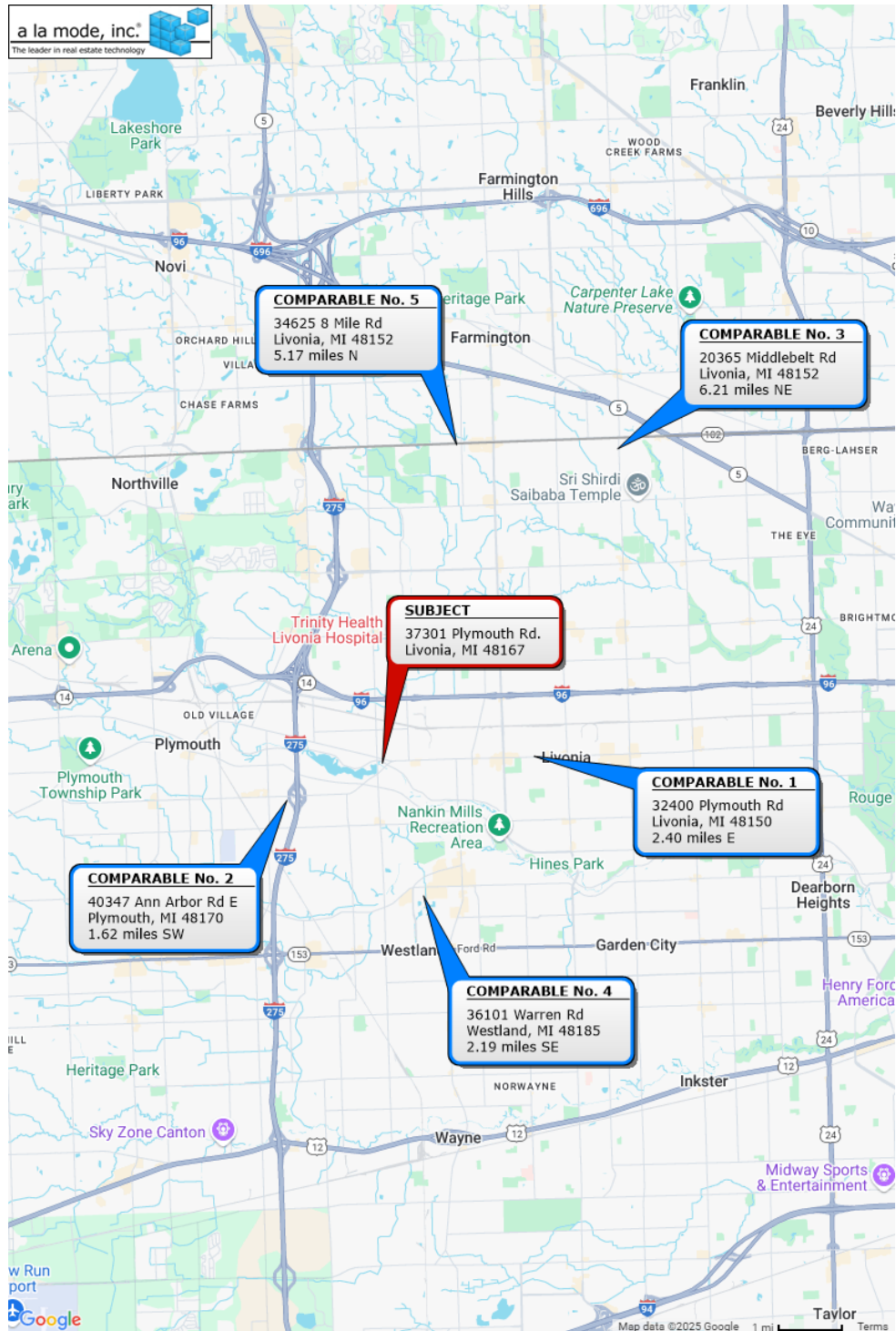
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| <b>CONSENT TO GRADE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | SCALE       |
| PART OF THE SW 1/4 OF SECTION 29                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 1" = 100'   |
| T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | 4           |
| PARCEL ID# 46-115-99-0001-000                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | OF 6        |
| DATE: 04-24-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CITY OF LIVONIA | 00902640000 |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                                                                                                                                                                                                                                                                                                                  |                 |             |
| <small>©2025 OHM ADVISORS, LLC. ALL RIGHTS RESERVED. NO WARRANTY IS MADE BY OHM ADVISORS, LLC. THIS DOCUMENT IS NOT A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR ENGINEERING DRAWING. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN NECESSARY PROFESSIONAL SERVICES FOR ANY PROJECT. OHM ADVISORS, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF OHM ADVISORS, LLC.</small> |                 |             |



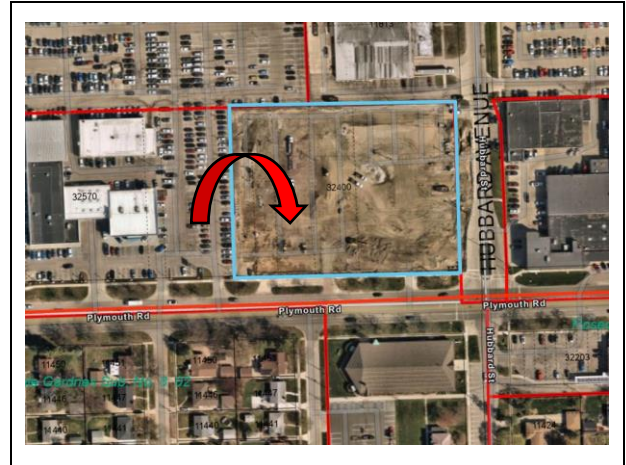
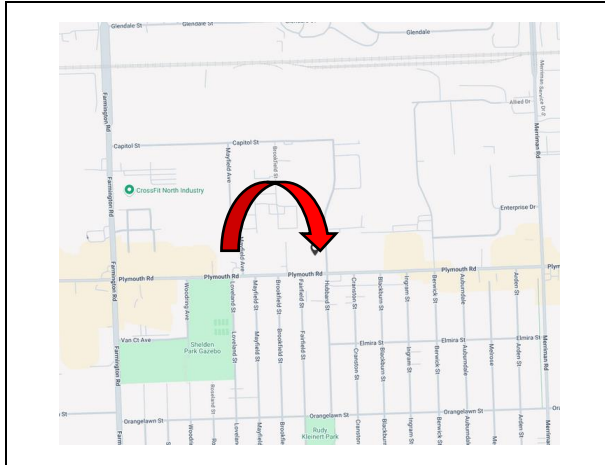
## Subject Maps



## LOCATION MAP – COMPARABLE SALES







## COMPARABLE 1

|                                 |                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 32400, 32450 & 32460, 32510<br>& 32516 Plymouth Rd                                                  |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48150                                                                           |
| <b>Property ID #</b>            | 46-107-99-0027-000, 00028-000, 0029-000, 0030-000, & 0031-000 now combined as<br>46-107-99-0027-001 |
| <b>Physical Description</b>     | Rectangular, level at road grade                                                                    |
| <b>Date of Sale</b>             | 7/15/2024                                                                                           |
| <b>Sale Price</b>               | \$1,840,000 + \$147,000 Demo                                                                        |
| <b>Terms</b>                    | Cash, Arm's Length                                                                                  |
| <b>Grantor</b>                  | Bill Brown Ford Inc, former BBF Inc.                                                                |
| <b>Grantee</b>                  | UAG Realty LLC                                                                                      |
| <b>Land Size</b>                | 3.05 ac (132,858 sf)                                                                                |
| <b>Road Frontage</b>            | 423 front feet                                                                                      |
| <b>Traffic Counts</b>           | 20,719 Annual Average Daily (MDOT 2023)                                                             |
| <b>Present Use</b>              | Vacant Land                                                                                         |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                              |
| <b>Zoning</b>                   | C-2, Gen Commercial                                                                                 |
| <b>Purchased for Assemblage</b> | Yes                                                                                                 |
| <b>Utilities</b>                | All Available                                                                                       |
| <b>Street</b>                   | 5 lane paved                                                                                        |
| <b>Wetland Area</b>             | None Known                                                                                          |
| <b>Adverse Effects</b>          | None Known                                                                                          |
| <b>Price/SF</b>                 | \$14.96                                                                                             |
| <b>Verification</b>             | MLS, Public Record Data, Deeds                                                                      |
| <b>Remarks</b>                  | L58978, P 619-626, Planning Dept.<br>5 parcels - demo of buildings after the sale                   |

**32516 PLYMOUTH** LIVONIA, MI 48150 (Property Address)

Parcel Number: 107 99 0027 001



Item 1 of 1

1 Image / 0 Sketches

**Customer Name:** UAG REALTY LLC**Summary Information**

&gt; Assessed Value: \$264,600 | Taxable Value: \$264,600

&gt; Building Department information found

**Parcel is Vacant****Owner and Taxpayer Information**

|              |                                                            |                 |                                                                   |
|--------------|------------------------------------------------------------|-----------------|-------------------------------------------------------------------|
| <b>Owner</b> | UAG REALTY LLC<br>32400 PLYMOUTH<br>LIVONIA, MI 48150-1712 | <b>Taxpayer</b> | UAG REALTY LLC<br>2555 TELEGRAPH RD<br>Bloomfield Hills, MI 48302 |
|--------------|------------------------------------------------------------|-----------------|-------------------------------------------------------------------|

**Land Information**

|                                |                                        |                                         |                    |
|--------------------------------|----------------------------------------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>             | C-2                                    | <b>Total Acres</b>                      | 3.050              |
| <b>Land Value</b>              | \$529,200                              | <b>Land Improvements</b>                | \$0                |
| <b>Renaissance Zone</b>        | No                                     | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
| <b>ECF Neighborhood</b>        | 2400 COMMERCIAL PROPERTIES<br>IN IND B | <b>Mortgage Code</b>                    | No Data to Display |
| <b>Lot Dimensions/Comments</b> | No Data to Display                     | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                         | Frontage | Depth                         |
|--------------------------------|----------|-------------------------------|
| No lots found.                 |          |                               |
| <b>Total Frontage: 0.00 ft</b> |          | <b>Average Depth: 0.00 ft</b> |

**Legal Description**

LAND IN THE SOUTHWEST 1/4 SECTION 27, T1S R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DECRIBED: BEG AT A POINT ON THE NORTH LINE OF PLYMOUTH RD (120 FEET WIDE) DIST NORTH 00D 00M 39S EAST 60.00 FT AND SOUTH 89D 13M 14S EAST 2184.51 FT FROM THE SOUTHWEST CORNER OF SAID SEC 27; TH N 00D 05M 04S EAST, 315.00 FT; TH S 89D 13M 14S EAST 423.00 FT TO A POINT ON THE WEST LINE OF HUBBARD ST (66 FT WIDE) TH ALONG SAID WEST LINE SOUTH 00D 05M 04S WEST 315.00 FT TO A POINT ON SAID NORTH LINE OF SAID PLYMOUTH RD; TH ALONG SAID NORTH LINE NORTH 89D 13M 14S WEST, 423.00 FT TO POB CONT 3.059 ACRES

**Land Division Act Information**

|                                   |                    |                                      |               |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| <b>Date of Last Split/Combine</b> | 10/30/2024         | <b>Number of Splits Left</b>         | Not Available |
| <b>Date Form Filed</b>            | No Data to Display | <b>Unallocated Div.s of Parent</b>   | Not Available |
| <b>Date Created</b>               | 10/30/2024         | <b>Unallocated Div.s Transferred</b> | Not Available |
| <b>Acreage of Parent</b>          | 3.08               | <b>Rights Were Transferred</b>       | No            |
| <b>Split Number</b>               | 266                | <b>Courtesy Split</b>                | No            |
| <b>Parent Parcel</b>              | 107 99 0029 000    |                                      |               |

**Sale History**

| Sale Date  | Sale Price     | Instrument | Grantor                            | Grantee        | Terms of Sale   | Liber/Page | Comments |
|------------|----------------|------------|------------------------------------|----------------|-----------------|------------|----------|
| 07/15/2024 | \$1,840,000.00 | PTA        | EDWARD CAMPBELL<br>BROWN LIV TRUST | UAG REALTY LLC | 03-ARM'S LENGTH |            |          |

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24 JUL-19 11:35

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207537 L: 58978 P: 626  
07/19/2024 11:00 AM DD Total Pages: 3

(11)

### COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: that **FORMER BBF, INC. f/k/a BILL BROWN FORD, INC.**, a Michigan corporation ("**Grantor**"), whose address is 32222 Plymouth Road, Livonia, Michigan 48150, hereby convey, set over and transfer to **UAG REALTY, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Real Property**"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*



IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the  
15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**FORMER BBF, INC. f/k/a Bill Brown Ford, Inc., a Michigan corporation**

By: [Signature]  
Thomas E. Brown, Vice President

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
COUNTY OF DAKLAND ) SS

The foregoing Covenant Deed was acknowledged before me this 12<sup>th</sup> day of July, 2024, by Thomas E. Brown, as Vice President of Former BBF, Inc. f/k/a Bill Brown Ford, Inc., a Michigan corporation, on behalf of said entity.

CAROL A. HARRIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES JUL 25, 2029  
ACTING IN COUNTY OF DAKLAND

Carol A. Harris  
Carol A. Harris, Notary Public  
Macomb County, Michigan  
My Commission Expires: July 25, 2029  
Acting in the County of DAKland

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32400 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

The West 190.50 feet of the East 233.50 feet of the North 315.00 feet of the South 375.00 feet of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Commonly known as: 32400 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0031-001

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.

No. 12678 Eric R. Johnson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1

124298.000001 4863-7825-8382.1

24 JUL-19 11:28

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207535 L: 58978 P: 619  
07/19/2024 11:00 AM DD Total Pages: 4



⑨

### COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: that **NEVADA FIRST TRUST COMPANY, AS TRUSTEE OF THE EDWARD CAMPBELL BROWN LIVING TRUST DATED MARCH 27, 2002**, whose address is 1707 Village Center Circle, Suite 190, Las Vegas, Nevada 89134, and **FORMER BBF, INC. f/k/a BILL BROWN FORD, INC.**, a Michigan corporation, whose address is 32222 Plymouth Road, Livonia, Michigan 48150 (collectively "**Grantor**"), hereby convey, set over and transfer to **UAG REALTY, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Real Property**"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*

124298.000001 4892-1282-1198.1

1204 5960 Plymouth



IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the 15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**NEVADA FIRST TRUST COMPANY, AS  
TRUSTEE OF THE EDWARD CAMPBELL  
BROWN LIVING TRUST DATED MARCH 27,  
2002**

By: \_\_\_\_\_

Jesse Livingston, Vice President

**ACKNOWLEDGMENT**

STATE OF NEVADA            )  
                                          ) SS  
COUNTY OF Clark        )

The foregoing Covenant Deed was acknowledged before me this 12 day of July, 2024, by Jesse Livingston, the Vice President of Nevada First Trust Company, the Trustee of the Edward Campbell Brown Living Trust dated March 27, 2002, on behalf of said entity.



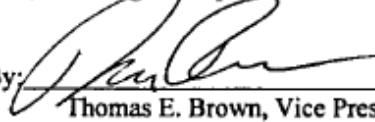
Allana Sabio, Notary Public  
Clark County, Nevada  
My Commission Expires: 1/1/28

*[Signatures continue on following page]*

[Signature page to Covenant Deed – 32450 & 32460 Plymouth Rd., Livonia, Michigan]

**GRANTOR:**

**FORMER BBF, INC. f/k/a Bill Brown Ford, Inc., a Michigan corporation**

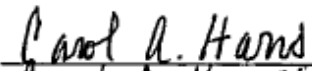
By:   
Thomas E. Brown, Vice President

**ACKNOWLEDGMENT**

STATE OF MICHIGAN  
COUNTY OF DAKLAND ) SS

The foregoing Covenant Deed was acknowledged before me this 12<sup>th</sup> day of July, 2024, by Thomas E. Brown, the Vice President of Former BBF, Inc. f/k/a Bill Brown Ford, Inc., a Michigan corporation, on behalf of said entity.

CAROL A. HARRIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES JUL 25, 2029  
ACTING IN COUNTY OF DAKLAND

  
Carol A. Harris Notary Public  
Macomb County, Michigan  
My Commission Expires: July 25, 2029  
Acting in the County of DAKLAND

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32450 & 32460 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

That part of the East 1/2 of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, described as: Beginning at a point distant North 0 degrees 00 minutes 39 seconds East 60.0 feet and South 89 degrees 13 minutes 14 seconds East 2334.51 feet from the Southwest corner of said Section 27 and proceeding thence South 89 degrees 13 minutes 14 seconds East 82.5 feet to a point; thence North 0 degrees 05 minutes 04 seconds East 315 feet to a point; thence West on a line parallel with the South line hereof a distance of 82.5 feet to a point; thence South 0 degrees 05 minutes 04 seconds West 315 feet to the Point of Beginning.

AND

All that part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point in the North line of Plymouth Road, 120 feet wide, which point is distant North 0 degrees 00 minutes 39 seconds East 60.0 feet and South 89 degrees 13 minutes 14 seconds East 2264.51 feet from the Southwest corner of said Section 27; thence North 0 degrees 05 minutes 04 seconds East 175.00 feet; thence North 89 degrees 13 minutes 14 seconds West 40.00 feet; thence North 0 degrees 05 minutes 04 seconds East 80.00 feet; thence North 89 degrees 13 minutes 14 seconds West 40.00 feet; thence North 0 degrees 05 minutes 04 seconds East 60.00 feet; thence South 89 degrees 13 minutes 14 seconds East 150.00 feet; thence South 0 degrees 05 minutes 04 seconds West 315.00 feet; thence along the North line of said Plymouth Road North 89 degrees 13 minutes 14 seconds West 70.00 feet to the Point of Beginning.

Commonly known as: 32450 & 32460 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0030-000 & 46-107-99-0029-000

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

No. 10676 Eric R. Anderson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1



24 JUL-19 PM 11:32

**P.A. 327 OF 1968  
AFFIDAVIT FILED**

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207536 L: 58978 P: 623  
07/19/2024 11:00 AM DD Total Pages: 3

**(10)  
COVENANT DEED**

KNOW ALL MEN BY THESE PRESENTS: that NEVADA FIRST TRUST COMPANY, AS TRUSTEE OF THE EDWARD CAMPBELL BROWN LIVING TRUST DATED MARCH 27, 2002 ("Grantor"), whose address is 1707 Village Center Circle, Suite 190, Las Vegas, Nevada 89134, hereby conveys, sets over and transfers to UAG REALTY, LLC, a Delaware limited liability company ("Grantee"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Property"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*

124298.000001 4891-8450-8879.1

NI 04- 10/16 P/Youngblood

IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the 15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**NEVADA FIRST TRUST COMPANY, AS  
TRUSTEE OF THE EDWARD CAMPBELL  
BROWN LIVING TRUST DATED MARCH 27,  
2002**

By: \_\_\_\_\_

Jesse Livingston, Vice President

**ACKNOWLEDGMENT**

STATE OF NEVADA       )  
                                  ) SS  
COUNTY OF Clark )

The foregoing Covenant Deed was acknowledged before me this 17 day of July, 2024, by Jesse Livingston, the Vice President of Nevada First Trust Company, the Trustee of the Edward Campbell Brown Living Trust dated March 27, 2002, on behalf of said entity.



\_\_\_\_\_  
Allana Sabio, Notary Public  
Clark County, Nevada  
My Commission Expires: 1/1/28

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32510 & 32516 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

Part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at the Southwest corner of Section 27; thence North 00 degrees 00 minutes 39 seconds East, 60.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 2,224.51 feet parallel to the South line of Section 27 to the Point of Beginning; thence North 00 degrees 05 minutes 04 seconds East, 175.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 40.00 feet; thence South 00 degrees 05 minutes 04 seconds West, 175.00 feet; thence North 89 degrees 13 minutes 14 seconds West, 40.00 feet to the Point of Beginning.

AND

Part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point on the North line of Plymouth Road, North 00 degrees 33 minutes 39 seconds East, 60.00 feet and South 89 degrees 13 minutes 14 seconds East, 2,184.51 feet from the Southwest corner of Section 27; thence North 00 degrees 05 minutes 04 seconds East, 255.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 40.00 feet; thence South 00 degrees 05 minutes 04 seconds West, 255.00 feet; thence North 89 degrees 13 minutes 14 seconds West along said North line, 40.00 feet to the Point of Beginning.

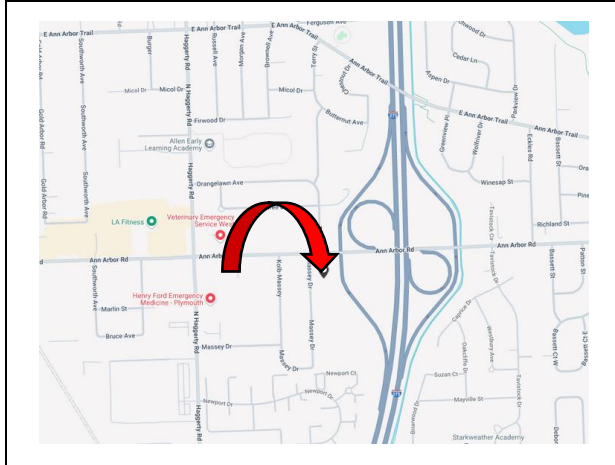
Commonly known as: 32510 & 32516 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0028-000 & 46-107-99-0027-000

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other parties.  
No. 10677 Eric R. Johnson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1





## COMPARABLE 2

|                                 |                                                                                                             |
|---------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 40347 & 40441 Ann Arbor Rd                                                                                  |
| <b>City, State, Zip</b>         | Plymouth Twp, Wayne, MI, 48170                                                                              |
| <b>Property ID #</b>            | 78-066-99-0001-001 & 78-066-99-0001-002                                                                     |
| <b>Physical Description</b>     | Irregular, generally level                                                                                  |
| <b>Date of Sale</b>             | 10/10/2023                                                                                                  |
| <b>Sale Price</b>               | \$1,850,000 + \$63,000 Demo                                                                                 |
| <b>Terms</b>                    | Cash, Arm's Length                                                                                          |
| <b>Grantor</b>                  | Newman Family Investment Company                                                                            |
| <b>Grantee</b>                  | Lag 40875 Plymouth Rd LLC                                                                                   |
| <b>Land Size</b>                | 3.68 ac (160,301 sf)                                                                                        |
| <b>Road Frontage</b>            | 103 feet, with access via non-exclusive access road/esmt                                                    |
| <b>Traffic Counts</b>           | 23,405 Annual Average Daily (MDOT 2023)                                                                     |
| <b>Present Use</b>              | Vacated Restaurant                                                                                          |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                                      |
| <b>Zoning</b>                   | ARC, Ann Arbor Rd. Corridor                                                                                 |
| <b>Purchased for Assemblage</b> | Yes                                                                                                         |
| <b>Utilities</b>                | All Available                                                                                               |
| <b>Street</b>                   | 5 lane paved                                                                                                |
| <b>Wetland Area</b>             | None Known                                                                                                  |
| <b>Adverse Effects</b>          | None Known                                                                                                  |
| <b>Price/SF</b>                 | \$11.93                                                                                                     |
| <b>Verification</b>             | MLS, Public Record Data, Deed L58516 ,P1091                                                                 |
| <b>Remarks</b>                  | Purchaed by adjacent car dealership, located in the southwest quadrant of Ann Arbor Rd & I-275 interchange. |

23 OCT-23 AM 9:06

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2023268680 L: 58516 P: 1091  
10/23/2023 09:10 AM WD Total Pages: 4

WARRANTY DEED

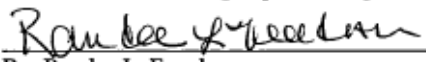
**KNOW ALL MEN BY THESE PRESENTS:** That NEWMAN FAMILY INVESTMENT COMPANY, a Michigan partnership ("Grantor"), whose address is 4541 Stoneview, West Bloomfield, Michigan 48322, conveys and warrants to LAG 40875 PLYMOUTH RD, LLC, a Michigan limited liability company ("Grantee"), whose address is 4000 W. Highland Rd., Highland, Michigan 48357 the following described premises situated in the Township of Plymouth, County of Wayne, and State of Michigan, commonly known as 40347 and 40441 Ann Arbor Road, described on Exhibit A attached hereto (the "Premises"), subject only to those Permitted Exceptions as described on Exhibit B:

TO HAVE AND TO HOLD the Premises unto Grantee, together with all tenements, hereditaments, privileges and appurtenances belonging thereto, for and in consideration of the sum of: REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT SEPARATELY FILED.

Grantor grants to Grantee the right to make all divisions legally available to the Premises under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

The Premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

NEWMAN FAMILY INVESTMENT  
COMPANY, a Michigan partnership

  
By: Rande L. Freedman  
Its: Managing Partner

Dated: October 10, 2023

NOTARIZATION ON FOLLOWING PAGE

82-14373597-B

4pgs / 27

STATE OF MICHIGAN       )  
                                          ) SS.  
COUNTY OF Wayne       )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2023, by Randee L. Freedman, Managing Partner of NEWMAN FAMILY INVESTMENT COMPANY, a Michigan partnership, on behalf of said partnership.

Kimberly A. Glynn  
Printed name Kimberly A. Glynn  
Notary Public  
County of Wayne, State of Michigan  
My Commission Expires: 9/23/2028  
Acting in the County of Wayne

Drafted By:  
Alycia Pallach Wesley Esq.  
Colombo & Colombo, P.C.  
40701 Woodward Ave., Suite 50  
Bloomfield Hills, MI 48304

~~(When Recorded Return to)~~  
~~(Grantee)~~

**When recorded return to:**  
**ATA National Title Group**  
**Commercial Department**  
**42651 Woodward Ave.**  
**Bloomfield Hills, MI 48304**



**EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY**

**Fee Parcel 1:**

A part of the Southeast ¼ of Section 36, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan, described as commencing at the center of Section 36; thence South 01 degrees 55 minutes 48 seconds East, 392.00 feet along the North and South ¼ line of said Section 36; thence North 87 degrees 52 minutes 22 seconds East, 60.00 feet to the point of beginning; thence proceeding North 87 degrees 52 minutes 22 seconds East, 263.00 feet; thence along the Westerly right-of-way line of highway I-275 the following two courses; South 02 degrees 07 minutes 38 seconds East, 12.26 feet; thence South 38 degrees 58 minutes 19 seconds East, 236.15 feet; thence South 02 degrees 07 minutes 38 seconds East, 57.75 feet; thence South 87 degrees 52 minutes 22 seconds West, 405.50 feet; thence North 01 degrees 55 minutes 48 seconds West, 259.00 feet to the point of beginning.

**Fee Parcel 2:**

Part of the Southeast 1/4 of Section 36 Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan, described as commencing at a point South 01 degrees 55 minutes 48 seconds East, 80.00 feet and North 87 degrees 52 minutes 22 seconds East, 70.00 feet from the center of said Section 36; thence North 87 degrees 52 minutes 22 seconds East, 106.93 feet; thence South 47 degrees 07 minutes 38 seconds East, 205.06 feet; thence South 02 degrees 07 minutes 38 seconds East, 167.00 feet; thence South 87 degrees 52 minutes 22 seconds West, 263.00 feet; thence North 01 degrees 55 minutes 48 seconds West, 252.00 feet; thence North 87 degrees 52 minutes 22 seconds East, 10.00 feet; thence North 01 degree 55 minutes 48 seconds West, 60.00 feet to the point of beginning.

**Easement Parcel**

Together with a non-exclusive easement for ingress and egress described as beginning at a point on the south right-of-way line of Ann Arbor Road (M-14), distant South 01 degrees 55 minutes 48 seconds East, 80.00 feet along the North and South ¼ line of Section 36, from the center of Section 36, Town 1 South, Range 8 East, and proceeding thence North 87 degrees 52 minutes 22 seconds East, 70.00 feet along the South right-of-way line of Ann Arbor Road (M-14); thence South 01 degrees 55 minutes 48 seconds East, 60.00 feet; thence South 87 degrees 52 minutes 22 seconds West, 10.00 feet; thence South 01 degrees 55 minutes 48 seconds East, 1,236.24 feet to the Northerly line of Bradbury Condominiums; thence South 88 degrees 11 minutes 42 seconds West, 60.00 feet along the Northerly line of Bradbury Condominiums to the North and South ¼ line of Section 36; thence North 01 degrees 55 minutes 48 seconds West, 1,295.90 feet along the North and South ¼ line of said Section 36, to the South right-of-way line of Ann Arbor Road (M-14), and the point of beginning.

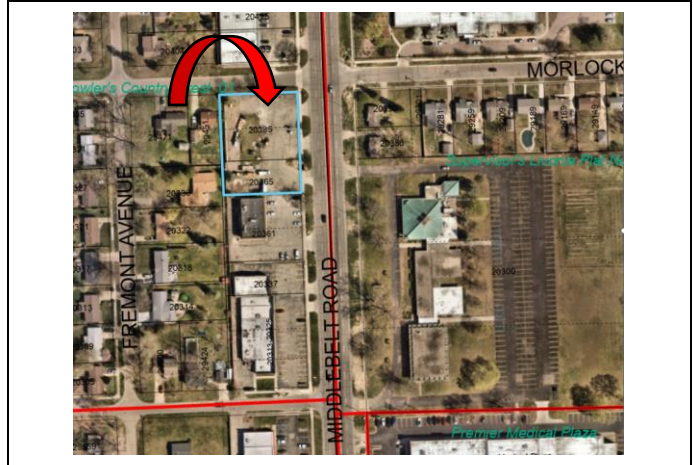
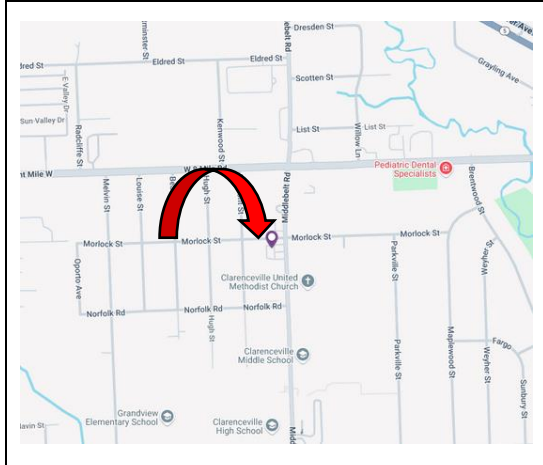
Commonly known as 40441 and 40437 Ann Arbor Road, Plymouth  
Tax Id Nos.: 78-066-99-0001-002 and 78-066-99-0001-001

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to the other entities.  
No. 15546 Tim R. Hall Not Examined  
Date 10/23/23 WAYNE COUNTY TREASURER Clerk MSW

627788v1

**EXHIBIT B  
PERMITTED EXCEPTIONS**

1. The lien of real estate taxes and assessments for the year 2023 and subsequent years, not due and payable at the time of conveyance.
2. Covenants, conditions and restrictions and other provisions contained in Warranty Deed recorded in Liber 16767, Page 797, Wayne County Records.
3. Easement granted to Township of Plymouth for installation, operation and maintenance of sanitary sewer recorded in Liber 21277, Page 549, Wayne County Records.
4. Easement granted to Detroit Edison Underground for installation, operation and maintenance of utility lines in Underground Right-of-Way Agreement recorded in Liber 23582, Page 572, Wayne County Records.
5. Easements granted to Township of Plymouth for installation, operation and maintenance of municipal-owned utilities recorded in Liber 23955, Page 356 and in Liber 23955, Page 362, Wayne County Records.
6. Easements created by, and terms, conditions and provisions recited in, Declaration of Easement and Charges recorded in Liber 24013, Page 277, Wayne County Records.
7. Terms, conditions and provisions recited in Agreement recorded in Liber 24013, Page 283, Wayne County Records.
8. Permanent Easement granted to the Plymouth Charter Township recorded in Liber 44086, Page 785, Wayne County Records.
9. The subject property abuts a private road easement that is not required to be maintained by the Board of County Road Commissioners of the County of Wayne.



### COMPARABLE 3

|                                 |                                                 |
|---------------------------------|-------------------------------------------------|
| <b>Location</b>                 | 20365 & 20385 Middlebelt Rd.                    |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48152                       |
| <b>Property ID #</b>            | 46-005-01-0007-001, 46-005-01-0008-001          |
| <b>Physical Description</b>     | Rectangular, level at road grade                |
| <b>Date of Sale</b>             | 3/4/2022                                        |
| <b>Sale Price</b>               | \$225,000                                       |
| <b>Terms</b>                    | Cash, Arm's Length                              |
| <b>Grantor</b>                  | Kasapis Brothers, Inc                           |
| <b>Grantee</b>                  | Janarata 2 LLC                                  |
| <b>Land Size</b>                | 0.69 ac (30,057 sf)                             |
| <b>Road Frontage/Dimensions</b> | 195 front feet                                  |
| <b>Traffic Counts</b>           | 24,086 Annual Average Daily (MDOT 2023)         |
| <b>Present Use</b>              | Vacant Land                                     |
| <b>Highest &amp; Best Use</b>   | Commercial Development                          |
| <b>Zoning</b>                   | C-2, Gen Comm.(Corner), C-1, Local Bus.         |
| <b>Purchased for Assemblage</b> | No                                              |
| <b>Utilities</b>                | All Available                                   |
| <b>Street</b>                   | 5 lane paved                                    |
| <b>Wetland Area</b>             | None Known                                      |
| <b>Adverse Effects</b>          | None Known                                      |
| <b>Price/SF</b>                 | \$7.49                                          |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L 57448, P 892 |
| <b>Remarks</b>                  | Secondary corner- Morlock Ave.                  |



2022059034 L: 57448 P: 892 WD

03/09/2022 08:48:14 AM Total Pages: 1

Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX

Wayne County Tax Stamp #623968

03/09/2022

Receipt# 22-52037 L: 57448 P: 892

State Tax: \$1,687.50 County Tax: \$247.50



### WARRANTY DEED

The Grantor, Kasapis Brothers, Inc., a Michigan Corporation whose address is 29777 Telegraph Road, Southfield, MI 48034, conveys and warrants to Janarata 2, LLC, a Michigan Limited Liability Company, Grantee, whose address is 24700 Cherry Hill, Dearborn, MI 48124, real property in the City of Livonia, County of Wayne, State of Michigan, to wit:

Parcel 1: Lot 7, except the East 20 feet thereof deeded to the Board of County Road Commissioners, according to the plat thereof as recorded in Liber 42, Page 74 of Plats, Wayne County Records.

Parcel 2: Lots 8 and 9, except the East 20 feet thereof deeded to the Board of County Road Commissioners, according to the plat thereof as recorded in Liber 42, Page 74 of Plats, Wayne County Records.

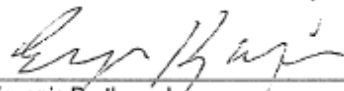
Commonly known as: 20365 & 20385 Middlebelt Road, Livonia, MI 48152  
Tax parcel nos. 005-01-0007-001 and 005-01-0008-001

\* storm and Fowler's Country  
Crest Subdivision

For the Full Consideration of Two Hundred Twenty-Five Thousand And No/100 Dollar(s) (\$225,000.00), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, and together with the right to make all available divisions under Section 108 of the Land Division Act (1967 P.A. 288).

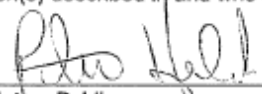
And subject to building and use restrictions and easements of record, if any, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 4th day of March, 2022:

  
Kasapis Brothers, Inc.  
By Eugene Kasapis, President

STATE OF MICHIGAN }  
COUNTY OF Oakland }

On this 4th day of March, 2022, before me personally appeared Eugene Kasapis as President of Kasapis Brothers, Inc., a Michigan Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

  
Notary Public

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

Receipt: 206057551 Date: 3/9/2022 By: AAH (1)

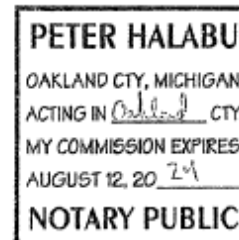
Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

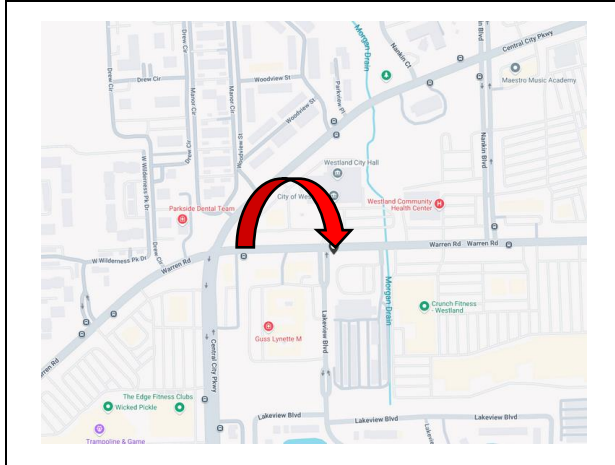
2021 NOT EXAMINED

Receipt: n/a 206057551 Date: 3/9/2022 By:

Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

Prepared by/ Return to  
Peter Halabu  
26000 W. 12 Mile Rd.  
Southfield, MI 48034  
File BT-9197





#### COMPARABLE 4

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| <b>Location</b>                 | 36101 Warren Rd.                               |
| <b>City, State, Zip</b>         | Westland, Wayne, MI, 48185                     |
| <b>Property ID #</b>            | 56-029-99-0008-718                             |
| <b>Physical Description</b>     | Rectangular, level at road grade               |
| <b>Date of Sale</b>             | 9/28/2022                                      |
| <b>Sale Price</b>               | \$575,000                                      |
| <b>Terms</b>                    | Cash, Arm's Length                             |
| <b>Grantor</b>                  | Weatherford Family LLC                         |
| <b>Grantee</b>                  | MC Westland LLC                                |
| <b>Land Size</b>                | 1.84 ac (80,150 sf)                            |
| <b>Road Frontage</b>            | 348 +/- front feet                             |
| <b>Traffic Counts</b>           | 23,066 Annual Average Daily (MDOT 2023)        |
| <b>Present Use</b>              | Vacant Land                                    |
| <b>Highest &amp; Best Use</b>   | Commercial Development                         |
| <b>Zoning</b>                   | CB-3, General Commercial Bus                   |
| <b>Purchased for Assemblage</b> | No                                             |
| <b>Utilities</b>                | All Available                                  |
| <b>Street</b>                   | 5 lane paved                                   |
| <b>Wetland Area</b>             | None Known                                     |
| <b>Adverse Effects</b>          | None Known                                     |
| <b>Price/SF</b>                 | \$7.17                                         |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L57908, P 607 |
| <b>Remarks</b>                  | Secondary corner at Lakeview Blvd              |

2022311658 L: 57908 P: 607 WD  
10/14/2022 08:05:44 AM Total Pages: 4  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County County Tax Stamp #647484  
10/14/2022  
Receipt# 22-289727 L: 57908 P: 607  
State Tax: \$4,312.50 County Tax: \$632.50



## WARRANTY DEED

---

The Grantor, Weatherford Family, L.L.C., a Michigan limited liability company, whose address is 6860 Commerce Road, West Bloomfield, MI 48324

Conveys and Warrants to MC Westland, LLC, a Delaware limited liability company, whose address is 361 Summit Blvd, Suite 110, Birmingham, Alabama 35243 ("Grantee"),

the premises situated in the City of Westland, County of Wayne, State of Michigan, described in **Exhibit A** hereto, subject to those matters set forth on **Exhibit B** hereto, for the full consideration of \$575,000.00 (Five Hundred Seventy Five Thousand Dollars and No Cents).

Grantor grants the Grantee the right to make any and all divisions under Section 108 of the Land Divisions Act, Act No. 288 of the Public Acts of 1967 (the "Act").

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

***[SIGNATURES APPEAR ON FOLLOWING PAGE]***



Dated as of September 28, 2022

Weatherford Family, L.L.C.:

By: Mary E. Weatherford  
Mary E. Weatherford

Its: Managing Member

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 27th day of September, 2022 by Mary E. Weatherford, managing member of Weatherford Family, L.L.C., on behalf of said company.

Corrie Ragalyi  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires June 18, 2027

Corrie Ragalyi Notary Public  
Oakland County  
State of Michigan  
Acting in Oakland County  
My Commission Expires: June 18, 2027

|                                                                                                                                                |                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p><i>Drafted by:</i></p> <p>Gary R. Rentrop<br/>Rentrop &amp; Morrison, P.C.<br/>39572 Woodward, Suite 222<br/>Bloomfield Hills, MI 48304</p> | <p><i>When recorded return to and send Subsequent Tax Bills to:</i></p> <p>Grantee</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

Tax Parcel:

2

## Exhibit A

Land situated in the City of Westland, County of Wayne and State of Michigan, described as follows:

That part of the Northeast 1/4 of Section 8, Town 2 South, Range 9 East, City of Westland, Wayne County, Michigan, being described as: Beginning at a point South 89 degrees 54 minutes 15 seconds East, 521.60 feet along the North line of Section 8, the centerline of Warren Road and South 00 degrees 41 minutes 37 seconds West, 60.00 feet from the North 1/4 corner of Section 8 and proceeding thence South 89 degrees 54 minutes 15 seconds East, 347.66 feet; Thence South 00 degrees 41 minutes 37 seconds West, 230.00 feet; Thence North 89 degrees 54 minutes 15 seconds West, 347.66 feet; Thence North 00 degrees 41 minutes 37 seconds East, 230.00 feet to the point of beginning.

Commonly known as: 36101 Warren Road

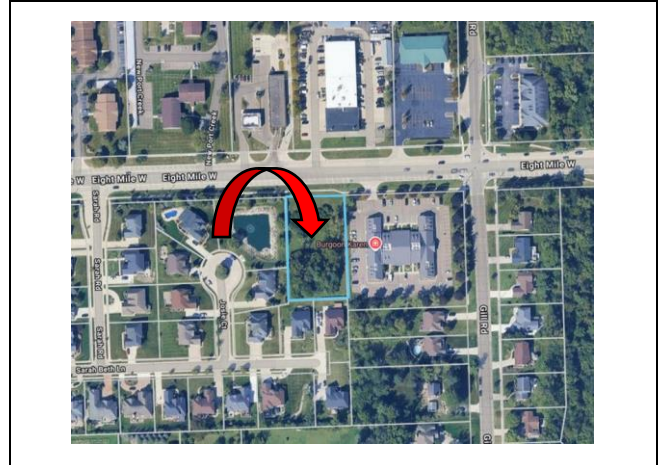
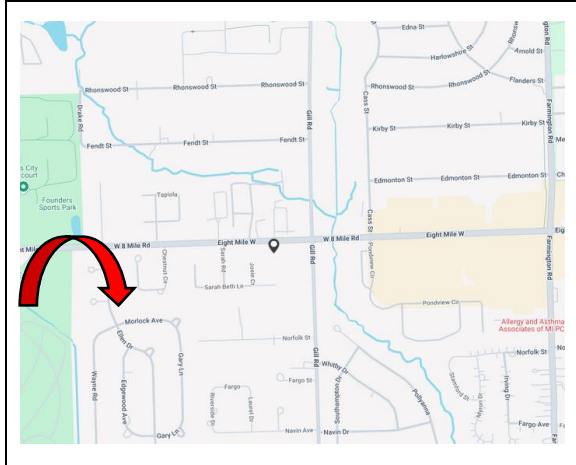
Tax Parcel: 56-029-99-0008-718

PREVIOUSLY CERTIFIED

PREVIOUSLY CERTIFIED

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R. Sabree, Wayne County Treasurer  
No. E-140247 Date: 10/14/2022 Clerk: MW



## COMPARABLE 5

|                                 |                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 34625 8 Mile Road                                                                          |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48152                                                                  |
| <b>Property ID #</b>            | 46-014-01-0014-001                                                                         |
| <b>Physical Description</b>     | Rectangular, level at road grade                                                           |
| <b>Date of Sale</b>             | 5/12/2022                                                                                  |
| <b>Sale Price</b>               | \$250,000                                                                                  |
| <b>Terms</b>                    | Land Contract, Arm's Length                                                                |
| <b>Grantor</b>                  | Pasala Properties LLC                                                                      |
| <b>Grantee</b>                  | A & M Property Investments LLC                                                             |
| <b>Land Size</b>                | 0.96 ac (41,861sf)                                                                         |
| <b>Road Frontage/Dimensions</b> | 195 front feet                                                                             |
| <b>Traffic Counts</b>           | 24,086 Annual Average Daily (MDOT 2023)                                                    |
| <b>Present Use</b>              | Vacant Land                                                                                |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                     |
| <b>Zoning</b>                   | C-1 Local Business                                                                         |
| <b>Purchased for Assemblage</b> | No                                                                                         |
| <b>Utilities</b>                | All Available                                                                              |
| <b>Street</b>                   | 5 lane paved                                                                               |
| <b>Wetland Area</b>             | None Known                                                                                 |
| <b>Adverse Effects</b>          | None Known                                                                                 |
| <b>Price/SF</b>                 | \$5.98                                                                                     |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L 57448, P 892                                            |
| <b>Remarks</b>                  | Commercial/office development to the north<br>& east and residential to the west and south |

**MEMORANDUM OF LAND CONTRACT**

THIS MEMORANDUM OF LAND CONTRACT entered into this May 12, 2022, by and between: A & M Property Investments LLC, a Michigan limited liability company whose address is 29401 5 Mile Road, Livonia, MI 48154 hereinafter referred to as "Seller" and Pasala Properties, LLC, a Michigan limited liability company whose address is 37085 Grand River Avenue, Ste.084, Farmington, MI 48335 hereinafter referred as "Purchaser".

WITNESSETH

The Purchaser and Seller have entered into a land contract of even date herewith and they desire to enter into the Memorandum of Land Contract to give record notice of the existence of the said Land Contract.

In consideration of the premises and other good and valuable consideration, the Seller acknowledges and agrees that the property described below was sold to the Purchaser on land contract of even date: May 12, 2022.

Property located in the City of Livonia, County of Wayne, State of Michigan, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The purpose of the Memorandum of Land Contract is to give record notice of the existence of the aforesaid land contract.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 12, 2022

Signed, Sealed and Delivered

In Presence of:

Signature page follows

A0779362 FMT beb p

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

Page 1

Printed: 05.12.22 @ 10:11 AM by  
MI-FT-FFMT-01040.311007-A0779362



**MEMORANDUM OF LAND CONTRACT**  
(continued)

Buyer:

Pasala Properties, LLC,  
a Michigan limited liability company

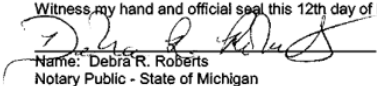
BY: 

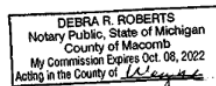
Vikram Pasala  
Sole Member

State of Michigan  
County of Wayne

I, Debra R. Roberts, a Notary Public of the County and the State first written above, do hereby certify that Vikram Pasala, Sole Member of Pasala Properties, LLC, a Michigan limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of May, 2022.

  
Name: Debra R. Roberts  
Notary Public - State of Michigan  
Macomb County  
My Commission Expires: October 8, 2022  
Acting in the County of Wayne



(Seal)

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

Page 2

Printed: 05.12.22 @ 10:12 AM by  
MI-FT-FFMT-01040.311007-A0779362

**MEMORANDUM OF LAND CONTRACT**  
(continued)

Seller:

A & M Property Investments LLC, a Michigan limited liability company

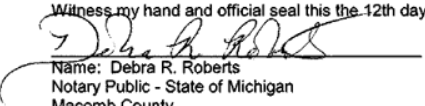
BY: 

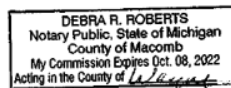
Alex A. Ali  
Sole Member

State of Michigan  
County of Wayne

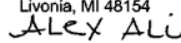
I, Debra R. Roberts, a Notary Public of the County and the State first written above, do hereby certify that Alex A. Ali, Sole Member of A & M Property Investments, LLC, a Michigan limited liability company, on behalf of the limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12th day of May, 2022.

  
Name: Debra R. Roberts  
Notary Public - State of Michigan  
Macomb County  
My Commission Expires: October 8, 2022  
Acting in the County of Wayne



(Seal)

**Drafted by:**  
A & M Property Investments LLC  
29401 5 Mile Road  
Livonia, MI 48154  


**Recording to:**  
Puneeth Sai Meduri  
Pasala Properties, LLC  
37085 Grand River Avenue, Ste.O84  
Farmington, MI 48335

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

Page 3

Printed: 05.12.22 @ 10:12 AM by  
MI-FT-FFMT-01040.311007-A0779362

**EXHIBIT "A"**  
Legal Description

Land Situated in the State of Michigan, County of Wayne, City of Livonia.

Part of Lot 14 of Fairway Subdivision of part of the Northwest 1/4 of Section 4, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan as recorded in Liber 70, Page 86, Wayne County Records described as commencing at the North 1/4 corner of said Section 4; thence South 89 deg. 48' 10" West 355.94 feet along the North line of said Section 4; thence South 00 deg. 11' 50" East 60.00 feet to the Northeast corner of said Lot 14 and the point of beginning; thence South 00 deg. 11' 50" East 270.00 feet along the East line of said Lot 14; thence South 89 deg. 48' 10" West 155.30 feet; thence North 00 deg. 11' 50" West 270.00 feet along the West line of said Lot 14; thence North 89 deg. 48' 10" East 155.30 feet along the North line of said Lot 14 to the point of beginning.

CKA: 34625 8 MILE Rd  
Livonia, MI 48152

TAX ID# 46-014-01-0014 001

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

Page 4

Printed: 06.12.22 @ 10:12 AM by  
MI-FT-FFMT-01040.311007-A0779362

# Zoning

## **Section 3.01 - Zoning Districts.**

(1)

Establishment of Zoning Districts. For the purpose of this Ordinance, the City of Livonia is hereby divided into the following zoning districts which shall be known by the following respective names and symbols:

|     |                                    |
|-----|------------------------------------|
| N1  | Neighborhood District.             |
| N2  | Neighborhood District.             |
| RUF | Rural Urban Farm District.         |
| NM1 | Neighborhood Multifamily District. |
| NM2 | Neighborhood Multifamily District. |
| NM3 | Neighborhood Multifamily District. |
| C-1 | Local Business District.           |
| C-2 | General Business District.         |
| C-3 | Highway Services District.         |
| C-4 | High Rise Commercial District.     |
| P-L | Public Lands District.             |
| M-L | Manufacturing Limited District.    |
| M-1 | Light Manufacturing District.      |
| M-2 | General Manufacturing District.    |
| NP  | Nature Preserves District.         |
| P   | Parking District.                  |

(2) District Areas. The areas assigned to and included in the districts created in [Section 3.01 \(1\)](#) of this Ordinance, together with the designation and boundaries of said districts as shown on the Zoning Map of the City of Livonia, are hereby established.

(3) Sections of Zoning Map. Zoning Map of the City of Livonia is hereby divided into one hundred forty-four (144) quarter sections which shall be the same in area, boundaries, and location as the thirty-six (36) sections of the City of Livonia, also known as Town One (1) South, Range Nine (9) East, Wayne County, Michigan, and which shall be known by the same section numbers as the corresponding sections of said City.

(4) Amendments of Zoning Map. The Zoning Map of the City of Livonia may be amended from time to time, in whole or in part, by Ordinance to which there shall be attached a map of the section or sections, or any part thereof, affected by the amendment or amendments set forth in such Ordinance. Each map showing an amendment shall be designated "Amendment No. \_\_\_\_ to the Zoning Map of the City of Livonia" and shall be given a number. Whenever the Council shall cause the Zoning Map of the City of Livonia to be amended as a whole, such map shall contain and show all prior amendments. Each amendment stating or describing a change in the districts, areas, or boundaries established by the provisions of this Article shall be considered and designated as an additional section of this Article. All other amendments shall be affected by re-enacting and publishing at length the section or sections amended, as provided in Section 23, Chapter IV of the Charter.



A copy of the Zoning Map of the City of Livonia adopted by this Ordinance shall be prominently displayed for public examination in the City Planning Department. Thereafter the same shall be revised to reflect such amendments of the Zoning Ordinance as may be made from time to time, and it shall be the duty of the City Planner to make these revisions no later than thirty (30) days after the effective date of such enactment.

(5) Interpretation of the Zoning Map. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is an uncertainty, contradiction, or conflict as to the intended location of any Zoning District boundary as shown thereon, interpretation concerning the exact location of the Zoning District boundary line shall be determined by the Board of Appeals. The Board in arriving at a decision on these matters, shall apply the following standards:

- A) Zoning District boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way, or water courses, unless such Zoning District boundary lines are fixed by dimensions as shown on the Zoning Map.
- B) When Zoning District boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- C) In unsubdivided property, or where a zoning district divides a recorded lot, the location of any such boundary, unless the same is indicated by dimensions shown on the zoning map, shall be determined by use of the map scale shown thereon.
- D) If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Appeals shall determine and fix the location of said line in a reasonable manner to best accomplish the purposes of this Ordinance.

(6) Districting of Vacated Streets and Alleys. Whenever a street or alley shall have been vacated, the land within the former street or alley, or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

(7) District Regulations. Each district, as created in this Article, shall be subject to the regulations contained in this Ordinance. Uses not expressly permitted are prohibited. Uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited. Waiver uses, because of their nature, require special restrictions and some measure of individual attention to determine whether or not such uses will be compatible with uses permitted by right in the district and with the purposes of this Ordinance. Waiver uses are therefore prohibited unless a waiver of such prohibition is reviewed, and findings submitted by the City Planning Commission as provided in this Ordinance and approved by the City Council.

**Section 3.14 – P-L Public Lands District Regulations**

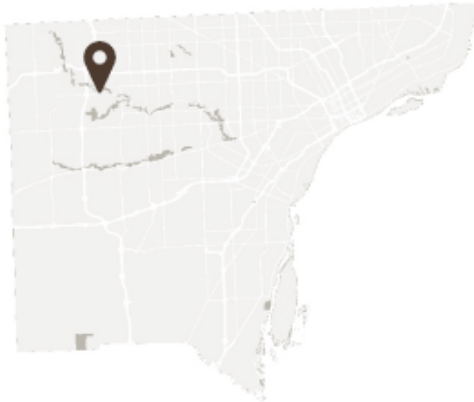
| PERMITTED USES                                                | WAIVER USES                                                                                                                                                                                           |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory structures and uses (Section 7.23, Section 7.23(1)) | Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals (Section 6.23) |

|                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)                                                        |  |
| Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56(3))                                      |  |
| Cultural service buildings, such as publicly owned museums, art galleries and libraries                               |  |
| Educational uses (Section 2.01, Section 2.01(4))                                                                      |  |
| Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)                                |  |
| Hospitals (Section 6.29)                                                                                              |  |
| Housing for the elderly (Section 6.31)                                                                                |  |
| Municipal or other governmental buildings                                                                             |  |
| Heliports (Section 6.27)                                                                                              |  |
| Parking structures (Section 9.09)                                                                                     |  |
| Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))                                                   |  |
| Universities, colleges, private colleges, including ancillary uses and facilities                                     |  |
| Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses. |  |

## General Area, Neighborhood Information



### WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



#### **Hines Park**

**Location:** Dearborn, Dearborn Heights, Garden City, Westland, Livonia, Plymouth, Plymouth Township, and Northville Township

**Size:** 2,300 acres (17.5-mile parkway)

**Accessibility:** 3 = most of the park facilities/park areas meet accessibility guidelines

**Description:** This park is a 17.5-mile floodplain of the Middle Rouge River. It is made up of the area surrounding both banks of the river, along with Edward Hines Drive, that traverses most of its length. Much of the land had been deeded over to Wayne County from Henry Ford, who was one of the original Wayne County Road Commissioners. The area was largely unusable during rainstorms because of frequent flooding, so rather than let industry take it over in the early 1900's, Wayne County adapted the land into a park. This action not only kept polluting industries away from the river; it provided a controlled way for flooding to occur naturally that spares nearby homes and businesses while offering extensive open greenspace. Hines Park is the largest of the county parks and is classified as a large urban park due to its programming, non-motorized trails, and scenic road system. It contains 24 individual parks that provide a variety of year-round recreation activities to adjacent communities in the form of soccer fields, baseball diamonds, picnic areas, barbeque grills, open fields, paved and dirt bike trails, fishing, boating, and more. Numerous special events, along with natural and cultural interpretive programs, occur at these parks throughout the year, with Nankin Mills serving as the center of activities. Hines Park contains many historical facilities developed by Henry Ford's "Village Industries" concept, including mills and dams. Many of the comfort stations are themselves historic and have been recently renovated to bring them to ADA compliance.

**Service Area:** Hines Park's extensive park system spans four Commission Districts: 9, 10, 12, and 13. The park provides linkages to adjacent communities via greenway or non-motorized trails, including a link with Detroit's largest park, Rouge Park, which provides similar recreational opportunities for Detroit, Dearborn, Redford, and Dearborn Heights. The population density in the southeastern end of the park tends to be somewhat higher than in the northwestern end, where the population is increasing but homes tend to be built on more land. Northville Township is predicted to have a large increase in population. Cities and Townships along Hines Parkway tend to have a higher-than-average population of seniors. The north end of the park system has a higher income than other areas of the park, usually above the national average.





## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN

### Hines Park Recreation Areas

Hines Park contains multiple, named, park spaces within its overall borders. These are located throughout the 17 miles of park land, as seen below.



- 1 Boy Scout Shelter Recreation Area
- 2 Cass Benton Recreation Area
- 4 Elm Grove Recreation Area
- 5 Gunsolly Mills
- 6 Haggerty Recreation Area
- 7 Hawthorne Ridge Recreation Area
- 8 Helms Haven Recreation Area
- 10 Levan Knoll Recreation Area
- 11 Maple Grove Recreation Area
- 12 Merriman Hollow Recreation Area
- 13 Middlebelt Hill
- 14 Nankin Mills Recreation Area
- 15 Newburgh Pointe
- 16 Nolar Bend Recreation Area
- 17 Northville Recreation Area
- 18 Oak Grove
- 19 Parkland Recreation Area
- 20 Parr Recreation Area
- 21 Perrin Recreation Area
- 22 Plymouth Riverside Recreation Area
- 23 Sherwood Recreation Area
- 24 Springbrook
- 25 Sumac Pointe
- 26 Valley View Recreation Area
- 28 Wallaceville Recreation Area
- 29 Warrendale Recreation Area
- 30 Waterford Bend Recreation Area
- 31 Wilcox Lake



## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



### ***Newburgh Pointe – Livonia***

This park is located on the shores of Newburgh Lake. The lake was originally constructed as a millpond around 1819. In 1935 the old mill was demolished by Henry Ford and replaced with a new "Village Industry Plant." A new dam was also built by the Wayne County Road Commission as a cooperative venture. The 152-acre lake was cleaned in 1998 through a Rouge River National Wet Weather Demonstration Project, and stocked with bluegill, bass, and other pan fish. It contains two piers and a boat launch to accommodate fishing. The mill is now a comfort station with canoe rentals during the summer season. In addition, there are hiking and biking trails surrounding the lake.

## Community Profiles

YOU ARE VIEWING DATA FOR:

### City of Livonia

33000 Civic Center Dr  
Livonia, MI 48154-3097  
<http://ci.livonia.mi.us>

SEMCOG  
MEMBER

Census 2020 Population: 95,535  
Area: 35.9 square miles

[VIEW COMMUNITY EXPLORER MAP](#)

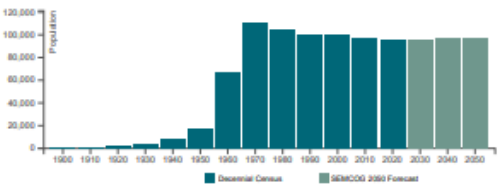
[VIEW 2020 CENSUS MAP](#)

## Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Social | Demographic**

**Population and Household Estimates for Southeast Michigan, 2024**  
**Historic Population and Employment by Minor Civil Division, Southeast Michigan**

### Population Forecast



Note for City of Livonia : Incorporated in 1950 from Livonia Township. Population numbers prior to 1950 are of the township.

### Population and Households

| Population and Households   | Census 2020 | Census 2010 | Change 2010-2020 | Pct Change 2010-2020 | SEMCOG Jul 2024 | SEMCOG 2050 |
|-----------------------------|-------------|-------------|------------------|----------------------|-----------------|-------------|
| Total Population            | 95,535      | 96,942      | -1,407           | -1.5%                | 94,942          | 97,098      |
| Group Quarters Population   | 1,108       | 1,366       | -258             | -18.9%               | 1,464           | 1,799       |
| Household Population        | 94,427      | 95,576      | -1,149           | -1.2%                | 93,478          | 95,299      |
| Housing Units               | 40,380      | 40,401      | -21              | -0.1%                | 40,807          | -           |
| Households (Occupied Units) | 39,282      | 38,714      | 568              | 1.5%                 | 40,166          | 40,006      |
| Residential Vacancy Rate    | 2.7%        | 4.2%        | -1.5%            | -                    | 1.6%            | -           |
| Average Household Size      | 2.40        | 2.47        | -0.06            | -                    | 2.33            | 2.38        |

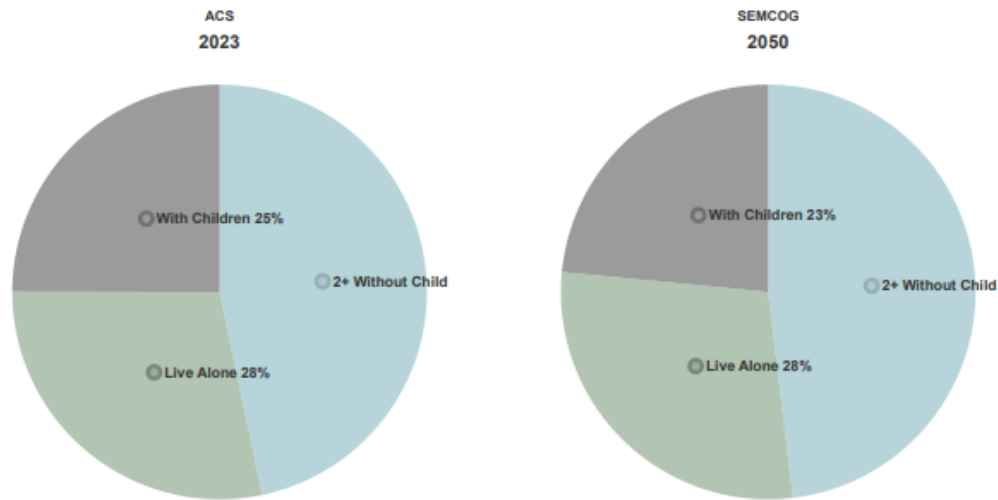
Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

### Components of Population Change

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

| Components of Population Change                      | 2010-2020 Avg. | 2020-2023 Avg. |
|------------------------------------------------------|----------------|----------------|
| Natural Increase (Births - Deaths)                   | -171           | -254           |
| Births                                               | 880            | 911            |
| Deaths                                               | 1,051          | 1,165          |
| Net Migration (Movement In - Movement Out)           | 30             | -201           |
| Population Change (Natural Increase + Net Migration) | -141           | -455           |

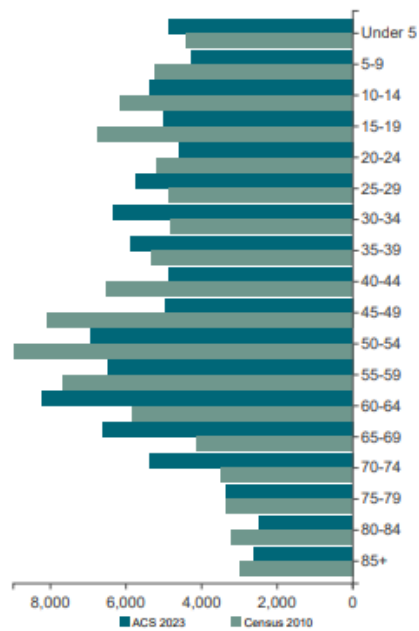
## Household Types



| Household Types              | Census 2010 | ACS 2023 | Change 2010-2023 | Pct Change 2010-2023 | SEMCOG 2050 |
|------------------------------|-------------|----------|------------------|----------------------|-------------|
| With Seniors 65+             | 12,052      | 13,812   | 1,760            | 14.6%                | 16,922      |
| Without Seniors              | 26,662      | 23,904   | -2,758           | -10.3%               | 23,084      |
| Live Alone, 65+              | 5,059       | 5,328    | 269              | 5.3%                 | -           |
| Live Alone, <65              | 5,287       | 5,354    | 67               | 1.3%                 | -           |
| 2+ Persons, With children    | 11,261      | 9,416    | -1,845           | -16.4%               | 9,387       |
| 2+ Persons, Without children | 17,107      | 17,618   | 511              | 3%                   | 19,242      |
| Total Households             | 38,714      | 37,716   | -998             | -2.6%                | 40,006      |

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

## Population Change by Age, 2010-2023

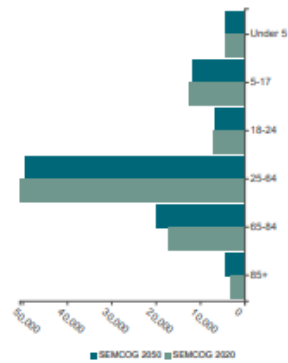


| Age Group  | Census 2010 | Change 2000-2010 | ACS 2023 | Change 2010-2023 |
|------------|-------------|------------------|----------|------------------|
| Under 5    | 4,397       | -1,257           | 4,892    | 495              |
| 5-9        | 5,257       | -1,492           | 4,270    | -987             |
| 10-14      | 6,141       | -1,102           | 5,377    | -764             |
| 15-19      | 6,737       | 249              | 5,021    | -1,716           |
| 20-24      | 5,181       | 1,039            | 4,600    | -581             |
| 25-29      | 4,878       | 18               | 5,734    | 856              |
| 30-34      | 4,811       | -1,700           | 6,347    | 1,536            |
| 35-39      | 5,310       | -2,901           | 5,877    | 567              |
| 40-44      | 6,519       | -2,764           | 4,852    | -1,667           |
| 45-49      | 8,086       | -235             | 4,984    | -3,102           |
| 50-54      | 8,982       | 2,361            | 6,927    | -2,055           |
| 55-59      | 7,663       | 2,526            | 6,499    | -1,164           |
| 60-64      | 5,814       | 1,477            | 8,220    | 2,406            |
| 65-69      | 4,133       | -202             | 6,622    | 2,489            |
| 70-74      | 3,474       | -1,152           | 5,399    | 1,925            |
| 75-79      | 3,351       | -389             | 3,349    | -2               |
| 80-84      | 3,203       | 887              | 2,475    | -728             |
| 85+        | 3,005       | 1,034            | 2,613    | -392             |
| Total      | 96,942      | -3,603           | 94,058   | -2,884           |
| Median Age | 44.5        | 4.3              | 45.1     | 0.6              |

Source: U.S. Census Bureau, Decennial Census, and 2019-2023 American Community Survey 5-Year Estimates



## Forecasted Population Change 2020-2050



| Age Group    | 2020          | 2025          | 2030          | 2035          | 2040          | 2045          | 2050          | Change 2020 - 2050 | Pct Change 2020 - 2050 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|------------------------|
| Under 5      | 4,410         | 4,362         | 4,500         | 4,378         | 4,288         | 4,319         | 4,339         | -71                | -1.6%                  |
| 5-17         | 12,695        | 12,496        | 12,442        | 12,454        | 12,444        | 12,093        | 11,885        | -810               | -6.4%                  |
| 18-24        | 7,196         | 6,988         | 6,886         | 7,080         | 7,046         | 6,965         | 6,937         | -259               | -3.6%                  |
| 25-64        | 50,700        | 49,723        | 48,181        | 47,872        | 48,762        | 49,491        | 49,487        | -1,213             | -2.4%                  |
| 65-84        | 17,401        | 19,631        | 20,958        | 21,139        | 20,449        | 19,815        | 19,912        | 2,511              | 14.4%                  |
| 85+          | 3,133         | 2,408         | 2,565         | 3,033         | 3,612         | 4,285         | 4,538         | 1,405              | 44.8%                  |
| <b>Total</b> | <b>95,535</b> | <b>95,608</b> | <b>95,532</b> | <b>95,956</b> | <b>96,601</b> | <b>96,968</b> | <b>97,098</b> | <b>1,563</b>       | <b>1.6%</b>            |

Source: SEMCOG 2050 Regional Development Forecast

## Older Adults and Youth Populations

| Older Adults and Youth Population | Census 2010 | ACS 2023 | Change 2010-2023 | Pct Change 2010-2023 | SEMCOG 2050 |
|-----------------------------------|-------------|----------|------------------|----------------------|-------------|
| <b>65 and over</b>                | 17,166      | 20,458   | 3,292            | 19.2%                | 24,450      |
| <b>65 to 84</b>                   | 14,161      | 17,845   | 3,684            | 26%                  | 19,912      |
| <b>85 and Over</b>                | 3,005       | 2,613    | -392             | -13%                 | 4,538       |
| <b>Under 18</b>                   | 20,165      | 17,818   | -2,347           | -11.6%               | 16,224      |
| <b>5 to 17</b>                    | 15,768      | 12,926   | -2,842           | -18%                 | 11,885      |
| <b>Under 5</b>                    | 4,397       | 4,892    | 495              | 11.3%                | 4,339       |

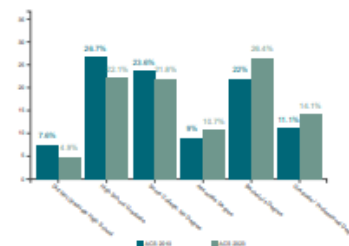
Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

## Highest Level of Education

| Highest Level of Education*           | ACS 2010 | ACS 2023 | Percentage Point Chg 2010-2023 |
|---------------------------------------|----------|----------|--------------------------------|
| <b>Did Not Graduate High School</b>   | 7.6%     | 4.9%     | -2.7%                          |
| <b>High School Graduate</b>           | 26.7%    | 22.1%    | -4.6%                          |
| <b>Some College, No Degree</b>        | 23.6%    | 21.8%    | -1.8%                          |
| <b>Associate Degree</b>               | 9%       | 10.7%    | 1.7%                           |
| <b>Bachelor's Degree</b>              | 22%      | 26.4%    | 4.4%                           |
| <b>Graduate / Professional Degree</b> | 11.1%    | 14.1%    | 3%                             |

\* Population age 25 and over



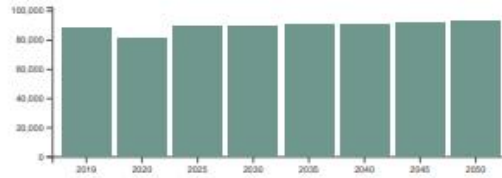
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

## Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** 2023 **Economic**

### Historic Population and Employment by Minor Civil Division, Southeast Michigan

#### Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: SEMCOG 2050 Regional Development Forecast

#### Forecasted Jobs by Industry Sector

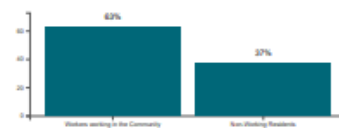
| Forecasted Jobs By Industry Sector                 | 2019          | 2020          | 2025          | 2030          | 2035          | 2040          | 2045          | 2050          | Change 2019-2050 | Pct Change 2019-2050 |
|----------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|----------------------|
| Natural Resources, Mining, & Construction          | 6,262         | 5,735         | 7,088         | 6,868         | 7,010         | 7,033         | 7,063         | 7,135         | 873              | 13.9%                |
| Manufacturing                                      | 11,444        | 10,101        | 10,948        | 10,607        | 10,292        | 9,374         | 8,791         | 8,635         | -2,809           | -24.5%               |
| Wholesale Trade                                    | 4,690         | 4,231         | 4,702         | 4,901         | 5,268         | 5,299         | 5,392         | 5,478         | 788              | 16.8%                |
| Retail Trade                                       | 8,890         | 8,005         | 7,906         | 7,292         | 6,660         | 6,283         | 6,069         | 5,924         | -2,966           | -33.4%               |
| Transportation, Warehousing, & Utilities           | 5,370         | 5,414         | 6,137         | 6,339         | 6,524         | 6,622         | 6,648         | 6,727         | 1,357            | 25.3%                |
| Information & Financial Activities                 | 7,722         | 7,521         | 8,206         | 8,605         | 8,826         | 8,899         | 9,155         | 9,391         | 1,669            | 21.6%                |
| Professional and Technical Services & Corporate HQ | 11,665        | 11,277        | 12,166        | 12,745        | 13,496        | 13,740        | 13,994        | 14,233        | 2,568            | 22%                  |
| Administrative, Support, & Waste Services          | 5,566         | 5,281         | 5,848         | 6,035         | 6,229         | 6,352         | 6,509         | 6,758         | 1,192            | 21.4%                |
| Education Services                                 | 3,452         | 3,205         | 3,372         | 3,333         | 3,397         | 3,406         | 3,415         | 3,439         | -13              | -0.4%                |
| Healthcare Services                                | 9,436         | 9,375         | 9,579         | 9,849         | 10,117        | 10,861        | 11,526        | 12,209        | 2,773            | 29.4%                |
| Leisure & Hospitality                              | 7,071         | 5,284         | 7,177         | 7,269         | 7,151         | 7,041         | 6,986         | 6,875         | -196             | -2.8%                |
| Other Services                                     | 5,669         | 5,075         | 5,356         | 5,490         | 5,518         | 5,488         | 5,488         | 5,524         | -145             | -2.6%                |
| Public Administration                              | 846           | 808           | 816           | 682           | 695           | 695           | 694           | 698           | -148             | -17.5%               |
| <b>Total Employment Numbers</b>                    | <b>88,083</b> | <b>81,312</b> | <b>89,301</b> | <b>90,015</b> | <b>91,183</b> | <b>91,093</b> | <b>91,730</b> | <b>93,026</b> | <b>4,943</b>     | <b>5.6%</b>          |

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: SEMCOG 2050 Regional Development Forecast

#### Daytime Population

| Daytime Population               | ACS 2023       |
|----------------------------------|----------------|
| Workers working in the Community | 78,915         |
| Non-Working Residents            | 46,808         |
| Age 15 and under                 | 15,660         |
| Not in labor force               | 28,895         |
| Unemployed                       | 2,253          |
| <b>Daytime Population</b>        | <b>125,723</b> |



Source: 2019-2023 American Community Survey 5-Year Estimates.  
For additional information, visit SEMCOG's [Interactive Commuting Patterns Map](#)

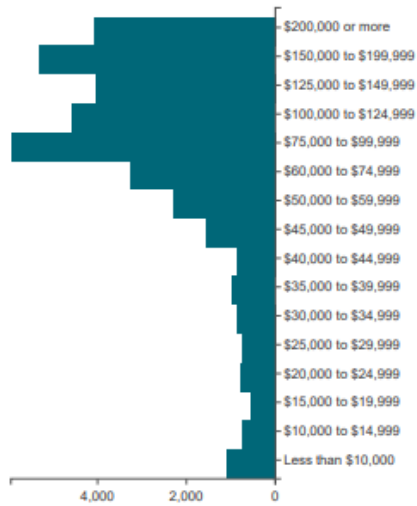
Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

#### Household Income

| Income (in 2023 dollars)       | ACS 2010 | ACS 2023 | Change 2010-2023 | Percent Change 2010-2023 |
|--------------------------------|----------|----------|------------------|--------------------------|
| <b>Median Household Income</b> | \$97,545 | \$96,317 | \$-1,228         | -1.3%                    |
| <b>Per Capita Income</b>       | \$44,201 | \$46,588 | \$2,387          | 5.4%                     |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Annual Household Income



| Annual Household Income | ACS 2023 |
|-------------------------|----------|
| \$200,000 or more       | 4,073    |
| \$150,000 to \$199,999  | 5,303    |
| \$125,000 to \$149,999  | 4,048    |
| \$100,000 to \$124,999  | 4,569    |
| \$75,000 to \$99,999    | 5,950    |
| \$60,000 to \$74,999    | 3,258    |
| \$50,000 to \$59,999    | 2,287    |
| \$45,000 to \$49,999    | 1,574    |
| \$40,000 to \$44,999    | 877      |
| \$35,000 to \$39,999    | 960      |
| \$30,000 to \$34,999    | 859      |
| \$25,000 to \$29,999    | 758      |
| \$20,000 to \$24,999    | 795      |
| \$15,000 to \$19,999    | 557      |
| \$10,000 to \$14,999    | 740      |
| Less than \$10,000      | 1,108    |
| Total                   | 37,716   |

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Poverty

| Poverty               | ACS 2010 | % of Total (2010) | ACS 2023 | % of Total (2023) | % Point Chg 2010-2023 |
|-----------------------|----------|-------------------|----------|-------------------|-----------------------|
| Persons in Poverty    | 4,837    | 5%                | 4,369    | 4.7%              | -0.3%                 |
| Households in Poverty | 1,795    | 4.6%              | 2,154    | 5.7%              | 1.1%                  |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Housing**



## Building Permits 2010 - 2024

| Year                | Single Family | Two Family | Attach Condo | Multi Family | Total Units | Total Demos | Net Total |
|---------------------|---------------|------------|--------------|--------------|-------------|-------------|-----------|
| 2010                | 28            | 0          | 0            | 60           | 88          | 17          | 71        |
| 2011                | 18            | 0          | 0            | 0            | 18          | 11          | 7         |
| 2012                | 38            | 0          | 0            | 0            | 38          | 2           | 36        |
| 2013                | 45            | 0          | 0            | 0            | 45          | 8           | 37        |
| 2014                | 41            | 0          | 0            | 0            | 41          | 7           | 34        |
| 2015                | 36            | 0          | 0            | 0            | 36          | 4           | 32        |
| 2016                | 34            | 0          | 0            | 0            | 34          | 8           | 26        |
| 2017                | 76            | 0          | 0            | 0            | 76          | 11          | 65        |
| 2018                | 50            | 0          | 6            | 76           | 132         | 10          | 122       |
| 2019                | 41            | 0          | 0            | 201          | 242         | 5           | 237       |
| 2020                | 56            | 0          | 0            | 0            | 56          | 3           | 53        |
| 2021                | 30            | 0          | 0            | 128          | 158         | 2           | 156       |
| 2022                | 46            | 0          | 0            | 0            | 46          | 2           | 44        |
| 2023                | 71            | 0          | 0            | 0            | 71          | 3           | 68        |
| 2024                | 25            | 0          | 0            | 0            | 25          | 5           | 20        |
| 2010 to 2024 totals | 635           | 0          | 6            | 465          | 1,106       | 98          | 1,008     |

Source: SEMCOG Development

Note: Permit data for most recent years may be incomplete and is updated monthly.

## Housing Types

| Housing Type                                   | ACS 2010 | ACS 2023 | Change 2010-2023 | New Units Permitted Since 2019 |
|------------------------------------------------|----------|----------|------------------|--------------------------------|
| Single Unit                                    | 33,645   | 33,614   | -31              | 271                            |
| Multi-Unit                                     | 5,111    | 5,251    | 140              | 329                            |
| Mobile Homes or Other                          | 83       | 111      | 28               | 0                              |
| Total                                          | 38,839   | 38,976   | 137              | 600                            |
| Units Demolished                               |          |          |                  | -20                            |
| Net (Total Permitted Units - Units Demolished) |          |          |                  | 580                            |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates, SEMCOG Development

## Housing Tenure

| Housing Tenure      | Census 2010 | ACS 2023 | Change 2010-2023 |
|---------------------|-------------|----------|------------------|
| Owner occupied      | 33,394      | 32,999   | -395             |
| Renter occupied     | 5,320       | 4,717    | -603             |
| Vacant              | 1,687       | 1,260    | -427             |
| Seasonal/migrant    | 133         | 340      | 207              |
| Other vacant units  | 1,554       | 920      | -634             |
| Total Housing Units | 40,401      | 38,976   | -1,425           |



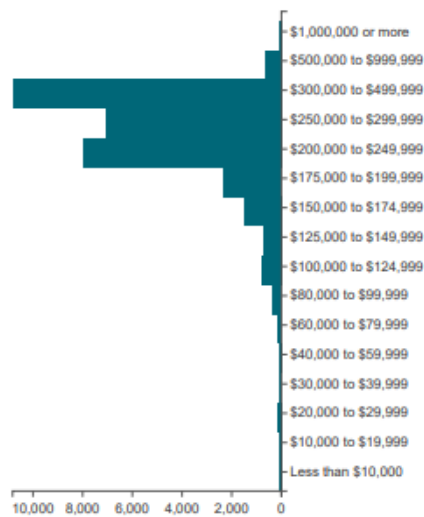
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

## Housing Value and Rent

| Housing Value (in 2023 dollars) | ACS 2010  | ACS 2023  | Change 2010-2023 | Percent Change 2010-2023 |
|---------------------------------|-----------|-----------|------------------|--------------------------|
| <b>Median housing value</b>     | \$270,492 | \$265,300 | \$-5,192         | -1.9%                    |
| <b>Median gross rent</b>        | \$1,264   | \$1,284   | \$20             | 1.6%                     |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

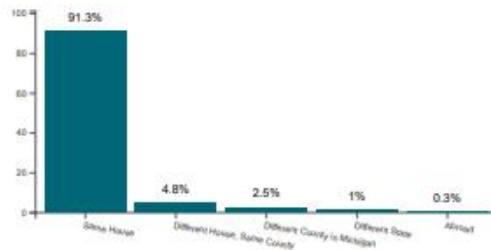
## Housing Value



| Housing Value               | ACS 2023      |
|-----------------------------|---------------|
| \$1,000,000 or more         | 96            |
| \$500,000 to \$999,999      | 687           |
| \$300,000 to \$499,999      | 10,820        |
| \$250,000 to \$299,999      | 7,046         |
| \$200,000 to \$249,999      | 8,010         |
| \$175,000 to \$199,999      | 2,308         |
| \$150,000 to \$174,999      | 1,516         |
| \$125,000 to \$149,999      | 734           |
| \$100,000 to \$124,999      | 780           |
| \$80,000 to \$99,999        | 342           |
| \$60,000 to \$79,999        | 129           |
| \$40,000 to \$59,999        | 96            |
| \$30,000 to \$39,999        | 68            |
| \$20,000 to \$29,999        | 167           |
| \$10,000 to \$19,999        | 93            |
| Less than \$10,000          | 107           |
| <b>Owner-Occupied Units</b> | <b>32,999</b> |

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

## Residence One Year Ago \*



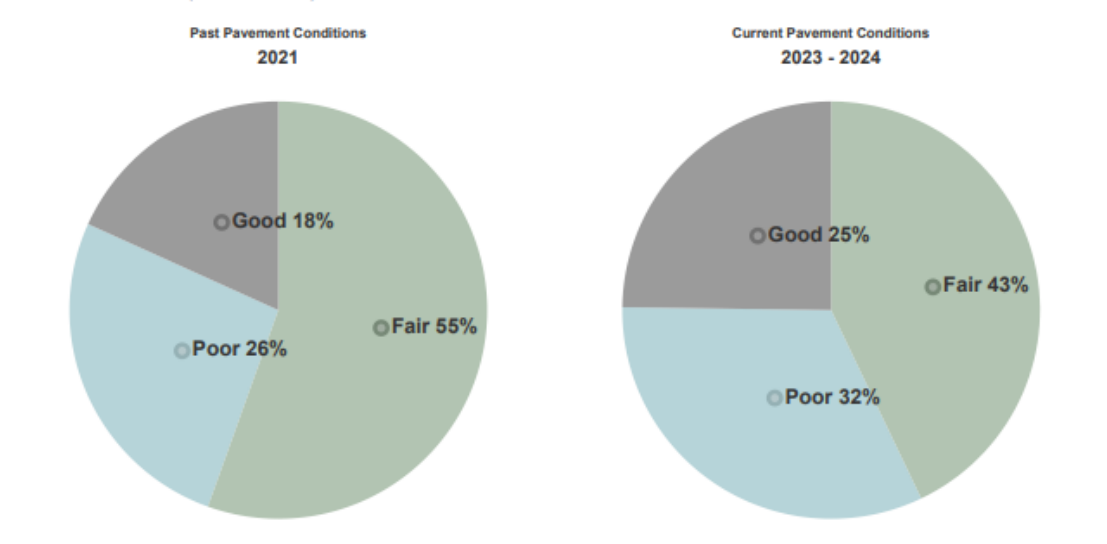
\* This table represents persons, age 1 and over, living in City of Livonia from 2019-2023. The table does not represent person who moved out of City of Livonia from 2019-2023.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

## Transportation

Miles of public road (including boundary roads): 487  
Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)



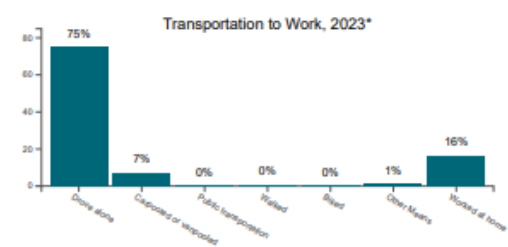
Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.  
Source: SEMCOG

Bridge Status

| Bridge Status          | 2008 | 2008 (%) | 2009 | 2009 (%) | 2010 | 2010 (%) | Percent Point Chg 2008-2010 |
|------------------------|------|----------|------|----------|------|----------|-----------------------------|
| Open                   | 50   | 100%     | 49   | 98%      | 78   | 100%     | 0%                          |
| Open with Restrictions | 0    | 0%       | 0    | 0%       | 0    | 0%       | 0%                          |
| Closed*                | 0    | 0%       | 1    | 2%       | 0    | 0%       | 0%                          |
| Total Bridges          | 50   | 100.0%   | 50   | 100.0%   | 78   | 100.0%   | 0.0%                        |
| Deficient Bridges      | 35   | 70%      | 30   | 60%      | 60   | 76.9%    | 6.9%                        |

\* Bridges may be closed because of new construction or failed condition.  
Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).  
Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data





\* Resident workers age 16 and over

### Transportation to Work

| Transportation to Work                  | ACS 2010 | % of Total (ACS 2010) | ACS 2023 | % of Total (ACS 2023) | % Point Chg 2010-2023 |
|-----------------------------------------|----------|-----------------------|----------|-----------------------|-----------------------|
| <b>Drove alone</b>                      | 41,947   | 89.3%                 | 34,608   | 74.9%                 | -14.4%                |
| <b>Carpooled or vanpooled</b>           | 2,813    | 6%                    | 3,322    | 7.2%                  | 1.2%                  |
| <b>Public transportation</b>            | 135      | 0.3%                  | 69       | 0.1%                  | -0.2%                 |
| <b>Walked</b>                           | 566      | 1.2%                  | 195      | 0.4%                  | -0.8%                 |
| <b>Biked</b>                            | 45       | 0.1%                  | 42       | 0.1%                  | 0%                    |
| <b>Other Means</b>                      | 242      | 0.5%                  | 511      | 1.1%                  | 0.6%                  |
| <b>Worked at home</b>                   | 1,202    | 2.6%                  | 7,457    | 16.1%                 | 13.5%                 |
| <b>Resident workers age 16 and over</b> | 46,950   | 100.0%                | 46,204   | 100.0%                | 0.0%                  |

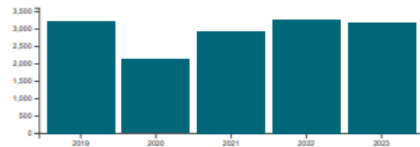
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

### Mean Travel Time to Work

| Mean Travel Time To Work                                         | ACS 2010     | ACS 2023     | Change 2010-2023 |
|------------------------------------------------------------------|--------------|--------------|------------------|
| <b>For residents age 16 and over who worked outside the home</b> | 23.1 minutes | 20.2 minutes | -3 minutes       |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

### Crashes, 2019-2023



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city

### Crash Severity

| Crash Severity              | 2019  | 2020  | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|-----------------------------|-------|-------|-------|-------|-------|--------------------------------|
| <b>Fatal</b>                | 2     | 7     | 6     | 3     | 5     | 0.2%                           |
| <b>Serious Injury</b>       | 22    | 22    | 28    | 31    | 24    | 0.9%                           |
| <b>Other Injury</b>         | 685   | 488   | 633   | 616   | 650   | 20.8%                          |
| <b>Property Damage Only</b> | 2,522 | 1,611 | 2,262 | 2,622 | 2,514 | 78.2%                          |
| <b>Total Crashes</b>        | 3,231 | 2,128 | 2,929 | 3,272 | 3,193 | 100%                           |

### Crashes by Type

| Crashes by Type                   | 2019  | 2020 | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|-----------------------------------|-------|------|-------|-------|-------|--------------------------------|
| <b>Head-on</b>                    | 28    | 26   | 18    | 27    | 26    | 0.8%                           |
| <b>Angle or Head-on/Left-turn</b> | 662   | 477  | 589   | 727   | 733   | 21.6%                          |
| <b>Rear-End</b>                   | 1,356 | 766  | 1,123 | 1,236 | 1,215 | 38.6%                          |
| <b>Sideswipe</b>                  | 628   | 442  | 584   | 682   | 609   | 20.4%                          |
| <b>Single Vehicle</b>             | 338   | 286  | 346   | 384   | 379   | 11.7%                          |
| <b>Backing</b>                    | 81    | 50   | 66    | 78    | 80    | 2.4%                           |
| <b>Other or Unknown</b>           | 138   | 81   | 203   | 138   | 91    | 4.4%                           |

### Crashes by Involvement

| Crashes by Involvement             | 2019  | 2020  | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|------------------------------------|-------|-------|-------|-------|-------|--------------------------------|
| <u>Red-light Running</u>           | 108   | 114   | 125   | 124   | 154   | 4.2%                           |
| <u>Lane Departure</u>              | 291   | 223   | 320   | 280   | 267   | 9.4%                           |
| <u>Alcohol</u>                     | 101   | 67    | 86    | 75    | 60    | 2.6%                           |
| <u>Drugs</u>                       | 23    | 29    | 29    | 21    | 18    | 0.8%                           |
| <u>Deer</u>                        | 39    | 38    | 43    | 56    | 77    | 1.7%                           |
| <u>Train</u>                       | 0     | 0     | 0     | 0     | 0     | 0%                             |
| <u>Commercial Truck/Bus</u>        | 195   | 152   | 206   | 244   | 221   | 6.9%                           |
| <u>School Bus</u>                  | 11    | 6     | 11    | 12    | 10    | 0.3%                           |
| <u>Emergency Vehicle</u>           | 29    | 15    | 16    | 20    | 18    | 0.7%                           |
| <u>Motorcycle</u>                  | 19    | 20    | 18    | 13    | 31    | 0.7%                           |
| <u>Intersection</u>                | 1,469 | 1,011 | 1,375 | 1,598 | 1,440 | 46.7%                          |
| <u>Work Zone</u>                   | 24    | 37    | 103   | 206   | 164   | 3.6%                           |
| <u>Pedestrian</u>                  | 8     | 8     | 11    | 23    | 14    | 0.4%                           |
| <u>Bicyclist</u>                   | 18    | 14    | 13    | 17    | 17    | 0.5%                           |
| <u>Older Driver (65 and older)</u> | 699   | 456   | 662   | 746   | 790   | 22.7%                          |
| <u>Young Driver (15 to 20)</u>     | 521   | 368   | 520   | 567   | 545   | 17.1%                          |
| <u>Distracted Driver</u>           | 187   | 143   | 154   | 139   | 151   | 5.2%                           |
| <u>Driveway</u>                    | 365   | 239   | 362   | 402   | 321   | 11.4%                          |
| <u>Speeding</u>                    | 213   | 125   | 142   | 183   | 142   | 5.5%                           |
| <u>Unbelted</u>                    | 35    | 26    | 38    | 43    | 46    | 1.3%                           |
| <u>Secondary</u>                   | 25    | 15    | 23    | 22    | 18    | 0.7%                           |

### High Frequency Intersection Crash Rankings By Fatalities + Serious Injuries

| Local Rank | County Rank | Region Rank | Intersection                               | Jurisdiction         | Annual Avg 2019-2023 |
|------------|-------------|-------------|--------------------------------------------|----------------------|----------------------|
| 1          | 60          | 78          | <u>Merriman Rd @ Joy Rd</u>                | County               | 1                    |
| 2          | 188         | 293         | 6 Mile Rd @ Francavilla Dr                 |                      | 0.6                  |
| 2          | 188         | 293         | <u>6 Mile Rd @ Francavilla Dr</u>          | County               | 0.6                  |
| 2          | 188         | 293         | <u>6 Mile Service Drive @ Pollyanna Dr</u> |                      | 0                    |
| 2          | 188         | 293         | <u>6 Mile Rd @ Inkster Rd</u>              | County               | 0.6                  |
| 2          | 188         | 293         | <u>Edward N Hines Dr @ Joy Rd</u>          | County               | 0.6                  |
| 2          | 188         | 293         | <u>Middle Belt Rd @ Woodridge Dr</u>       | County               | 0.6                  |
| 6          | 446         | 730         | <u>6 Mile Rd @ Merriman Rd</u>             | County               | 0.4                  |
| 6          | 446         | 730         | <u>6 Mile Rd @ Middle Belt Rd</u>          | County               | 0.4                  |
| 6          | 446         | 730         | 7 Mile Rd @ Bicentennial Dr S              |                      | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Bicentennial Dr S</u>       | County               | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Bicentennial Dr N</u>       | County               | 0                    |
| 6          | 446         | 730         | <u>7 Mile Rd @ Blue Skies Dr</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Farmington Rd</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>Ann Arbor Rd @ Newburgh Rd</u>          | State, City/Village  | 0.4                  |
| 6          | 446         | 730         | <u>Edward N Hines Dr @ Riverview Dr</u>    | County               | 0.4                  |
| 6          | 446         | 730         | <u>Grand River Ave @ Inkster Rd</u>        | State, County        | 0.4                  |
| 6          | 446         | 730         | Haggerty Rd @ Phillips Rd                  |                      | 0.4                  |
| 6          | 446         | 730         | <u>Haggerty Rd @ Danielle Dr</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>Haggerty Rd @ Phillips Rd</u>           | County               | 0                    |
| 6          | 446         | 730         | <u>Industrial Rd @ Wayne Rd</u>            |                      | 0.4                  |
| 6          | 446         | 730         | <u>Inkster Rd @ Joy Rd</u>                 | County               | 0.4                  |
| 6          | 446         | 730         | <u>Inkster Rd @ Plymouth Rd</u>            | State, County        | 0.4                  |
| 6          | 446         | 730         | <u>Merriman Rd @ Glendale Ave</u>          | County               | 0.4                  |
| 6          | 446         | 730         | <u>Middle Belt Rd @ Chicago Rd W</u>       | County, City/Village | 0.4                  |
| 6          | 446         | 730         | <u>Middle Belt Rd @ Plymouth Rd</u>        | State, County        | 0.4                  |
| 6          | 446         | 730         | <u>Newburgh Rd @ Perth Ave</u>             | City/Village         | 0.4                  |

Note: Intersections are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

### High Frequency Road Segment Crash Rankings By Fatalities + Serious Injuries

| Local Rank | County Rank | Region Rank | Segment                           | From Road - To Road                     | Jurisdiction | Annual Avg 2019-2023 |
|------------|-------------|-------------|-----------------------------------|-----------------------------------------|--------------|----------------------|
| 1          | 87          | 146         | <a href="#">Middle Belt Rd</a>    | 6 Mile Rd - 7 Mile Rd                   | County       | 1.2                  |
| 2          | 133         | 240         | <a href="#">Haggerty Rd</a>       | 7 Mile Rd - 8 Mile Rd W                 | County       | 1                    |
| 2          | 133         | 240         | <a href="#">Newburgh Rd</a>       | Schoolcraft Rd - 5 Mile Rd              | City/Village | 1                    |
| 4          | 207         | 395         | <a href="#">W I 96</a>            | Newburgh/W I 96 Ramp - Newburgh Rd      | State        | 0.8                  |
| 4          | 207         | 395         | <a href="#">Edward N Hines Dr</a> | Stark Rd - Joy Rd                       | County       | 0.8                  |
| 6          | 336         | 683         | <a href="#">Middle Belt Rd</a>    | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Haggerty Rd</a>       | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Merriman Rd</a>       | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Edward N Hines Dr</a> | Ann Arbor Rd - Wayne Rd                 | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">E I 96</a>            | E I 96/Middlebelt Ramp - Middle Belt Rd | State        | 0.6                  |
| 6          | 336         | 683         | <a href="#">7 Mile Rd</a>         | Farmington Rd - Merriman Rd             | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Joy Rd</a>            | Harrison Rd - Inkster Rd                | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">5 Mile Rd</a>         | Levan Rd - 5 Mile Rd                    | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">6 Mile Rd</a>         | Levan Rd - Farmington Rd                | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Middle Belt Rd</a>    | Plymouth Rd - Schoolcraft Rd            | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Merriman Rd</a>       | Plymouth Rd - Schoolcraft Rd            | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Ann Arbor Trl</a>     | Wayne Rd - Edward N Hines Dr            | City/Village | 0.6                  |

Note: Segments are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume.

### Environment

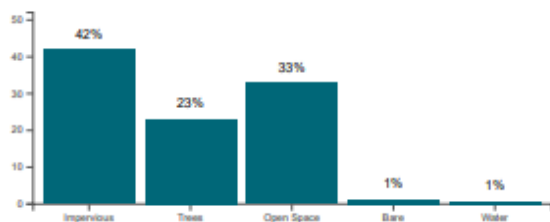
#### 2020 Land Use

| Parcel Land Use                | Acres 2015      | Acres 2020      | Change 2015-2020 | Pct Change 2015-2020 |
|--------------------------------|-----------------|-----------------|------------------|----------------------|
| Single-Family Residential      | 9,540.8         | 9,557.7         | 16.9             | 0.2%                 |
| Attached Condo Housing         | 222.1           | 232.4           | 10.2             | 4.6%                 |
| Multi-Family Housing           | 206.3           | 198.8           | -9.5             | -4.6%                |
| Mobile Home                    | 0               | 0               | 0                | 0%                   |
| Agricultural/Rural Residential | 102.6           | 109.6           | 7                | 6.8%                 |
| Mixed Use                      | 75.2            | 13.6            | -61.6            | -81.9%               |
| Retail                         | 794.9           | 831             | 36.1             | 4.5%                 |
| Office                         | 1,315.7         | 1,374.4         | 58.6             | 4.5%                 |
| Hospitality                    | 254.8           | 158.5           | -96.3            | -37.8%               |
| Medical                        | 388.6           | 240.6           | -148             | -38.1%               |
| Institutional                  | 1,246           | 1,305.9         | 59.8             | 4.8%                 |
| Industrial                     | 1,392.1         | 1,483.3         | 91.2             | 6.5%                 |
| Recreational/Open Space        | 1,928.6         | 1,988.3         | 59.7             | 3.1%                 |
| Cemetery                       | 366.3           | 366.3           | 0                | 0%                   |
| Golf Course                    | 98.7            | 98.7            | 0                | 0%                   |
| Parking                        | 57.1            | 57.1            | 0                | 0%                   |
| Extractive                     | 0.3             | 0.3             | 0                | 0%                   |
| TCU                            | 99.7            | 142.2           | 42.5             | 42.6%                |
| Vacant                         | 708.5           | 641.7           | -66.8            | -9.4%                |
| Water                          | 104.9           | 104.9           | 0                | 0%                   |
| Not Parceled                   | 4,040.1         | 4,040.1         | 0                | 0%                   |
| <b>Total</b>                   | <b>22,943.3</b> | <b>22,943.3</b> | <b>0</b>         | <b>0%</b>            |

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.



### 2020 Land Cover



Source Data  
SEMCOG - Detailed Data

| Type              | Description                                | Acres    | Percent |
|-------------------|--------------------------------------------|----------|---------|
| <b>Impervious</b> | buildings, roads, driveways, parking lots  | 9,844.4  | 42%     |
| <b>Trees</b>      | woody vegetation, trees                    | 5,307.5  | 23.1%   |
| <b>Open Space</b> | agricultural fields, grasslands, turfgrass | 7,521.9  | 32.8%   |
| <b>Bare</b>       | soil, aggregate piles, unplanted fields    | 296.9    | 1.3%    |
| <b>Water</b>      | rivers, lakes, drains, ponds               | 178.1    | 0.8%    |
| Total Acres       |                                            | 22,948.8 |         |

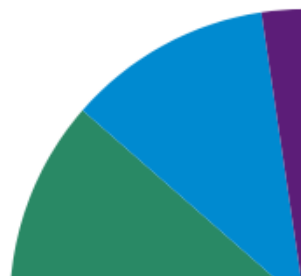
### SEMCOG 2022 Tree Canopy

| Type               | Acres   | Percent |
|--------------------|---------|---------|
| <b>Tree Canopy</b> | 7,415.5 | 32.3%   |

Tree canopy is the layer of tree leaves, needles, branches, and stem that provide tree coverage of the ground, viewed from an aerial perspective.

### 2019 Greenhouse Gas Emissions

|                                            | CO <sub>2</sub> e (MT) | Percentage of Total |
|--------------------------------------------|------------------------|---------------------|
| <b>Residential Energy Use</b>              | 391,529.2              | 13.69%              |
| <b>Commercial Energy Use</b>               | 472,690.1              | 16.53%              |
| <b>Industrial Energy Use</b>               | 890,171.6              | 31.13%              |
| <b>Industrial Processes</b>                | 320,721.9              | 11.22%              |
| <b>Transportation</b>                      | 717,219.6              | 25.08%              |
| <b>Solid Waste</b>                         | 65,114.1               | 2.28%               |
| <b>Water and Wastewater Treatment</b>      | 2,256.7                | 0.08%               |
| <b>Agriculture, Forestry, and Land Use</b> | 0                      | 0%                  |
| <b>Total</b>                               | 2,859,703.3            | 100%                |



Source: SEMCOG, Local Gas Emissions Inventory Summary

## **LIMITING CONDITIONS, ASSUMPTIONS AND RESTRICTIONS**

The legal descriptions furnished are assumed correct. Other information identified in this report as being furnished by others is believed to be reliable, but no responsibility is assumed for its inaccuracy.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

All maps, computed areas, and other data furnished have been assumed to be correct, with area computations based on scale and/or planimeter analysis of maps. The maps for this report are included in order to assist in locating parcels and comparable sales and no responsibility is assumed for accuracy. Property rights appraised are, unless otherwise indicated, fee simple interest subject to recorded or known restrictions and easements, if any.

By "Market Value" is meant the highest price estimated in terms of money which the land (together with improvements) will bring if exposed for sale in the open market by a willing seller with full knowledge of all of the uses and purposes for which it is capable of being used, neither being compelled to act.

Use of this appraisal report is contingent upon fulfillment of the appraisal contract whether written or oral. Upon full payment of all sums due the appraiser, the appraisal report becomes property of the client subject to all restrictions upon disclosure and use included herein and made apart hereof. This report and its conclusions will not be released to a third party by the appraisers or their employees without the client's consent. This limitation does not apply to market data or other information obtained by the appraisers for use within this report. Possession of this report or copy does not carry with it the right of publication. It may not be used for any purposes or by any other person than the party to whom it is addressed without written consent of the appraisers and only with proper written qualification and only in its entirety.

Neither all nor part of the contents of this report, especially conclusions as to value and the identity and affiliations of the appraisers, shall be disseminated to the public through advertising media, public relation media, new media, sales media or any other public means of communication without the prior written consent and approval of the appraiser.

No environmental impact studies were either requested or made in conjunction with this appraisal and unless otherwise stated in this report, the existence of toxins or hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property, yet are not trained nor qualified to detect hazardous materials. The presence of hazardous substances or material on or in subject property may affect the value of the property. The estimate of market value is predicated on the assumption there is no such material present on or in subject property resulting in a loss in value, yet no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client or interested party is urged to retain a trained expert for the detection of possible toxins or hazardous substances.

By receipt and acceptance of this report, the client acknowledges that, unless otherwise specifically agreed to elsewhere in writing, the fee for this appraisal report does not include subsequent services such as meeting; conferences; depositions; hearings; trial preparation, attendance and testimony at trial; or any other dissemination or defense of the appraisal and its conclusions by the appraiser. In the event this parcel goes to litigation and testimony thereon is required in court, we are prepared to do so, however, in the final preparation some refinement may be necessary in the final conclusions. Subsequent services if requested, will be invoiced and paid at an hourly rate based on the standard hourly rate of the appraisers at the time of service.

Qualifications  
of  
**ANDREW BOETTCHER**

**PROFESSIONAL EMPLOYMENT**

**R.S. THOMAS & ASSOCIATES, INC./HAROLD BLAKE CO.**

Livonia, MI

**Certified General Real Estate Appraiser #1205003946**

Andrew Boettcher holds a Certified General Real Estate Appraisal License with the State of Michigan, Bachelor of Science in Business Administration & Master of Business Administration Degrees. Andrew has been a senior staff appraiser with R.S. Thomas for over 20 years and has performed thousands of appraisals on various types of property throughout the State of Michigan, predominantly in the seven-county metropolitan Detroit area. Real estate appraisals have been performed on both vacant and improved property for lending, insurance settlement, taxation, general consulting, and litigation purposes. Litigation appraisals include, but are not limited to tax appeal, divorce, estate settlement, and eminent domain. Appraisals and consultation services have addressed valuation questions regarding total and partial acquisition initiated by numerous government authorities possessing the power of eminent domain. A representative list of these authorities is included for your reference. Andrew has expert witness testimonial experience in Michigan courts, including the Michigan Tax Tribunal. Approved fee appraiser for the Michigan Department of Transportation.

\*Member International Right of Way Association #7885300

**THE CIT GROUP**

Novi, MI

**Mortgage Underwriter**

Review, analyze and make final decisions on non-conforming, wholesale mortgage loans. Responsible for the management of regional mortgage broker lending accounts. Evaluating applicant loan profiles including current credit placement, employment stability, qualifying ratios and appraisal analysis.

**CONSECO FINANCE CORPORATION**

Livonia, MI

**Underwriter/ Appraisal Auditor**

Review and evaluation of all appraisal application packages submit for Great Lakes regional approval. Monthly appraisal evaluation and quality control of appraisers currently on approved list of appraisers. Audit procedures include use of random report evaluation and national valuation services. Appraisal audit and evaluation results affecting appraisers active or non-active status with Consecro corporate office.

**SUNRISE APPRAISAL SERVICES**

Livonia, MI

**Real Estate Appraiser, Licensed**

The valuation of real property and analysis for the purpose of establishing present market value. Specific duties include residential property inspection and the compilation of comparable sales data to the subject analysis.

33580 FIVE MILE ROAD, LIVONIA, MI 48154



## **EDUCATION**

### **Master of Business Administration Bachelor of Science in Management**

University of Detroit  
Detroit, Michigan  
Dean's Honor List

### **Representative List of Continuing Education**

1031 Exchanges & Cost Segregation Analysis  
Basic Income Approach – American Society of Appraisers  
Changing Climate of Residential Appraisal  
Contemporary Issues of the Michigan Tax Tribunal  
Course 206-Bargaining Negotiations – International Right of Way  
Course 400-Principles of Real Estate - International Right of Way  
Course 410 Reviewing Appraisals in Eminent Domain - International Right of Way  
Course 900-Principles of Real Estate Engineering – International Right of Way  
Course 901 Engineering Plan Development & Application-International Right of Way  
Courses 0114 & K1164 Michigan Ch 7 International Right of Way Association  
Detrimental Conditions that Affect Property Values-The Appraisal Institute  
Disciplinary Actions and Challenges Confronting MI RE Appraisers  
Economic Opportunities and Initiatives in Michigan  
Economy of Industrial Properties  
Effectively communicating the Appraisal using the Revised Fannie Mae  
FHA and the New Residential Appraisal Forms  
International Right of Way Chapter 7 Fall Education Seminar  
International Right of Way Chapter 7 General Membership Education Meetings  
Land and Site Valuation-McKissock  
Michigan Law for Appraisers – International Right of Way  
Michigan Law Update-Course #L0170900  
Narrative Report Writing – Northern Michigan University  
Preparing Appraisals for Michigan Tax Tribunal Appeals – Appraisal Institute  
Professional Perspective of Problems Inherent in the MI RE Appraisal Laws  
Revised Fannie Mae Appraisal Form  
Technology and Tools for the Appraiser  
The Appraisal of Partial Acquisitions - International Right of Way  
USPAP Update Course 7-Hour  
Valuation of Specialty Assets, A Professional Perspective  
Valuation Services vs Appraisal Practice

## **REPRESENTATIVE LIST OF CLIENTS**

### **PUBLIC ACQUISITION**

Cass County Road Commission  
City of Ann Arbor, Washtenaw County  
City of Farmington, Oakland County  
City of Livonia, Wayne County  
City of Melvindale, Wayne County  
City of Novi, Oakland County  
City of Rochester Hills, Oakland County  
City of Troy, Oakland County  
City of Warren, Macomb County  
Gena Township, Livingston County  
Kent County Road Commission  
Macomb Township, Macomb County  
Macomb County Department of Roads  
Marion, Howell, Oceola & Genoa-  
Sewer and Water Authority (M.H.O.G.)  
Michigan Department of Transportation  
Road Commission for Oakland County  
Washtenaw County Road Commission  
Wayne County Airport Authority

### **BUSINESS ENTITIES**

Community Interaction Consulting, Inc.-  
Marathon Petroleum Company LP  
Commonwealth Associates Inc.  
Consumers Energy  
DTE, Detroit Energy  
GMAC Relocation Services  
Executive Relocation Corporation  
First American Title Insurance Co  
JCK & Associates, Inc.  
HNTB Corporation  
Hubbell Roth & Clark Inc (HRC)  
ITC Transmission  
Land Matters  
Mead & Hunt  
Metro Consulting Associates  
Prime One Insurance  
Prudential/Ford Relocation  
OHM Advisors  
OR Colan and Associates  
Spicer Group, Inc.  
The Hartford

### **LEGAL FIRMS**

Ackerman, Ackerman & Dynkowski, P.C.  
Aloia & Associates, PC  
Carter & Gebauer  
Cohen & Associates  
Cummings, McClorey, Davis & Acho  
Gornbein, Fletcher & Smith, PLLC  
Hickey, Cianciolo, Finn & Atkins P.C.  
Holzman Law PLLC  
Kotz Sangster  
Mary Beth Leija  
McKenney & McKenney  
Meyer, Kirk, Snyder & Lynch, PLLC  
Rosati, Schultz, Joppich & Amtsbuechler, PC  
Susan E. Cohen  
Paul J. Schwab

### **FINANCIAL INSTITUTIONS /**

### **APPRAISAL MANAGEMENT COMPANIES**

Accurate Group  
Catholic Vantage Financial Credit Union  
Community Choice Credit Union  
Community Financial Credit Union  
Dart Bank  
First Look Appraisals  
LOC Credit Union  
Member First Mortgage  
Michigan Columbus Federal Credit Union  
Michigan First Credit Union  
Synergy Appraisal Services  
Talmer/ Chemical/TCF/Huntington Bank

### **CONSENT TO GRADE**

KNOW ALL MEN BY THESE PRESENTS, that, BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WAYNE, whose address is 37301 Plymouth Road, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-115-99-0001-000      *Also known as:* **37301 Plymouth Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a consent to grade, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said consent to grade for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.



IN WITNESS WHEREOF, the undersigned Grantors have affixed \_\_\_\_\_ their  
signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_.

WITNESSES: **BOARD OF COUNTY ROAD  
COMMISSIONERS OF THE COUNTY  
OF WAYNE**

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

STATE OF MICHIGAN )  
 )SS  
COUNTY OF )

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, before me, a Notary  
Public in and for said County, appeared \_\_\_\_\_ and \_\_\_\_\_, and  
to me known personally known, who, being by me duly sworn, did each for himself say that they are  
respectively the \_\_\_\_\_ and the \_\_\_\_\_ of  
\_\_\_\_\_, the corporation named in and which executed the  
within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said  
corporation by authority of its board of directors; and acknowledged said instrument the free act and  
deed of said corporation.

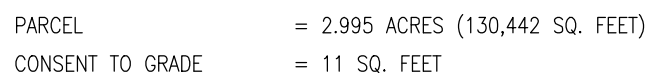
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI  
  
My commission expires \_\_\_\_\_

This instrument drafted by:  
SAMEER HAMAD  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

Tax Identification Number: 46-115-99-0001-000

WHEN RECORDED RETURN TO:  
Cathy M. Garrett, Wayne County Clerk  
Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226

Exhibit "A"



|                                                                                                                                                                                                                       |                            |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|
| <p style="text-align: center;"><b>CONSENT TO GRADE</b><br/>         PART OF THE SW 1/4 OF SECTION 29<br/>         T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN<br/> <b>PARCEL ID# 46-115-99-0001-000</b></p> |                            | SCALE<br>H: 1"=60'        |
|                                                                                                                                                                                                                       |                            | SHEET<br><b>3</b><br>OF 4 |
| DATE:<br>04-24-2025                                                                                                                                                                                                   | CLIENT:<br>CITY OF LIVONIA | JOB #<br>0090-24-0030     |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   <a href="http://WWW.OHM-ADVISORS.COM">WWW.OHM-ADVISORS.COM</a>                                                                        |                            |                           |



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## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (46-115-99-0001-000)

(PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

## CONSENT TO GRADE

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence S 87°52'00" E 43.88 feet along the South line of said Section 29 to the Point of Beginning; thence N 01°40'36" E 5.13 feet; thence N 70°35'26" E 2.14 feet; thence S 01°40'36" W 5.92 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

Contains 11 square feet of land, more or less.

|                                                                                                                                                                                 |                 |                                                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------|--|
| <p><b>CONSENT TO GRADE</b></p> <p>PART OF THE SW 1/4 OF SECTION 29</p> <p>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</p> <p><b>PARCEL ID# 46-115-99-0001-000</b></p> |                 | <p>SCALE</p> <p>H: 1"=60'</p> <hr/> <p>SHEET</p> <p style="font-size: 2em;">4</p> <p>OF 4</p> |  |
| DATE:                                                                                                                                                                           | CLIENT:         | JOB #                                                                                         |  |
| 04-24-2025                                                                                                                                                                      | CITY OF LIVONIA | 0090-24-0030                                                                                  |  |
| <p>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   <a href="http://WWW.OHM-ADVISORS.COM">WWW.OHM-ADVISORS.COM</a></p>                           |                 |                                                                                               |  |



### **HIGHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that, BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WAYNE, whose address is 37301 Plymouth Road, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-115-99-0001-000      *Also known as:* **37301 Plymouth Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a perpetual highway easement, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said highway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have affixed       their        
signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_.

WITNESSES: **BOARD OF COUNTY ROAD  
COMMISSIONERS OF THE COUNTY  
OF WAYNE**

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

STATE OF MICHIGAN        )  
                                      )SS  
COUNTY OF                 )

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, before me, a Notary  
Public in and for said County, appeared \_\_\_\_\_ and \_\_\_\_\_, and  
to me known personally known, who, being by me duly sworn, did each for himself say that they are  
respectively the \_\_\_\_\_ and the \_\_\_\_\_ of  
\_\_\_\_\_, the corporation named in and which executed the  
within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said  
corporation by authority of its board of directors; and acknowledged said instrument the free act and  
deed of said corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI  
  
My commission expires \_\_\_\_\_

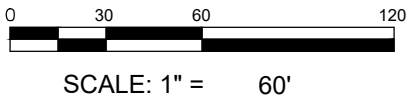
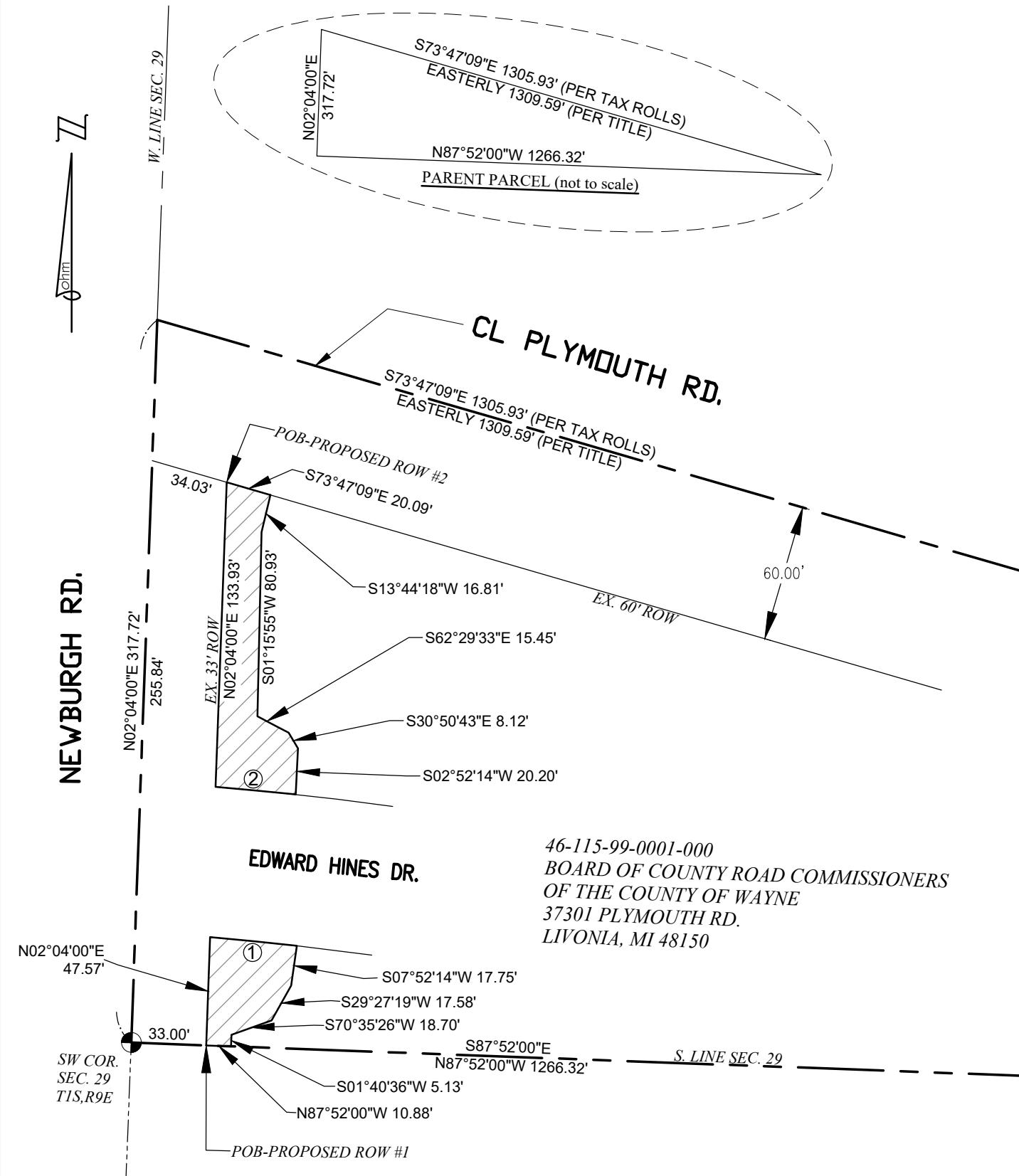
This instrument drafted by:  
SAMEER HAMAD  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

Tax Identification Number: 46-115-99-0001-000

WHEN RECORDED RETURN TO:  
Cathy M. Garrett, Wayne County Clerk  
Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226

# HIGHWAY EASEMENT SKETCH

Exhibit "A"



## LEGEND

- ROW RIGHT-OF-WAY  
PUBLIC LAND CORNER  
POB POINT OF BEGINNING  
HIGHWAY EASEMENT

1- R=1244.54' L=38.20'  
Δ=01°45'32"  
CH=S84°25'37"E 38.20'  
2- R=1310.54' L=35.35'  
Δ=01°32'44"  
CH=N84°39'57"W 35.35'

## LAND AREAS

PARCEL = 2.995 ACRES (130,442 SQ. FEET)  
PROPOSED RIGHT OF WAY = 0.095 ACRES (4,152 SQ. FEET)

**HIGHWAY EASEMENT**  
PART OF THE SW 1/4 OF SECTION 29  
T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN  
**PARCEL ID# 46-115-99-0001-000**

SCALE  
H: 1"=60'  
SHEET  
**3**  
OF 4



DATE: 04-04-2025 CLIENT: CITY OF LIVONIA JCS #: 0090-24-0030  
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (46-115-99-0001-000)  
(PER ATA NATIONAL TITLE GROUP, FILE #82-25939977-SSP)

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the SW corner of said Section 29; thence N 02°04'00" E 317.72 feet along the West line of said Section 29 to the centerline of Plymouth Road; thence Easterly along said line 1309.59 feet to the South line of said Section 29; thence N 87°52'00" W 1266.32 along said South line to the Point of Beginning. Except the Northerly 60.00 feet thereof.

HIGHWAY EASEMENT #1

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence S 87°52'00" E 33.00 feet along the South line of said Section 29 to the Point of Beginning; thence N 02°04'00" E 47.57 feet along the East right of way line of Newburgh Road to a point on the Southerly right of way line Edward Hines Drive; thence along said Southerly line 38.20 feet along a curve to the right, radius 1244.54 feet, delta 01°45'32", chord bears S 84°25'37" E 38.20 feet; thence S 07°52'14" W 17.75 feet; thence S 29°27'19" W 17.58 feet; thence S 70°35'26" W 18.70 feet; thence S 01°40'36" W 5.13 feet to a point on the South line of said Section 29; thence along said South line N 87°52'00" W 10.88 feet to the Point of Beginning.

HIGHWAY EASEMENT #2

A parcel of land being a part of the SW 1/4 of Section 29, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 29; thence N 02°04'00" E 255.84 feet along the West line of said Section 29 to a point on the Southerly right of way line of Plymouth Road; thence along said Southerly line S 73°47'09" E 34.03 feet to the Point of Beginning; thence continuing along said line S 73°47'09" E 20.09 feet; thence S 13°44'18" W 16.81 feet; thence S 01°15'55" W 80.93 feet; thence S 62°29'33" E 15.45 feet; thence S 30°50'43" E 8.12 feet; thence S 02°52'14" W 20.20 feet to a point on the Northerly right of way line Edward Hines Drive; thence along said Northerly line 35.35 feet along a curve to the left, radius 1310.54 feet, delta 01°32'44", chord bears N 84°39'57" W 35.35 feet to a point on the East right of way line of Newburgh Road; thence along said East line N 02°04'00" E 133.93 feet to the Point of Beginning.

All contains 4,152 square feet or 0.095 acres of land, more or less.

|                                                                                                                                                                                                                                          |                                               |                                          |                                       |                                       |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------|---------------------------------------|---------------------------------------|--|
| <div><div><div>HIGHWAY EASEMENT</div><div>PART OF THE SW 1/4 OF SECTION 29</div><div>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</div><div>PARCEL ID# 46-115-99-0001-000</div></div></div>                                     |                                               |                                          | <div>SCALE</div> <div>H: 1"=60'</div> | <div><div></div><div>OHM®</div></div> |  |
|                                                                                                                                                                                                                                          |                                               |                                          | <div>SHEET</div> <div>4</div>         |                                       |  |
|                                                                                                                                                                                                                                          |                                               |                                          | <div>OF 4</div>                       |                                       |  |
| <div>DATE:</div> <div>04-04-2025</div>                                                                                                                                                                                                   | <div>CLIENT:</div> <div>CITY OF LIVONIA</div> | <div>JOB #</div> <div>0090-24-0030</div> |                                       |                                       |  |
| <div>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM</div>                                                                                                                          |                                               |                                          |                                       |                                       |  |
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# DONATION TO CITY OF LIVONIA

---

Property Owner(s): Board of County Road Commissioners of the County of Wayne

Address: 400 Monroe St, Ste 610, Detroit, MI 48226

Property Address: 37301 Plymouth Road

Right(s) to be acquired: ☐ Fee (Total Take)  
☐ Fee (Partial Take)  
☒ Temporary Grading Permit  
☒ Permanent Easement  
☐ Permit (Temporary)

Just Compensation \$ 200.00 Temporary Grading Permit (Consent to Grade)

\$25,000.00 Permanent Highway Easement

Total Compensation \$25,200.00

Just Compensation ☐ Market Study and/or Valuation Analysis  
determined by: ☒ Appraisal by 3<sup>rd</sup> party

---

The undersigned owner(s) of the subject property identified below agrees with the following statements:

- ☐ I/We have been informed and fully understand that I/we have the right to receive just compensation for the subject property.
  - ☐ I/We have been informed and fully understand that by signing this document, I/we are agreeing to donate the subject property in lieu of just compensation.
  - ☐ I/We agree that the decision to donate the subject property was made without undue influences or coercive action of any nature.
  - ☐ I/We agree to donate the subject property in lieu of compensation.
- 

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

County of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

|            |                                     |                                                                    |
|------------|-------------------------------------|--------------------------------------------------------------------|
| JOB NUMBER | PARCEL<br>Parcel ID 115-99-0001.000 | OWNER NAME:<br>Board of County Road Comm of<br>the County of Wayne |
|------------|-------------------------------------|--------------------------------------------------------------------|

## RELOCATION ELIGIBILITY NOTICE

[Clear Form](#)DISPLACEE: Board of County Road Commissioners of the County of Wayne

Based on information as of \_\_\_\_\_, you are eligible for the following benefits as indicated. You will NOT be required to move before <sup>N/A</sup>\_\_\_\_\_.

**NON-RESIDENTIAL**

|                          |                                                |                     |
|--------------------------|------------------------------------------------|---------------------|
| <input type="checkbox"/> | <b>BUSINESS, FARM, NON-PROFIT</b>              |                     |
|                          | MOVING EXPENSES PLUS RE-ESTABLISHMENT EXPENSES | \$ TO BE DETERMINED |
|                          | <b>OR</b>                                      |                     |
|                          | FIXED PAYMENT                                  | \$ TO BE DETERMINED |

**RESIDENTIAL**

|                          |                                                    |    |
|--------------------------|----------------------------------------------------|----|
| <input type="checkbox"/> | <b>HOUSING SUPPLEMENT</b>                          |    |
|                          | LISTING PRICE OF COMPARABLE DWELLING               | \$ |
|                          | LESS ACQUISITION PRICE (125% of fair market value) | \$ |
|                          |                                                    | =  |
|                          | MAXIMUM HOUSING SUPPLEMENT                         | \$ |

|                          |                                                              |    |
|--------------------------|--------------------------------------------------------------|----|
| <input type="checkbox"/> | <b>RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT</b>               |    |
|                          | a) COMPARABLE RENT + UTILITIES \$ _____ per month x 42 mo's  | \$ |
|                          | b) LESS ACTUAL/ECONOMIC RENT + UTILITIES                     |    |
|                          | <b>OR</b> 30% OF MONTHLY INCOME \$ _____ per month x 42 mo's | \$ |
|                          | c) RENTAL SUPPLEMENT ("a" minus "b")                         | \$ |
|                          | <b>OR</b>                                                    |    |
|                          | d) PURCHASE DOWN PAYMENT (greater of "c" or \$9,570)         | \$ |

|                          |                        |                     |
|--------------------------|------------------------|---------------------|
| <input type="checkbox"/> | <b>MOVING EXPENSES</b> |                     |
|                          | SELF MOVE - FIXED COST | \$                  |
|                          | <b>OR</b>              |                     |
|                          | COMMERCIAL MOVE        | \$ TO BE DETERMINED |

| COMPARABLE HOUSING |          | COMPARABLE RENTALS |          |
|--------------------|----------|--------------------|----------|
| Sale Address       | Bedrooms | Rental Address     | Bedrooms |
|                    |          |                    |          |
|                    |          |                    |          |
|                    |          |                    |          |

Claim must be filed within the prescribed time limits as noted on claim form 0677LPA or 0679LPA. Claims can not be paid until all the conditions on the claim form have been met. You may file your appeal at any time up to 6 months after you have received this notice.

**SEE RELOCATION BOOKLET FOR COMPLETE DESCRIPTION OF THE RELOCATION PROGRAM**

|                                     |                                                        |                                 |
|-------------------------------------|--------------------------------------------------------|---------------------------------|
| ACQUISITION AGENT<br>Jeannine Myers | ACQUISITION AGENT SIGNATURE                            | DATE                            |
| AGENCY<br>City of Livonia           | ADDRESS<br>33000 Civic Center Drive, Livonia, MI 48154 | PHONE                           |
|                                     | JOB NO.                                                | PARCEL<br>115-99-0001.000       |
|                                     |                                                        | NAME<br>Board of County Rd Comm |



**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Print or type.<br>See Specific Instructions on page 3. | <b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>2</b> Business name/disregarded entity name, if different from above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .<br><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.<br><input type="checkbox"/> Other (see instructions) _____ | <b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____<br><br>(Applies to accounts maintained outside the United States.) |
|                                                        | <b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>5</b> Address (number, street, and apt. or suite no.). See instructions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Requester's name and address (optional)                                                                                                                                                                                                                                                                            |
|                                                        | <b>6</b> City, state, and ZIP code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>7</b> List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                       |  |  |  |   |   |  |  |   |  |  |  |
|---------------------------------------|--|--|--|---|---|--|--|---|--|--|--|
| <b>Social security number</b>         |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  | - |   |  |  | - |  |  |  |
| <b>or</b>                             |  |  |  |   |   |  |  |   |  |  |  |
| <b>Employer identification number</b> |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  |   | - |  |  |   |  |  |  |

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|                  |                          |      |
|------------------|--------------------------|------|
| <b>Sign Here</b> | Signature of U.S. person | Date |
|------------------|--------------------------|------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Commonwealth

ENGINEERING + CONSULTING

July 10, 2025

County of Wayne and the County Park Trustees of the County of Wayne, and Board of County Road Commissioners of Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226

Submitted via email to Elizabeth Iszler eiszler@waynecountymi.gov

Subject: Good Faith Offer to Purchase Consent to Grade and Highway Easement  
Project: Newburgh Road – Ann Arbor Trail to Plymouth Road Project  
County: Wayne  
Parcel: 121-99-0023.000, 11000 Newburgh Road, Livonia, Michigan

To Whom It May Concern:

The City of Livonia has proposed to acquire a portion of the above parcel of land for a temporary Consent to Grade and a permanent Highway Easement as part of the Newburgh Road – Ann Arbor Trail to Plymouth Road Project. As such, the City of Livonia is required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to pay the owner “just compensation” for the Consent to Grade and Highway Easement. This just compensation has been determined through a market study, conducted by Commonwealth’s real estate appraiser. The market study established the “fair market value” for the property interest based on a market value of the property. The estimated value of the Consent to Grade is \$197.00, and the estimated value of the Highway Easement is \$4,451.00.

Good Faith Offer for Temporary Consent to Grade: \$ 197.00

Good Faith Offer for Permanent Highway Easement: \$4,451.00

TOTAL: \$4,648.00

Please note that as part of this offer, the City of Livonia has the right to bring federal or state cost recovery actions against you (the present owners) and/or any other potentially responsible parties relating to any release of hazardous substances on the property. If you have any questions regarding this provision, please let us know.

We ask that you review the attached information and provide acceptance of the offer by signing the attached Calculation of Compensation. Payment process for the Consent to Grade and Highway Easement will begin once all original signed documents have been received.



In the meantime, please do not hesitate to contact me at 517-414-1220 or [jeannine.myers@cai-engr.com](mailto:jeannine.myers@cai-engr.com) should you have any questions or require additional information.

Sincerely,

Agent for City of Livonia

Land Services Agent

Enclosures: Calculation of Compensation  
Consent to Grade  
Highway Easement  
Exhibits  
Donation Form  
Relocation Eligibility Form  
W-9 Taxpayer Identification Form  
Public Roads and Private Property Booklet



## GOOD FAITH OFFER & CALCULATION OF COMPENSATION

Project: **NEWBURGH ROAD – ANN ARBOR TRAIL TO PLYMOUTH ROAD PROJECT**

Parcel No: **121-99-0023.000**

Commonly known as: **11000 Newburgh Road**  
(Part of) Tax Parcel No: **121-99-0023.000**

To: **County of Wayne and the County Park Trustees of the County of Wayne, and  
Board of County Road Commissioners of Wayne County**  
400 Monroe Street, Suite 610  
Detroit, MI 48226

**The City of Livonia** is planning a project on Newburgh Road. As part of this project, it has been found necessary to acquire a temporary Consent to Grade and a permanent Highway Easement on your property. Based on a market study to determine fair market land value, the offer for the Consent to Grade is \$197.00, and the offer for the Highway Easement is \$4,451.00.

A summary of the acquisition and just compensation is as follows:

(a) Interests to be acquired:

**SEE ATTACHED CONSENT TO GRADE, HIGHWAY EASEMENT, PARCEL  
DRAWINGS & LEGAL DESCRIPTIONS**

(b) Summary of fair market value:

Consent to Grade

417 sq ft x \$4.73 per sq ft (fair market value) = \$1,972.41 x 10% (temporary easement value) = \$197.00

Highway Easement

941 sq ft x \$4.73 per sq ft (fair market value) = \$4,450.93

Consent to Grade Offer = \$ 197.00

Highway Easement Offer = \$4,451.00

**Total Compensation Due: \$4,648.00**

Pursuant to 1980 PA 87, as amended, being MCL 213.51 through 213.77, CLIENT reserve their rights to bring federal and/or state recovery actions against the present owner(s) of the property arising out of a release of hazardous substances at the property.

Signed: \_\_\_\_\_

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

Title: \_\_\_\_\_

### **CONSENT TO GRADE**

KNOW ALL MEN BY THESE PRESENTS, that, WAYNE COUNTY – DPS PARKS, whose address is 1100 Newburgh Road, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-121-99-0023-000      *Also known as:* **11000 Newburgh Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a consent to grade, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said consent to grade for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have affixed \_\_\_\_\_ their  
signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_.

WITNESSES: **WAYNE COUNTY – DPS PARKS**

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

STATE OF MICHIGAN )  
 )SS  
COUNTY OF )

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, before me, a Notary  
Public in and for said County, appeared \_\_\_\_\_ and \_\_\_\_\_, and  
to me known personally known, who, being by me duly sworn, did each for himself say that they are  
respectively the \_\_\_\_\_ and the \_\_\_\_\_ of  
\_\_\_\_\_, the corporation named in and which executed the  
within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said  
corporation by authority of its board of directors; and acknowledged said instrument the free act and  
deed of said corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires \_\_\_\_\_

This instrument drafted by:  
SAMEER HAMAD  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

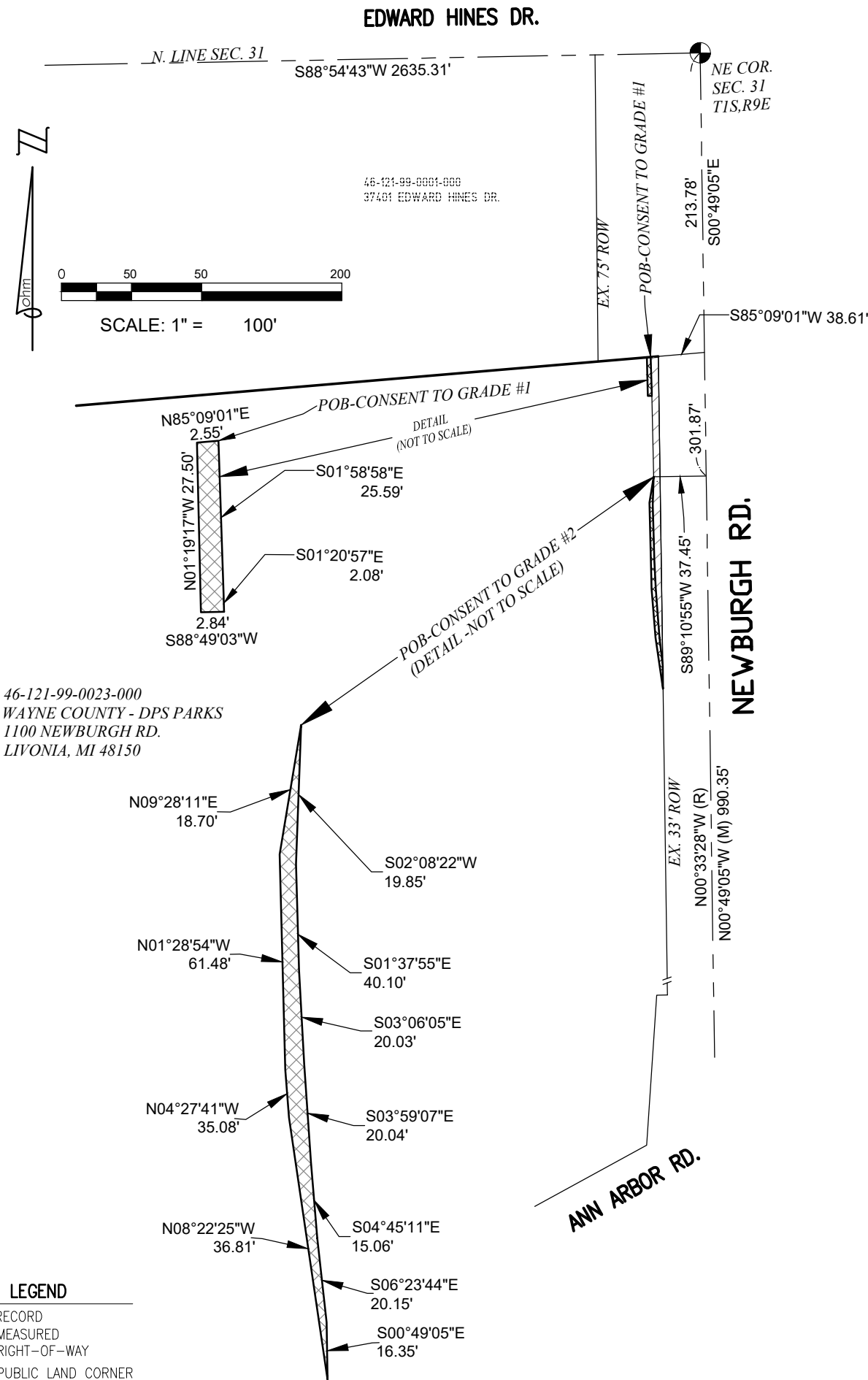
Tax Identification Number: 46-121-99-0023-000

WHEN RECORDED RETURN TO:  
Cathy M. Garrett, Wayne County Clerk  
Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226



# CONSENT TO GRADE SKETCH

Exhibit "A"



46-121-99-0023-000  
WAYNE COUNTY - DPS PARKS  
1100 NEWBURGH RD.  
LIVONIA, MI 48150

## LEGEND

- R RECORD
- M MEASURED
- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT
- CONSENT TO GRADE

## LAND AREAS

|                  |                              |
|------------------|------------------------------|
| PARCEL           | = 137.27 ACRES               |
| CONSENT TO GRADE | = 0.010 ACRES (417 SQ. FEET) |

## CONSENT TO GRADE

PART OF THE NE 1/4 OF SECTION 31  
T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN  
PARCEL ID# 46-121-99-0023-000

SCALE  
H: 1"=100'  
SHEET  
3  
OF 4

DATE:  
04-23-2025

CLIENT:  
CITY OF LIVONIA

JCS #  
0090-24-0030

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM



CONSENT TO GRADE DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (46-121-99-0023-000) (NOT SHOWN)  
(PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the N 1/2 of Section 31, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the NE corner of said Section 31 and proceeding thence along the N line of said section 31, S 88°54'43" W 2635.31 feet and S 89°48'27" W 2579.48 feet to the NW corner of said Section 31; thence S 53°16'00" E 815.92 feet; thence S 00°29'18" E 271. 50 feet; thence S 56°21'57" E 1019.73 feet; thence N 79°29'21" E 950.0 feet; thence S 70°30'46" E 1686.85 feet to the N'ly line of Ann Arbor Road; thence N 51°01'30" E along said N'ly line 400.00 feet; thence on a curve to the right radius 2917.90 feet a distance of 248.25 feet; thence N 00°41'57" W 220.85 feet; thence N 88°55'03" E 393.87 feet to the N'ly line of Ann Arbor Road; thence N 61°42'03" E along said line 116.38 feet; thence N 00°49'57" W 46.37 feet; thence N 88°55'03" E 89.50 feet; thence N 61°42'03" E 113.60 feet to the E line of said Section 31; thence N 00°33'28" W along said line 990.35 feet to the Point of Beginning. Except that part thereof described as: beginning at a point on the N line of said Section 31, distant S 88°54'43" W 75.0 feet from the NE corner of said Section 31 and proceeding thence S 88°54'43" W along said line 50.27 feet; thence W'ly on a curve to the left radius 936.51 ft a distance of 410.28 feet; thence S 26°11'21" E 171.0 feet; thence E'ly along the 659 contour USGS datum to the W line of Newburg Road; thence N 00°33'28" W along said W line 218.78 feet to the Point of Beginning of the excepted parcel. Contains 137.27 acres.

CONSENT TO GRADE #1

A parcel of land being a part of the NE 1/4 of Section 31, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 31; thence S 00°49'05"E 213.78 feet; thence S 85°09'01" W 38.61 feet to the Point of Beginning; thence S 01°58'58" E 25.59 feet; thence S 01°20'57" E 2.08 feet; thence S 88°49'03" W 2.84 feet; thence N 01°19'17" W 27.50 feet; thence N 85°09'01" E 2.55 feet to the Point of Beginning.

CONSENT TO GRADE #2

A parcel of land being a part of the NE 1/4 of Section 31, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 31; thence S 00°49'05"E 301.87 feet; thence S 89°10'55" W 37.45 feet to the Point of Beginning; thence S 02°08'22" W 19.85 feet; thence S 01°37'55" E 40.10 feet; thence S 03°06'05" E 20.03 feet; thence S 03°59'07" E 20.04 feet; thence S 04°45'11" E 15.06 feet; thence S 06°23'44" E 20.15 feet; thence S 00°49'05" E 16.35 feet; thence N 08°22'25" W 36.81 feet; thence N 04°27'41" W 35.08 feet; thence N 01°28'54" W 61.48 feet; thence N 09°28'11" E 18.70 feet to the Point of Beginning.

All contains 417 square feet or 0.010 acres of land, more or less.

|                                                                                                                                                                                                                                          |                                               |                                          |                                               |                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div>CONSENT TO GRADE</div> <div>PART OF THE NE 1/4 OF SECTION 31</div> <div>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</div> <div>PARCEL ID# 46-121-99-0023-000</div>                                                        |                                               |                                          | <div>SCALE</div> <div>H: 1"=100'</div>        | <div></div> |
|                                                                                                                                                                                                                                          |                                               |                                          | <div>SHEET</div> <div>4</div> <div>OF 4</div> |                                                                                                  |
| <div>DATE:</div> <div>04-23-2025</div>                                                                                                                                                                                                   | <div>CLIENT:</div> <div>CITY OF LIVONIA</div> | <div>JOB #</div> <div>0090-24-0030</div> |                                               |                                                                                                  |
| <div>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM</div>                                                                                                                          |                                               |                                          |                                               |                                                                                                  |
| <div>COPYRIGHT 2025 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM</div> |                                               |                                          |                                               |                                                                                                  |

### **HIGHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that, WAYNE COUNTY – DPS PARKS, whose address is 1100 Newburgh Road, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-121-99-0023-000      *Also known as:* **11000 Newburgh Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a perpetual highway easement, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said highway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.



IN WITNESS WHEREOF, the undersigned Grantors have affixed \_\_\_\_\_ their  
signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_.

WITNESSES: **WAYNE COUNTY – DPS PARKS**

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Witness Signature By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Printed Name & Title

STATE OF MICHIGAN     )  
                                          )SS  
COUNTY OF                 )

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, before me, a Notary  
Public in and for said County, appeared \_\_\_\_\_ and \_\_\_\_\_, and  
to me known personally known, who, being by me duly sworn, did each for himself say that they are  
respectively the \_\_\_\_\_ and the \_\_\_\_\_ of  
\_\_\_\_\_, the corporation named in and which executed the  
within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said  
corporation by authority of its board of directors; and acknowledged said instrument the free act and  
deed of said corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI  
  
My commission expires \_\_\_\_\_

This instrument drafted by:  
SAMEER HAMAD  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

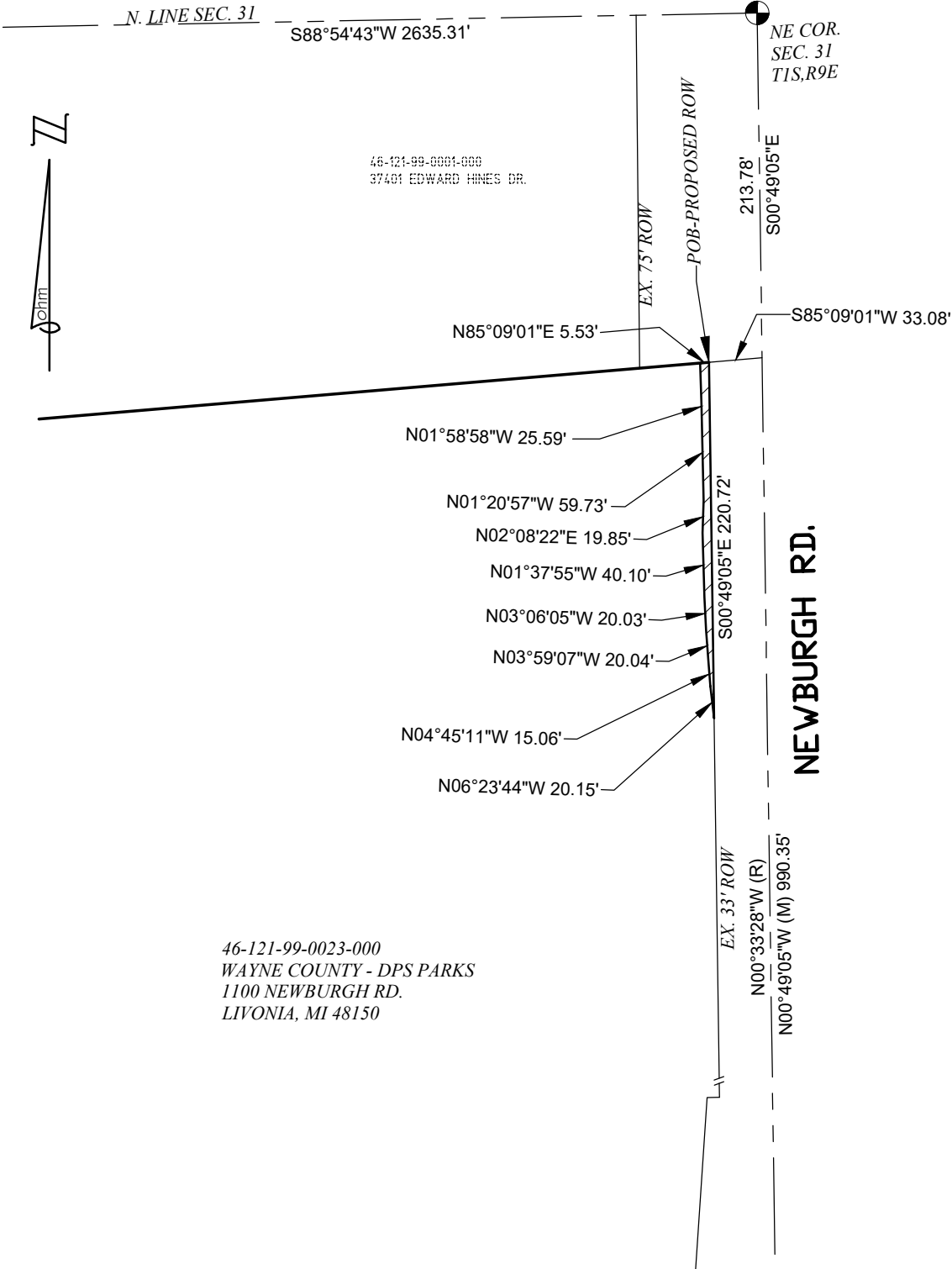
Tax Identification Number: 46-121-99-0023-000

WHEN RECORDED RETURN TO:  
Cathy M. Garrett, Wayne County Clerk  
Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226

# HIGHWAY EASEMENT SKETCH

Exhibit "A"

EDWARD HINES DR.



SCALE: 1" = 100'

## LEGEND

|     |                    |
|-----|--------------------|
| R   | RECORD             |
| M   | MEASURED           |
| ROW | RIGHT-OF-WAY       |
| ●   | PUBLIC LAND CORNER |
| POB | POINT OF BEGINNING |
| ▨   | HIGHWAY EASEMENT   |

## LAND AREAS

|                       |                              |
|-----------------------|------------------------------|
| PARCEL                | = 137.27 ACRES               |
| PROPOSED RIGHT OF WAY | = 0.022 ACRES (941 SQ. FEET) |

### HIGHWAY EASEMENT

PART OF THE NE 1/4 OF SECTION 31  
T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN  
**PARCEL ID# 46-121-99-0023-000**

SCALE  
H: 1"=100'  
SHEET  
**3**  
OF 4

DATE:  
04-04-2025

CLIENT:  
CITY OF LIVONIA

JCS #  
0090-24-0030

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM



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# HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (46-121-99-0023-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the N 1/2 of Section 31, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Beginning at the NE corner of said Section 31 and proceeding thence along the N line of said section 31, S 88°54'43" W 2635.31 feet and S 89°48'27" W 2579.48 feet to the NW corner of said Section 31; thence S 53°16'00" E 815.92 feet; thence S 00°29'18" E 271. 50 feet; thence S 56°21'57" E 1019.73 feet; thence N 79°29'21" E 950.0 feet; thence S 70°30'46" E 1686.85 feet to the N'ly line of Ann Arbor Road; thence N 51°01'30" E along said N'ly line 400.00 feet; thence on a curve to the right radius 2917.90 feet a distance of 248.25 feet; thence N 00°41'57" W 220.85 feet; thence N 88°55'03" E 393.87 feet to the N'ly line of Ann Arbor Road; thence N 61°42'03" E along said line 116.38 feet; thence N 00°49'57" W 46.37 feet; thence N 88°55'03" E 89.50 feet; thence N 61°42'03" E 113.60 feet to the E line of said Section 31; thence N 00°33'28" W along said line 990.35 feet to the Point of Beginning. Except that part thereof described as: beginning at a point on the N line of said Section 31, distant S 88°54'43" W 75.0 feet from the NE corner of said Section 31 and proceeding thence S 88°54'43" W along said line 50.27 feet; thence W'ly on a curve to the left radius 936.51 ft a distance of 410.28 feet; thence S 26°11'21" E 171.0 feet; thence E'ly along the 659 contour USGS datum to the W line of Newburg Road; thence N 00°33'28" W along said W line 218.78 feet to the Point of Beginning of the excepted parcel. Contains 137.27 acres.

## HIGHWAY EASEMENT

A parcel of land being a part of the NE 1/4 of Section 31, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 31; thence S 00°49'05"E 213.78 feet; thence S 85°09'01" W 33.08 feet to a point on the West right of way line of Newburgh Road, also being the Point of Beginning; thence along said West right of way line S 00°49'05" E 220.72 feet; thence N 06°23'44" W 20.15 feet; thence N 04°45'11" W 15.06 feet; thence N 03°59'07" W 20.04 feet; thence N 03°06'05" W 20.03 feet; thence N 01°37'55" W 40.10 feet; thence N 02°08'22" E 19.85 feet; thence N 01°20'57" W 59.73 feet; thence N 01°58'58" W 25.59 feet; thence N 85°09'01" E 5.53 feet to the Point of Beginning.

Contains 941 square feet or 0.022 acres of land, more or less.

|                                                                                                                                                                                                                                          |                                               |                                          |                                               |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------|
| <div>HIGHWAY EASEMENT</div> <div>PART OF THE NE 1/4 OF SECTION 31</div> <div>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</div> <div>PARCEL ID# 46-121-99-0023-000</div>                                                        |                                               |                                          | <div>SCALE</div> <div>H: 1"=100'</div>        |  |
|                                                                                                                                                                                                                                          |                                               |                                          | <div>SHEET</div> <div>4</div> <div>OF 4</div> |                                                                                       |
| <div>DATE:</div> <div>04-04-2025</div>                                                                                                                                                                                                   | <div>CLIENT:</div> <div>CITY OF LIVONIA</div> | <div>JOB #</div> <div>0090-24-0030</div> |                                               |                                                                                       |
| <div>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM</div>                                                                                                                          |                                               |                                          |                                               |                                                                                       |
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# DONATION TO CITY OF LIVONIA

Property Owner(s): County of Wayne and the County Park Trustees of the County of Wayne,  
And Board of County Road Commissioners of Wayne County

Address: 400 Monroe St, Ste 610, Detroit, MI 48226

Property Address: 11000 Newburgh Road

Right(s) to be acquired: ☐ Fee (Total Take)  
☐ Fee (Partial Take)  
☒ Temporary Grading Permit  
☒ Permanent Easement  
☐ Permit (Temporary)

Just Compensation \$ 197.00 Temporary Grading Permit (Consent to Grade)  
\$4,451.00 Permanent Highway Easement  
Total Compensation \$4,648.00

Just Compensation determined by: ☒ Market Study and/or Valuation Analysis  
☐ Appraisal by 3<sup>rd</sup> party

The undersigned owner(s) of the subject property identified below agrees with the following statements:

- ☐ I/We have been informed and fully understand that I/we have the right to receive just compensation for the subject property.
- ☐ I/We have been informed and fully understand that by signing this document, I/we are agreeing to donate the subject property in lieu of just compensation.
- ☐ I/We agree that the decision to donate the subject property was made without undue influences or coercive action of any nature.
- ☐ I/We agree to donate the subject property in lieu of compensation.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

County of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

|            |                                     |                                      |
|------------|-------------------------------------|--------------------------------------|
| JOB NUMBER | PARCEL<br>Parcel ID 121-99-0023.000 | OWNER NAME:<br>County of Wayne, etal |
|------------|-------------------------------------|--------------------------------------|

## RELOCATION ELIGIBILITY NOTICE

[Clear Form](#)DISPLACEE: County of Wayne & County Park Trustees of the County of Wayne, & Board of County Rd Commissioners

Based on information as of \_\_\_\_\_, you are eligible for the following benefits as indicated. You will NOT be required to move before <sup>N/A</sup>\_\_\_\_\_.

## NON-RESIDENTIAL

|                          |                                                |                     |
|--------------------------|------------------------------------------------|---------------------|
| <input type="checkbox"/> | <b>BUSINESS, FARM, NON-PROFIT</b>              |                     |
|                          | MOVING EXPENSES PLUS RE-ESTABLISHMENT EXPENSES | \$ TO BE DETERMINED |
|                          | <b>OR</b>                                      |                     |
|                          | FIXED PAYMENT                                  | \$ TO BE DETERMINED |

## RESIDENTIAL

|                          |                                                    |    |
|--------------------------|----------------------------------------------------|----|
| <input type="checkbox"/> | <b>HOUSING SUPPLEMENT</b>                          |    |
|                          | LISTING PRICE OF COMPARABLE DWELLING               | \$ |
|                          | LESS ACQUISITION PRICE (125% of fair market value) | \$ |
|                          |                                                    | =  |
|                          | MAXIMUM HOUSING SUPPLEMENT                         | \$ |

|                          |                                                              |    |
|--------------------------|--------------------------------------------------------------|----|
| <input type="checkbox"/> | <b>RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT</b>               |    |
|                          | a) COMPARABLE RENT + UTILITIES \$ _____ per month x 42 mo's  | \$ |
|                          | b) LESS ACTUAL/ECONOMIC RENT + UTILITIES                     |    |
|                          | <b>OR</b> 30% OF MONTHLY INCOME \$ _____ per month x 42 mo's | \$ |
|                          | c) RENTAL SUPPLEMENT ("a" minus "b")                         | \$ |
|                          | <b>OR</b>                                                    |    |
|                          | d) PURCHASE DOWN PAYMENT (greater of "c" or \$9,570)         | \$ |

|                          |                        |                     |
|--------------------------|------------------------|---------------------|
| <input type="checkbox"/> | <b>MOVING EXPENSES</b> |                     |
|                          | SELF MOVE - FIXED COST | \$                  |
|                          | <b>OR</b>              |                     |
|                          | COMMERCIAL MOVE        | \$ TO BE DETERMINED |

| COMPARABLE HOUSING |          | COMPARABLE RENTALS |          |
|--------------------|----------|--------------------|----------|
| Sale Address       | Bedrooms | Rental Address     | Bedrooms |
|                    |          |                    |          |
|                    |          |                    |          |
|                    |          |                    |          |

Claim must be filed within the prescribed time limits as noted on claim form 0677LPA or 0679LPA. Claims can not be paid until all the conditions on the claim form have been met. You may file your appeal at any time up to 6 months after you have received this notice.

## SEE RELOCATION BOOKLET FOR COMPLETE DESCRIPTION OF THE RELOCATION PROGRAM

|                                     |                                                        |                               |
|-------------------------------------|--------------------------------------------------------|-------------------------------|
| ACQUISITION AGENT<br>Jeannine Myers | ACQUISITION AGENT SIGNATURE                            | DATE                          |
| AGENCY<br>City of Livonia           | ADDRESS<br>33000 Civic Center Drive, Livonia, MI 48154 | PHONE                         |
|                                     | JOB NO.                                                | PARCEL<br>121-99-0023.000     |
|                                     |                                                        | NAME<br>County of Wayne, etal |

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Print or type.<br>See Specific Instructions on page 3. | <b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>2</b> Business name/disregarded entity name, if different from above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .<br><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.<br><input type="checkbox"/> Other (see instructions) _____ | <b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____<br><br>(Applies to accounts maintained outside the United States.) |
|                                                        | <b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>5</b> Address (number, street, and apt. or suite no.). See instructions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Requester's name and address (optional)                                                                                                                                                                                                                                                                            |
|                                                        | <b>6</b> City, state, and ZIP code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>7</b> List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                       |  |  |  |   |   |  |  |   |  |  |  |
|---------------------------------------|--|--|--|---|---|--|--|---|--|--|--|
| <b>Social security number</b>         |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  | - |   |  |  | - |  |  |  |
| <b>or</b>                             |  |  |  |   |   |  |  |   |  |  |  |
| <b>Employer identification number</b> |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  |   | - |  |  |   |  |  |  |

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|                  |                          |      |
|------------------|--------------------------|------|
| <b>Sign Here</b> | Signature of U.S. person | Date |
|------------------|--------------------------|------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they





July 10, 2025

Board of County Road Commissioners of the County of Wayne  
400 Monroe Street, Suite 610  
Detroit, MI 48226

Submitted via email to Elizabeth Iszler eiszler@waynecountymi.gov

Subject: Good Faith Offer to Purchase Consent to Grade and Highway Easement  
Project: Newburgh Road – Ann Arbor Trail to Plymouth Road Project  
County: Wayne  
Parcel: 126-99-0014.000, 36800 Riverview Road, Livonia, Michigan

To Whom It May Concern:

The City of Livonia has proposed to acquire a portion of the above parcel of land for a temporary Consent to Grade and a permanent Highway Easement as part of the Newburgh Road – Ann Arbor Trail to Plymouth Road Project. As such, the City is required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to pay the owner “just compensation” for the Consent to Grade and Highway Easement. This just compensation has been determined through an appraisal that established the “fair market value” for the property interest. Our firm has utilized the services of an independent real estate appraiser to determine the just compensation of the property interested based on the market value of the property. This report has been completed and a copy of the report is attached for your review. As indicated in the report, the estimated value of the Consent to Grade is \$300.00, and the estimated value of the Highway Easement is \$10,500.00.

|                                                  |                    |
|--------------------------------------------------|--------------------|
| Good Faith Offer for Temporary Consent to Grade: | \$ 300.00          |
| Good Faith Offer for Permanent Highway Easement: | <u>\$10,500.00</u> |
| TOTAL:                                           | \$10,800.00        |

Please note that as part of this offer, the City of Livonia has the right to bring federal or state cost recovery actions against you (the present owners) and/or any other potentially responsible parties relating to any release of hazardous substances on the property. If you have any questions regarding this provision, please let us know.



We ask that you review the attached document package and contact me at 517-414-1220 or [jeannine.myers@cai-engr.com](mailto:jeannine.myers@cai-engr.com) with any questions.

Sincerely,

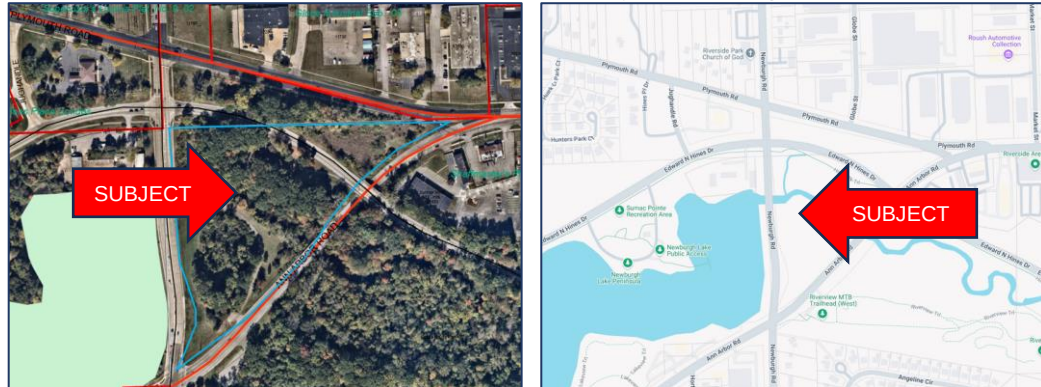
Agent for City of Livonia

Land Services Agent

Enclosures: Appraisal of Subject Property  
Consent to Grade  
Highway Easement  
Exhibits  
Donation Form  
Relocation Eligibility Form  
Public Roads and Private Property Booklet  
W-9 Taxpayer Identification Form

# NEWBURGH ROAD PROJECT

at Edward Hines Drive  
Livonia, Wayne County, Michigan



SUBJECT PARCEL – Aerial Photo via City of Livonia General Map

|                            |                                                                                                                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER OF RECORD:</b>    | Board of County Road Commissioners<br>of the County of Wayne<br>400 Monroe Street, Suite 610<br>Detroit, MI 48226                                                                            |
| <b>PROPERTY LOCATION:</b>  | 36800 Riverview Rd.<br>Livonia, MI 48150<br>Wayne County                                                                                                                                     |
| <b>SIDWELL #:</b>          | 46-126-99-0014-000                                                                                                                                                                           |
| <b>INTEREST APPRAISED:</b> | Partial Acquisition for<br>Permanent Highway Easement<br>& Temporary Grading Easement                                                                                                        |
| <b>CLIENT:</b>             | <b>Commonwealth</b> , representing the City of Livonia<br>Haleigh S. Hammond-Gonzales<br>Land & Right of Way Services Department Manager<br>245 W Michigan Avenue<br>Jackson, Michigan 49201 |
| <b>DATE OF VALUATION:</b>  | May 12, 2025                                                                                                                                                                                 |
| <b>DATE OF REPORT:</b>     | May 29, 2025                                                                                                                                                                                 |
| <b>APPRAISED BY:</b>       | <b>R.S. Thomas &amp; Associates, Inc. / <i>Harold Blake Co</i></b><br><i>Andrew Boettcher</i><br>33580 Five Mile Road<br>Livonia, MI 48154<br>(734)422-5353<br>rsthbc-appraisers.com         |



May 29, 2025

Haleigh S. Hammond-Gonzales  
Land & Right of Way Services Department Manager  
**Commonwealth**  
245 W Michigan Avenue  
Jackson, Michigan 49201

Re: Partial Acquisitions  
Newburgh Road Project  
36800 Riverview Rd.  
Livonia, MI 48150  
Parcel ID#: 46-126-99-0014-000

Dear Ms. Hammond-Gonzales:

Pursuant to your request, we have appraised the value of the partial acquisition pertaining to the captioned parcel of real estate. It is our understanding that this appraisal is to be used for a determination of just compensation relative to the partial acquisition for a permanent highway easement and temporary grading easement over a portion of the subject property located in City of Livonia, Michigan, Wayne County Michigan.

Based on the highest and best use of the subject property as of the date of value, and representative of typical market participants, the appraisers have utilized the sales comparison approach to value. The cost approach and income approach have been considered within the scope of the assignment, however, found not applicable. We are unaware of any wetland studies or environmental studies regarding the property. We have made an extraordinary assumption of the property free and clear of environmental hazards for the value conclusion.

The purpose of this appraisal is to present our professional opinion of the market value of the area acquired for a permanent highway easement and a temporary grading

33580 FIVE MILE ROAD, LIVONIA, MI 48154

easement, including any damages to the subject as a result of this acquisition if applicable.

The established date of inspection by the appraiser, May 12, 2025, represents the date of value. The function of the report is to utilize the results for possible purchase of the defined portion of property. The appraisal assignment is not based on a requested minimum valuation or a specific valuation. The intended use is for the private use of the client to assist in the purchase of the defined portion of property. The report is not intended nor can be utilized for any other use including but not limited to tax appeal or lending.

The client is Commonwealth, representing the City of Livonia. The intended users are the client, the City of Livonia and authorized representatives of the client. Since this matter may involve litigation, we understand opposing counsel and the courts may receive a copy of this report. However, possession of the report by parties other than the client or their authorized representative does not make them an intended user. No other user is intended or authorized. All data and analyses reported herein are subject to the statement of limiting conditions and assumptions included in this report. Based on the information and analysis provided on the following pages, the market value for just compensation regarding the part taken as of May 12, 2025, is:

|                    |                            |
|--------------------|----------------------------|
| \$10,500.00        | Permanent Highway Easement |
| <u>\$300.00</u>    | Temporary Grading Easement |
| <b>\$10,800.00</b> | <b>Total Compensation</b>  |

We have no interest in the property and our fee is in no way contingent upon the value reported herein. Our analyses, opinions, and conclusions were developed, and this report is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP-2024) of the Appraisal Foundation. Appraisers are required to be licensed/certified and are regulated by the Department of Licensing and Regulatory Affairs, Post Office Box 30018, Lansing Michigan 48909.

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## Summary of Salient Facts



### Client

Haleigh S. Hammond-Gonzales  
Land & Right of Way Services Department Manager  
**Commonwealth**, representing the City of Livonia  
245 W Michigan Avenue  
Jackson, Michigan 49201  
*And any duly authorized representatives.*

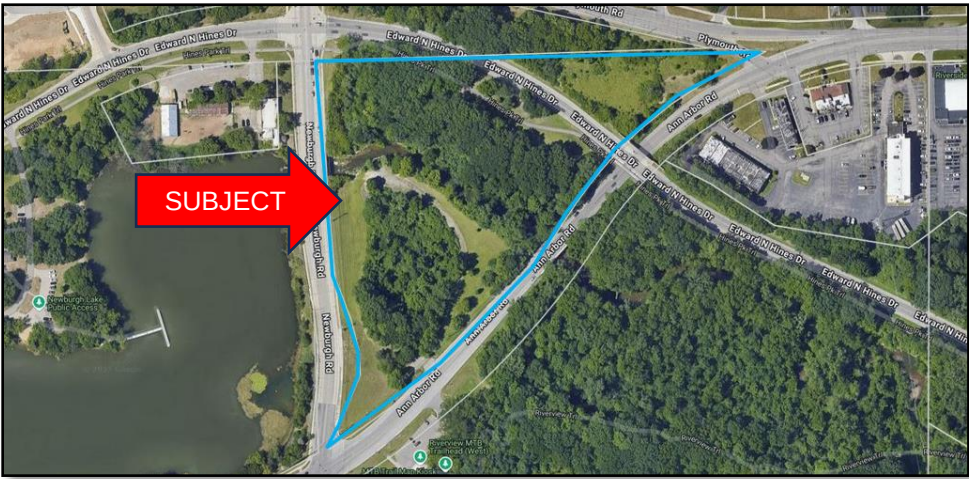
|                               |                                                                                                                            |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>           | Newburgh Road Project- Ann Arbor Trail to Plymouth                                                                         |
| <b>Owner of Record</b>        | Board of County Road Commissioners of the<br>County of Wayne                                                               |
| <b>Property Location</b>      | 36800 Riverview Rd., Livonia, MI 48150<br>East Side of Newburgh Rd. & South of Edward Hines Dr.                            |
| <b>Parcel ID(s)</b>           | 46-126-99-0014-000                                                                                                         |
| <b>Improvements on Parcel</b> | None                                                                                                                       |
| <b>Size of Site</b>           | 11.01 Acres (479,596 sf) Gross                                                                                             |
| <b>Road Frontage</b>          | 1005.85+/- Feet of Frontage along Newburgh Road,<br>1,470.28+/- Feet along Plymouth Road<br>bisected by Edward Hines Drive |
| <b>Traffic Count</b>          | 24,904 Newburgh Rd. Annual Average Daily Traffic, MDOT<br>8,181 Plymouth Rd. Annual Average Daily Traffic, MDOT            |
| <b>Shape</b>                  | Irregular triangle                                                                                                         |
| <b>Topography</b>             | Sloping from Newburgh Road toward the Middle Rouge River                                                                   |

|                                              |                                                                                                 |                                       |  |
|----------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------|--|
| Zoning                                       | P-L, Public Lands                                                                               |                                       |  |
| Highest & Best Use                           | Commercial Development                                                                          |                                       |  |
| Appraisal Type                               | <u>Appraisal Report</u> per USPAP (2024)SR 2-2a<br>Value of the Part Taken Proposed Acquisition |                                       |  |
| Purpose of the Appraisal                     | Estimate current market value of the acquisition area(s)                                        |                                       |  |
| Improvements in Take                         | None                                                                                            |                                       |  |
| Acquisition<br><i>Provided by the Client</i> | Permanent Highway Easement                                                                      | Temporary Grading Easement            |  |
|                                              | 5,201 square feet (0.119 ac)                                                                    | 1,239 square feet (0.028 ac)          |  |
| Intended User                                | Commonwealth, the City of Livonia and their authorized representatives                          |                                       |  |
| Intended Use                                 | Assist in offer to acquire permanent highway easement and temporary grading easement.           |                                       |  |
| Interest Appraised                           | Permanent Highway Easement & Temporary Grading Easement                                         |                                       |  |
| Appraiser                                    | Mr. Andrew Boettcher,<br>R.S. Thomas & Associates, Inc. / <i>Harold Blake Co.</i>               |                                       |  |
| Date of Value                                | May 12, 2025                                                                                    |                                       |  |
| Date of Inspection                           | May 12, 2025                                                                                    |                                       |  |
| Date of Report                               | May 29, 2025                                                                                    |                                       |  |
| Value Indicated                              | Value of the Part Taken                                                                         |                                       |  |
| Cost Approach                                | Not Applicable                                                                                  |                                       |  |
| Income Approach                              | Not Applicable                                                                                  |                                       |  |
| Sales Approach                               | \$10,500.00                                                                                     | Highway Easement                      |  |
|                                              | \$300.00                                                                                        | Temporary Grading Easement (Annually) |  |

**Correlated Conclusion for Partial Acquisition**

As of May 12, 2025..... **\$10,800.00**

Property Description



Land

| Location     |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Site Size    | 11.01 Acres (479,596+/- SF) Gross                                                                                           |
| Frontage     | 1005.85+/- Feet of Frontage along Newburgh Road,<br>1,470.28+/- Feet along Plymouth Road,<br>bisected by Edward Hines Drive |
| Improvements | None                                                                                                                        |
| Utilities    | All Available                                                                                                               |
| Encumbrances | Utility Easements, Middle Rouge River, Sub Basin                                                                            |
| Zoning       | PL, Public Lands                                                                                                            |
| Topography   | Sloping from Newburgh Road toward the Middle Rouge River                                                                    |

The public record information pertaining to the subject property is provided below for reference. If differences regarding site or ownership information are found, we have relied upon surveys and title provided by the client.

The subject property is located on the east side of Newburgh Road, and the north side of Ann Arbor Road, south of Plymouth Road in the City of Livonia. The neighborhood is bounded by Plymouth Road to the north, Joy Road to the south, Wayne Road to the east and Newburgh Road to the west. Ann Arbor Road provides direct access to the I-275 Expressway and interchange to the west. Newburgh Road is a five lane asphalt



paved thoroughfare running from Michigan Avenue in the City of Wayne to the south transitioning to Halsted Road in the southern suburbs of Oakland County to the north. The Jeffries (I-96) Expressway is located approximately one mile to the north providing ease in access to the I-275 Expressway to the west and the central business district of the City of Detroit. Linkage to the M-14 expressway also provides direct access to the City of Ann Arbor to the southwest.

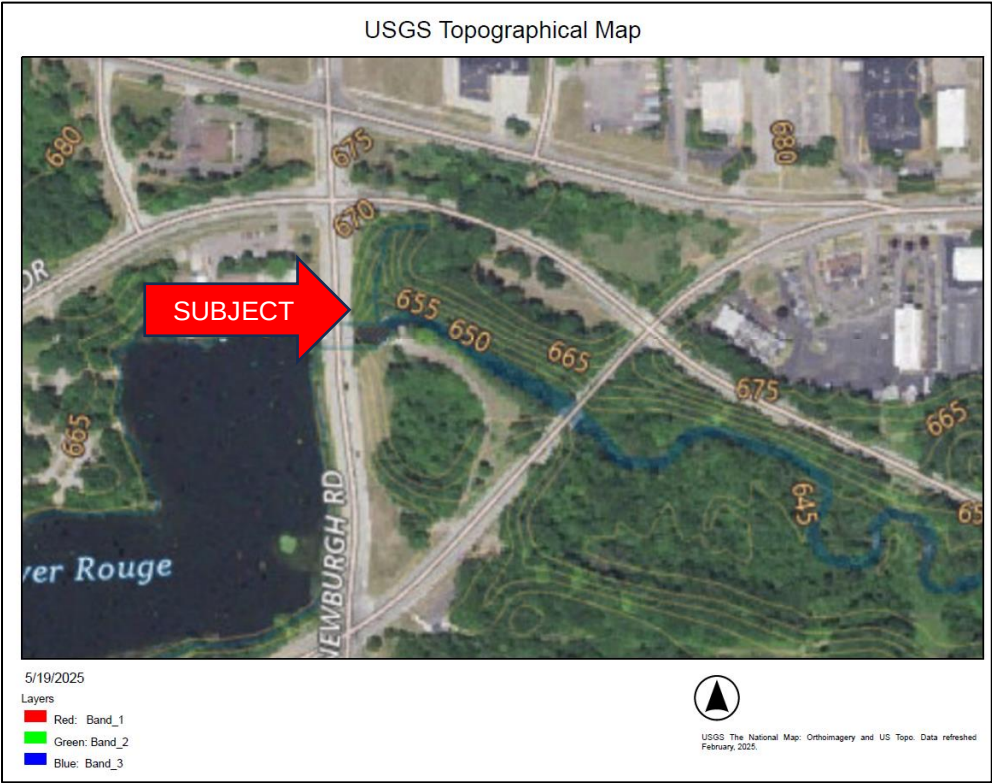


Newburgh Road – Looking North

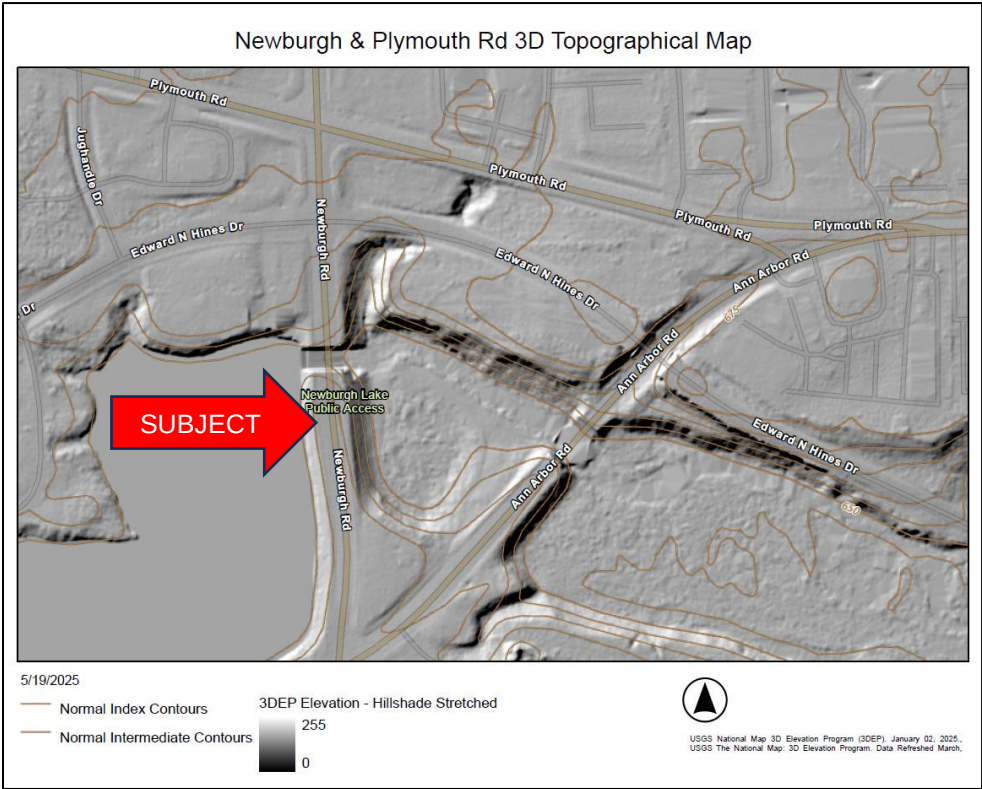


Hines Drive – Looking East

As per the following topographical maps, the parent parcel is generally level to the north and southern corner, however in the area of Middle Rouge River and sub basin, the land is hilly/sloping from Newburgh Road, rising and sloping again toward the rivers edge. As identified on the following USGS topographical maps, elevations range from 650 feet above mean sea level (AMSL) to as high as 675 feet or a 25-foot difference in elevation. This irregular topography presents challenges for development. However, as part of the parent parcel, this area is available for alternate uses such as for water drainage retention, developmental green space and density. Refer to topographical maps on the following pages for reference.



TOPOGRAPHICAL CHANGES IN 3D



The subject property is within the 2,300 acre Edward Hines Park, and is bisected in the northwest portion of the parcel by Edward Hines Drive, a 17.5 mile parkway that travels through Hines Park from the City of Dearborn, southeast of the subject, and traverses northwest through Dearborn Heights, Garden City, Westland, Livonia, Plymouth, and Plymouth and Northville Townships concluding at 7 Mile Road, which leads to the City of Northville. Commercial property is noted at the Newburgh Road intersections with Plymouth Road to the north and Ann Arbor Road, southwest. This area is comprised primarily of residential use to the east of the subject with commercial property concentrated along the Plymouth Road corridor to the north. Industrial and manufacturing use is noted to the north of Plymouth Road. Newburgh Lake is located opposite the subject on the west side of Newburgh Road. Newburgh Lake is an impoundment on the Middle Rouge River located within the park, 152 acres in size with two piers for fishing and boat launch.

Refer to the surveys, aerial photos and photos from this appraiser taken the date of inspection for further description of the property.



Parcel Looking Southeast



Parcel Looking Northeast

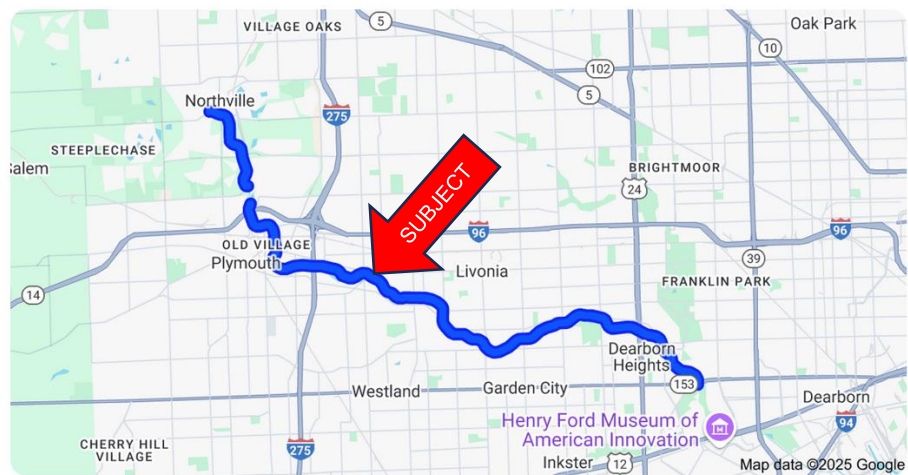
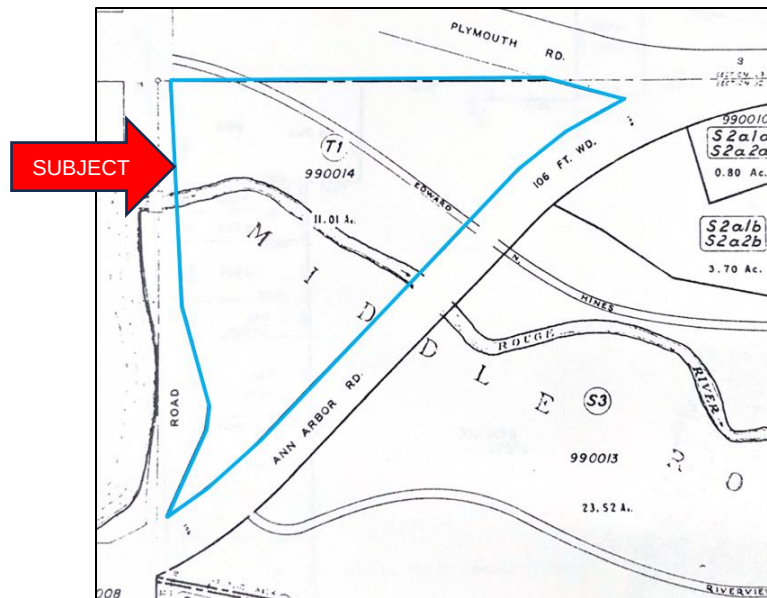




Parcel Looking East



Middle Rouge River View – Looking East



Edward N Hines Dr  
Michigan



## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



### ***Newburgh Pointe – Livonia***

This park is located on the shores of Newburgh Lake. The lake was originally constructed as a millpond around 1819. In 1935 the old mill was demolished by Henry Ford and replaced with a new "Village Industry Plant." A new dam was also built by the Wayne County Road Commission as a cooperative venture. The 152-acre lake was cleaned in 1998 through a Rouge River National Wet Weather Demonstration Project, and stocked with bluegill, bass, and other pan fish. It contains two piers and a boat launch to accommodate fishing. The mill is now a comfort station with canoe rentals during the summer season. In addition, there are hiking and biking trails surrounding the lake.

**36800 RIVERVIEW** LIVONIA, MI 48150 (Property Address)

Parcel Number: 126 99 0014 000



Item 1 of 1 1 Image / 0 Sketches

**Property Owner:** WAYNE COUNTY

#### **Summary Information**

> Assessed Value: \$0 | Taxable Value: \$0 > Property Tax information found  
> Building Department information found

**Parcel is Vacant**

#### Owner and Taxpayer Information

| Owner                                                | Taxpayer                                                     |
|------------------------------------------------------|--------------------------------------------------------------|
| WAYNE COUNTY<br>36800 RIVERVIEW<br>LIVONIA, MI 48150 | WAYNE COUNTY<br>500 GRISWOLD 31ST FLOOR<br>DETROIT, MI 48226 |

#### General Information for Tax Year 2024

|                            |                        |                                 |                    |
|----------------------------|------------------------|---------------------------------|--------------------|
| <b>Property Class</b>      | 402 RESIDENTIAL-VACANT | <b>Unit</b>                     | 46 CITY OF LIVONIA |
| <b>School District</b>     | LIVONIA PUBLIC SCHOOLS | <b>Assessed Value</b>           | \$0                |
| <b>YR BLT/SQ FT</b>        | No Data to Display     | <b>Taxable Value</b>            | \$0                |
| <b>PP FILE CODE</b>        | 0                      | <b>State Equalized Value</b>    | \$0                |
| <b>CURRENT USE</b>         | XMT - COUNTY           | <b>Date of Last Name Change</b> | 08/03/2022         |
| <b>MISC</b>                | Not Available          | <b>Notes</b>                    | Not Available      |
| <b>Historical District</b> | No                     | <b>Census Block Group</b>       | No Data to Display |
| <b>STATUS</b>              | Not Available          | <b>Exemption</b>                | No Data to Display |

#### Principal Residence Exemption Information

**Homestead Date** No Data to Display

| Principal Residence Exemption | June 1st | Final    |
|-------------------------------|----------|----------|
| 2024                          | 0.0000 % | 0.0000 % |

#### Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$0           | \$0       | \$0           |
| 2022 | \$0           | \$0       | \$0           |
| 2021 | \$0           | \$0       | \$0           |
| 2020 | \$0           | \$0       | \$0           |
| 2019 | \$0           | \$0       | \$0           |
| 2018 | \$0           | \$0       | \$0           |

Land Information

|                         |                    |                                  |                    |
|-------------------------|--------------------|----------------------------------|--------------------|
| Zoning Code             |                    | Total Acres                      | 0.264              |
| Land Value              | \$0                | Land Improvements                | \$0                |
| Renaissance Zone        | No                 | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood        | COUNTY OWNED       | Mortgage Code                    | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone     | No                 |

|                |                         |                        |
|----------------|-------------------------|------------------------|
| Lot(s)         | Frontage                | Depth                  |
| No lots found. |                         |                        |
|                | Total Frontage: 0.00 ft | Average Depth: 0.00 ft |

Legal Description

32T1 THAT PT OF THE NW 1/4 OF SEC 32 DESC AS BEG AT A PTE ON THE N LINE OF SAID SEC DIST S87DEG 52M E, 28.80FT FROM THE NW COR OF SEC 32 AND PROC TH S87DEG 52M E ALONG SAID N LINE, 950.38FT TO THE SLY LINE OF PLYMOUTH RD, 66.0FT WIDE, TH ELY ALONG SAID SLY LINE, 144.45FT TO THE NWLY LINE OF ANN ARBOR RD, TH SWLY ALONG SAID NWLY LINE, 1470.28FT TO THE ELY LINE OF NEWBURGH RD, TH ALONG SAID ELY LINE, N26DEG 28M E, 202.54FT AND N10DEG 17M E 63.10FT AND N10DEG 58M W, 77.90 FT AND N16DEG 54M W, 121.0FT AND N0DEG 12M W, 541.40FT TO THE PLACE OF BEG, EXC THE NELY 27.0 FT THEREOF ADJOINING PLYMOUTH RD 66.0FT WIDE. 11.01 AC.

Land Division Act Information

|                            |                    |                              |               |
|----------------------------|--------------------|------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left        | Not Available |
| Date Form Filed            | No Data to Display | Unallocated Divs of Parent   | Not Available |
| Date Created               | 01/01/0001         | Unallocated Divs Transferred | Not Available |
| Acreage of Parent          | 0.00               | Rights Were Transferred      | No            |
| Split Number               | 0                  | Courtesy Split               | No            |
| Parent Parcel              | No Data to Display |                              |               |

Sale History

| Sale Date               | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|-------------------------|------------|------------|---------|---------|---------------|------------|----------|
| No sales history found. |            |            |         |         |               |            |          |

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## Scope of Work

The scope of work for the appraisal reported herein meets the requirements set forth in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The Scope of Work Rule states:

For each appraisal and appraisal review assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate the scope of work is sufficient to produce credible assignment results.

An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal or appraisal review problem to be solved.



The scope of work must include the research and analyses that are necessary to develop credible assignment results.

An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.

An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

The report must contain sufficient information to allow intended users to understand the scope of work performed.<sup>1</sup>

Within this report we have addressed: the client and intended users, definition of value, the effective date of the appraisal report, the appraiser's opinions and conclusions, the subject of the assignment and relevant characteristics and assignment conditions. Additionally, we will convey physical data extracted through the property inspection, market data sources/research and clearly disclose any hypothetical conditions and/or extraordinary assumptions utilized within this assignment. The valuation process considers the underlying land only and does not consider building improvements if they exist for this partial acquisition appraisal. Damages to the remaining property do not result from this partial acquisition.

The Subject land was viewed from the right-of-way and through satellite imaging. Information regarding zoning, utilities, and other items of site utilization were obtained through the appropriate agencies or representatives. Sketches, land areas and location of the proposed easement have been provided by the client and assumed correct.

More specifically, the scope of the work required to complete this appraisal and to prepare this report included the following:

Physical inspection of the subject take area and the surrounding market area, and inspection of comparable properties within the recognizable submarket;

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<sup>1</sup> Appraisal Standards Board, The Appraisal Foundation; *Uniform Standards of Professional Appraisal Practice 2024 Edition*  
Page 15-16

Investigation and review of public records relative to the legal use of subject property, assessor, planning and zoning departments;

Analysis and the decision making process relative to our opinion of the highest and best use of the subject property;

Market investigation relative to sales and offerings of vacant land;

Analyze and explain our position relative to the required exclusion of any normal Approaches to Value in this appraisal;

Estimate of value by means of the appropriate approaches to value and consider the existing use and proposed acquisition, wetlands and environmental issues, if present;

Analysis necessary to arrive at a final opinion of the value as of the effective date of this report for the land area to be acquired;

And finally, writing the report.

### **Legal Descriptions**

*Per exhibit provided by the client*

#### **PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN)** **(PER WAYNE COUNTY TAX ROLLS)**

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

*Per title provided by the client*

## EXHIBIT "A"

The land referred to in this search is described as follows: City of Livonia, County of Wayne, State of Michigan

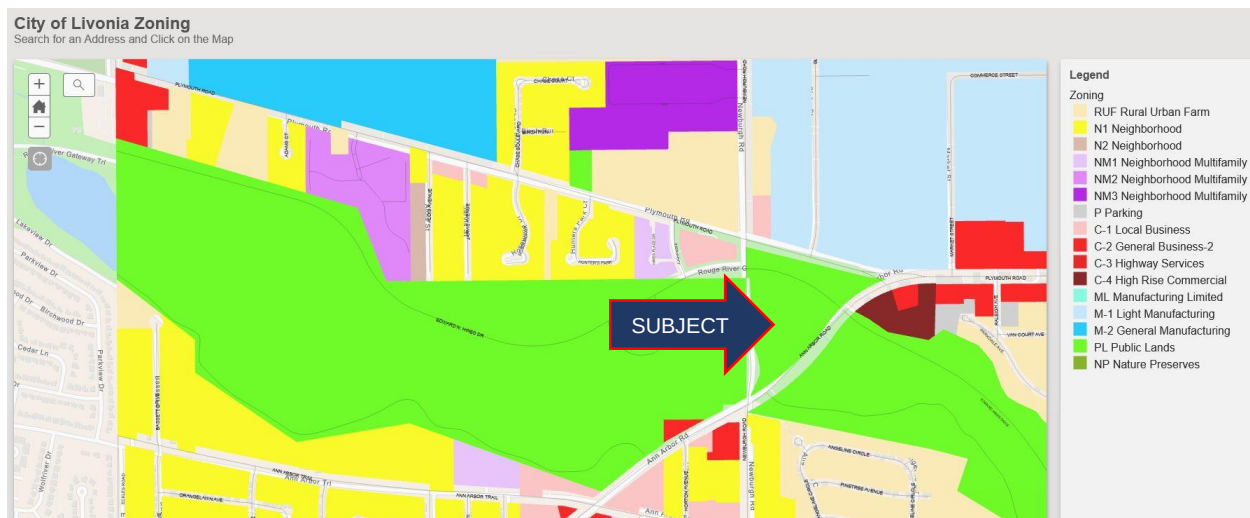
Part of the Northwest 1/4 of Section 32 described as beginning at a point on the North line of said section distant South 87 degrees 52 minutes East, 28.80 feet from the Northwest corner of Section 32 and proceeding thence South 87 degrees 52 minutes East along said North line, 950.38 feet to the Southerly line of Plymouth Road, 66.0 feet wide, thence Easterly along said Southerly line, 144.45 feet to the Northwesterly line of Ann Arbor Road, thence Southwesterly along said Northwesterly line, 1470.28 feet to the Easterly line of Newburgh Road thence along said Easterly line, North 26 degrees 28 minutes East, 202.54 feet and North 10 degrees 17 minutes East 63.10 feet and North 10 degrees 58 minutes West, 77.90 feet and North 16 degrees 54 minutes West, 121.0 feet and North 0 degrees 12 minutes West, 541.40 feet to the place of beginning, except the Northeasterly 27.0 feet thereof, adjoining Plymouth Road 66.0 feet wide, EXCEPT all that portion of Middle Rouge Parkway, lying East of the West line of the Northwest 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, and West of the East right of way line of Newburgh Road, said portion being more particularly described as: Commencing at Northwest corner of Section 32, Town 1 South, Range 9 East, thence South 87 degrees 52 minutes 00 seconds East 28.80 feet to the Easterly right of way line of Newburgh Road (variable width); thence South 00 degrees 12 minutes 02 seconds East 871.18 feet along the Easterly right of way line of Newburgh Road (variable width), to the point of beginning; thence continuing along said East line South 00 degrees 12 minutes 02 seconds East 54.53 feet; thence South 48 degrees 32 minutes 43 seconds west 18.26 feet to a point on the Northerly right of way line of Ann Arbor Road (120 feet wide); thence 77.325 feet along the arc of a circular curve to the right, concave Northwesterly radius 989.14 feet, chord bearing South 59 degrees 29 minutes 20 seconds West 77.305 feet along said Northerly line; thence North 26 degrees 28 minutes 00 seconds East 118.24 feet to said Easterly right of way line and point of beginning.

## Assessed Value and Taxes

Exempt, Wayne County owned land.

## Zoning

The subject is zoned "P-L, Public Lands" and conforms to the zoning identification as vacant. We have included relevant portions of the City of Livonia zoning map below and applicable zoning ordinance in the addendum for reference.





### Sales History of Property

Subject property has not transferred within the five years preceding the date of valuation, per public records and title provided by client.

### Ownership, Occupancy & Contact With Owner

The subject property is currently owned by Board of County Road Commissioners of the County of Wayne, per title provided by the client, commitment date December 13, 2024.

Owner: Board of County Road Commissioners of the County of Wayne  
400 Monroe St., Suite 610, Detroit, MI 48226

Occupancy: Vacant Land

A letter dated April 28, 2025, was sent to the owners providing an opportunity to meet and discuss the project. A secondary contact was made via email to Elizabeth Iszler, Chief of Planning and Design for the Wayne County Parks. We received a same day response via email from Ms. Iszler to confirm receipt and that she has forwarded the letter to other staff members with no further reply or contact. The property was viewed on multiple occasions from the right-of-way, the last being on May 12, 2025, representing the date of value. This appraisal is based on this inspection, aerial photographs and available public records.

### Interest Appraised

The interest appraised is permanent highway easement for a partial acquisition. If a Temporary Construction or Grading Easement is involved, it is recognized as rental on land and valued accordingly.

The following definitions are from Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), PDF e-book:

**fee simple estate** - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

**easement** - The right to use another's land for a stated purpose.

The following definition is from Real Estate Valuation in Litigation, Second Edition, 1995

**Permanent, or perpetual easements** are generally acquired for electrical transmission lines; sewer, water, and other utility lines; highways; and other public facilities. Often an easement will have both temporary and permanent elements, as is the case with many sewer line easements. If an easement width of 40 feet is required for installation of a sewer line, but only 25 feet is required for its maintenance and operation, a 15-ft. is acquired in addition to a 25-ft. permanent easement.

Many times, an easement has a value different from that of the fee value, as it does not encompass the entire bundle of rights.

The following definition of “bundle of rights theory” is taken from Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022),PDF e-book:

*The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g. the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.*

The Appraisal of Real Estate, 15<sup>th</sup> Edition explains the concept this way:

*The most complete form of ownership is the fee simple interest—i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. An appraiser may be asked to appraise something less than the fee simple interest—i.e., a partial interest or a fractional interest.*

*Because each stick in the bundle of rights represents a separate right or interest inherent in the ownership, these individual rights can be separated from the bundle by sale, lease, mortgage, donation, or another means of transfer. The complete bundle of rights includes, but is not limited to, the following:*

- the right to sell an interest
- the right to lease an interest

- the right to occupy the property
- the right to mortgage an interest
- the right to give an interest away

*Ownership of the fee simple interest is equivalent to ownership of the complete bundle of sticks, while one or more of the sticks (or a portion of individual sticks) can represent a partial interest in a specific property). Each individual right in the bundle may have potential value. If any or all are removed from the fee simple interest, one or more partial interests are created.*

### **Purpose Of The Appraisal**

The purpose of this appraisal is to estimate the market value applicable to the land area required for the proposed permanent highway easement and temporary grading easement. The conclusions of this report will determine just compensation to the property owner for this area. The land will be appraised utilizing the value of the part taken approach, representing just compensation for the land area identified. There are no damages recognized to the remaining property.

### **Market Value (M Civ II 90.06)**

The definition of "Market Value" as accepted by the courts in the State of Michigan is:

- (a) the highest price estimated in terms of money that the property will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with knowledge of all of the uses and purposes to which it is adapted and for which it is capable of being used
- (b) the amount which the property would bring if it were offered for sale by one who desired, but was not obliged, to sell, and was bought by one who was willing, but not obliged, to buy
- (c) what the property would bring in the hands of a prudent seller, at liberty to fix the time and conditions of sale
- (d) what the property would sell for on negotiations resulting in sale between an owner willing, but not obliged, to sell and a willing buyer not obliged to buy
- (e) what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale.

The property must also be exposed to the open market for a reasonable time. Payment is made in cash, or its equivalent and specified financing terms may be the actual financing in place or in terms generally available for the property type in its location as



of the effective appraisal date. This definition of market value will be closely followed in determining the subject property's relative position in the real estate market as of the date of valuation.

### **Discussion of Appraisal Problem**

The City of Livonia is proposing to utilize a variable width strip of land, 5,201 square feet or 0.119 acres along the western property line of the subject parent parcel, as defined, for a highway easement and temporary grading easement. This appraisal assignment is to determine the current market value of the land area. This determination of market value is used for client purposes to assist in the purchase of rights within the defined land area for the partial acquisition.

The goal and purpose of the appraisal is to estimate the amount of money the City should pay as compensation to the property owners for this acquisition. This appraisal uses the legal definitions consistent with eminent domain proceedings. Michigan eminent domain law requires that the value estimated herein follow certain legal definitions for fair market value, highest and best use, effect of partial takings and other related appraisal issues.

The appraisal process is not conducted on a predetermined value, minimum value, or contingent fee. The valuation process will rely upon the subject property and the highest and best use, its restrictions, easements, and location. The report is provided for the intended users only and only for this intended use.

The following definitions are from Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), PDF e-book:

They are identified to facilitate the understanding of the valuation process in relation to subject property:

#### **Principle of Substitution**

The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based.

### **Contribution**

1. The amount a component of a property adds to the total value of the property.

Contribution may or may not be equivalent to the cost to add the component.

2. The concept that the value of a particular component is measured in terms of the amount it adds to the value of the whole property or as the amount that its absence would detract from the value of the whole.

### **Anticipation**

The perception that value is created by the expectation of benefits to be derived in the future.

### **Balance**

The principle that real property value is created and sustained when contrasting, opposing, or interacting elements are in a state of equilibrium.

### **Change**

The result of the cause and effect relationship among the forces that influence real property value.

### **Competition**

1. Between purchasers or tenants, the interactive efforts of two or more potential purchasers or tenants to make a sale or secure a lease.

2. Between sellers or landlords, the interactive efforts of two or more potential sellers or landlords to complete a sale or lease.

3. Among competitive properties, the level of productivity and amenities or benefits characteristic of each property considering the advantageous or disadvantageous position of the property relative to the competitors.

### **Excess Land**

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *See also* surplus land.

### **Surplus Land**

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *See also* excess land.

### **Easement**

The right to use another's land for a stated purpose.

### **Assemblage**

1. The combining of two or more parcels, usually but not necessarily contiguous, into one ownership or use; the process that may create plottage value. *See also* plottage value.
2. The combining of separate properties into units, sets, or groups, i.e., integration or combination under unified ownership.

### **Plottage**

The increment of value that often occurs when two or more sites are combined to produce greater utility, resulting in a higher productivity or income than could be obtained from the individual smaller sites. *See also* assemblage.

### **Larger Parcel (Parent Parcel)**

In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

Although each of the approaches to value has been considered, the sales approach is the only approach utilized in valuing the property. Hypothetical conditions or



extraordinary conditions assumed in the valuation process include the economic climate for purchases and assumption there are no environmental adverse influences. Additional discussion and consideration is given to the highest and best use analysis for the valuation of this land with direct attention given to its current zoning, current use, future use, accessibility, and topography. We find it is necessary to discuss and define several additional terms used in appraisal practices regarding eminent domain. The following terms apply:

**Just Compensation (M Civ JI 90.05)**

Whenever private property is taken for a public purpose, the Constitution commands that the owner shall be paid just compensation.

Just compensation is the amount of money which will put the person whose property has been taken in as good a position as the person would have been in had the taking not occurred. The owner must not be forced to sacrifice or suffer by receiving less than full and fair value for the property. Just compensation should enrich neither the individual at the expense of the public nor the public at the expense of the individual.

The determination of value and just compensation in a condemnation case is not a matter of formula or artificial rules, but of sound judgment and discretion based upon a consideration of all of the evidence you have heard and seen in this case.

**Highest and Best Use (Model Civil Jury Instruction (90.09)**

In deciding the market value of the subject property, you must base your decision on the highest and best use of the property.

By “highest and best use” we mean the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant, so long as there is a market demand for such use.

**Possibility of Rezoning (M Civ JI 90.10)**

The Court has instructed you on the subject of highest and best use. One of the things that must be considered in deciding what the highest and best use of the property was at the time of taking is the zoning classification of the property at that time. However, if there was a reasonable possibility, absent the threat of this condemnation case, that the zoning classification would have been changed, you should consider this possibility in arriving at the value of the property on the date of taking. In order to affect the value of the property, the possibility of rezoning must be real enough to have caused a prudent prospective buyer to pay more for the property than he or she would otherwise pay.

**Partial Taking (M Civ JI 90.12)**

This case involves what is known as a “partial taking”; that is to say, the property being acquired by the [ name of condemning authority ] is part of a larger parcel under the control of the owner.

When only part of a larger parcel is taken, as is the case here, the owner is entitled to recover not only for the property taken, but also for any loss in the value to his or her remaining property.

The measure of compensation is the difference between (1) the market value of the entire parcel before the taking and (2) the market value of what is left of the parcel after the taking.

\*(In valuing the property that is left after the taking, you should take into account various factors, which may include: (1) its reduced size, (2) its altered shape, (3) reduced access, (4) any change in utility or desirability of what is left after the taking, (5) the effect of the applicable zoning ordinances on the remaining property, and (6) the use which the [ name of condemning authority ] intends to make of the property it is acquiring and the effect of that use upon the owner’s remaining property.)

Further, in valuing what is left after the taking, you must assume that the [ name of condemning authority ] will use its newly acquired property rights to the full extent allowed by the law.

#### Note on Use

\*The six factors listed in this paragraph are illustrative, not exclusive. But see MCL 213.70(2). If no evidence has been introduced on one or more of the factors, it should be deleted from the instruction.

An alternative test of compensation for a partial taking (i.e., value of the part taken plus damages to the remainder) may be appropriate in certain cases in lieu of this instruction. *State Highway Commissioner v Flanders*, 5 Mich App 572; 147 NW2d 441 (1967); *State Highway Commissioner v Englebrecht*, 2 Mich App 572; 140 NW2d 781 (1966). *Michigan Dep't of Transportation v Sherburn*, 196 Mich App 301; 492 NW2d 517 (1992).

#### **Effect of the Proposed Public Improvement (M Civ JI 90.15)**

The process of determining the value on the date of taking may be complicated by the government's actions leading up to the taking, if those actions have had an effect on the market value of the property. In such case, you must disregard any change in value resulting from such actions and grant compensation on the basis of what the market value of the property would be if such actions had not occurred. In other words, in arriving at market value you should disregard any conditions which may exist in this area resulting from the prospect of condemnation for this project and the other proceedings leading up to this condemnation case.

You should determine the value of the property as though this project had not been contemplated.

This does not mean that the announcement of the project acts to insulate the properties concerned from normal economic forces. The market may go up or down, the property may deteriorate or be improved, and you should recognize those factors. However, a change in value directly traceable to the prospect of this condemnation should not penalize either owners or the public. By the same token, you should disregard any increases in value which may have occurred by reason of the prospect of the completion of the project.

#### Note on Use

This instruction applies in total taking cases and to the before value only in a partial taking case.

In public utility condemnation cases, the word "condemnor's" should be substituted for the word "government's" in the first paragraph.



### **Comparable Market Transactions (M Civ JI 90.16)**

The witnesses who have expressed opinions about market value have relied upon various market transactions to help them arrive at their opinions. These transactions are referred to as “comparables” and may include sales, offers to sell, offers to buy and rentals.

These witnesses have been permitted to testify as to the price and other terms and circumstances of these transactions which they consider to be comparable to the owner’s property as shedding light on the value of the owner’s property. Generally, the more similar one property is to another, the closer the price paid for the one may be expected to approach the value of the other. \*(Thus, in weighing the opinion of a witness as to the value of the subject property based upon other market transactions, you may consider the following matters:

- (a) Was the transaction freely entered into in good faith?
- (b) If the transaction was on credit, how much should the price be discounted to reflect the amount which the property would have brought in cash?
- (c) How near is the date of the other transaction to the date of valuation in this case?
- (d) How near is the size and shape of the property to the size and shape of the owner’s property?
- (e) How similar are the physical features, including both improvements and natural features?
- (f) How similar is the use to which the other property is, or may be, put, to the use which is, or may be, made of the owner’s property?
- (g) How far is the other property from the owner’s property, and is the distance important?
- (h) How similar is the neighborhood of the other property to the neighborhood of the owner’s property?
- (i) Is the zoning classification the same on both properties?

You should also consider the extent to which the witness has taken into account whatever dissimilarities may exist. If you are not satisfied that the transactions being used as comparables are, in fact, comparable, then you may consider that fact in weighing [ his / or / her ] opinion.

You should bear in mind that comparable sales are not themselves direct evidence of value, but merely the basis on which the witnesses have formed their opinions of value.

You should apply these standards to all witnesses rendering an opinion of value.

#### Note on Use

\*The list of matters that the jury may consider is illustrative, but not exclusive. If there is no evidence as to one or more of the matters, it should be deleted from this instruction.

#### **General Effects (Michigan Uniform Condemnation Procedures Act MCL (213.70(2))**

The general effects of a project for which property is taken, whether actual or anticipated, that in varying degrees are experienced by the general public or by property owners from whom no property is taken, shall not be considered in determining just compensation. A special effect of the project on the owner's property that, standing alone, would constitute a taking of private property under Article X, Section 2 of the State Constitution of 1963 shall be considered in determining just compensation. To the extent that the detrimental effects of a project are considered to determine just compensation, they may be offset by consideration of the beneficial effects of the project.<sup>2</sup>

*We are not aware of any special effects to the property resulting from this acquisition.*

The valuation procedure appropriate for this partial acquisition considers the current market value applicable to the building site under the zoning guidelines, recognizing its highest and best use, then application of the unit rate to that portion required for this permanent easement acquisition. The acquisition is a permanent highway easement, and a temporary grading easement which are entirely within the setback of Newburgh Road right-of-way. The location of this proposed easement will be recognized for valuation and compensation purposes. In the case of a temporary easement, if applicable, rights revert to the property owner at project completion. Temporary easements are based on one-year use. The construction period may be longer or shorter. The rental for the land area can be adjusted accordingly.

The function of this appraisal is to assist in establishing the appropriate compensation for the acquired area and rights under eminent domain. The client is Commonwealth,

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<sup>2</sup> *Michigan Department of Transportation v. Tomkins*, 481 Mich. 184; 749 N.W. 2d 716(2008)

representing the City of Livonia. The intended users are the client, the City of Livonia and authorized representatives of the client. Since this matter may involve litigation, we understand opposing counsel and the courts may receive a copy of this report. However, possession of the report by parties other than the client or their authorized representative does not make them an intended user. No other user is intended or authorized. The scope of the appraisal assignment will consider all three approaches to value, yet because this assignment is directed toward the part taken only and no building improvements exist in the acquired area, the Sales Approach will be the most applicable approach for valuation purposes of the land.

To complete this assignment, we have researched sales and competing listings throughout the subject area. This research focuses on vacant land available for commercial use within or in proximity to this market. Comparisons are made for market recognized differences resulting in adjustments applied to identify and support a final value conclusion for the unit rate applicable to subject site.

#### **Fixtures**

No fixtures are considered in this assignment.

#### **Non-Compensable Items**

The appraiser is familiar with the items generally considered non-compensable according to the laws of the State of Michigan and the standard jury instruction of the Supreme Court. Generally, damages resulting from the sovereign police power are non-compensable. Such actions include changes in traffic patterns that increase or decrease traffic, temporary blockage of a street or highway, and deprivation of access, light, view, and air caused by a newly constructed, limited-access highway. To the best of my knowledge, non-compensable items are not included in this appraisal.

#### **Hazardous Waste or Property Contamination**

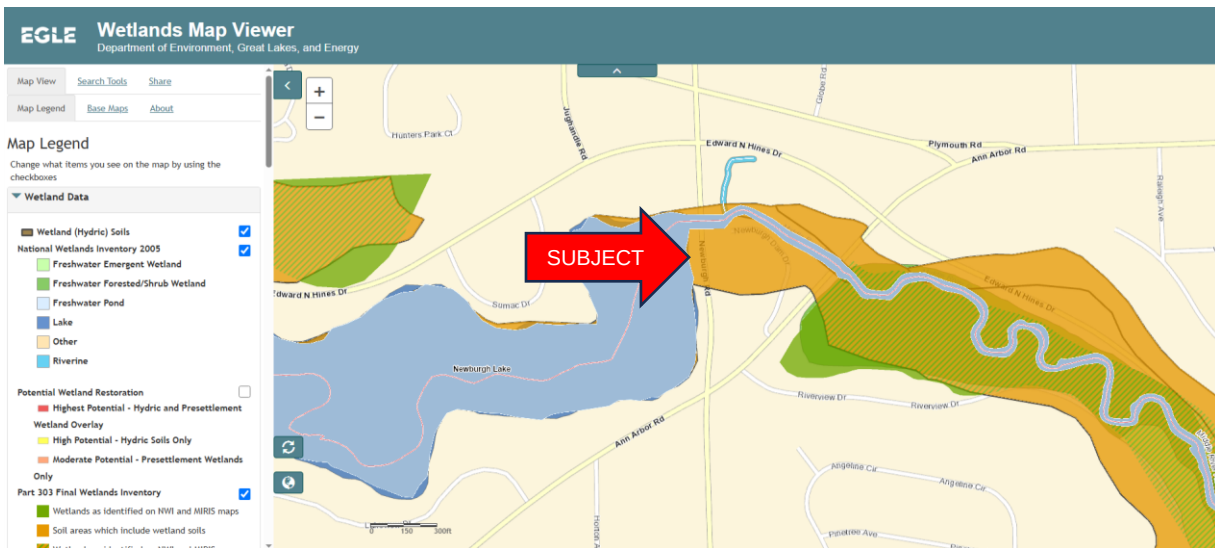
No evidence of hazardous or toxic waste was observed by the appraiser; however, this appraiser is not versed in nor qualified to detect contaminated conditions. The soil conditions of the subject site are unknown. This appraisal assumes that the property is free of any detrimental contamination. To the extent that any environmental contamination, as defined by Michigan or federal law exists in the property, the condemning authority reserves its rights to bring federal and/or state cost recovery



actions against the present owner of the property arising out of any releases of hazardous substances at the property in accordance with the Michigan Uniform Condemnation Procedures Act, MCL 213.51 et seq.

### Floodplain/Wetlands

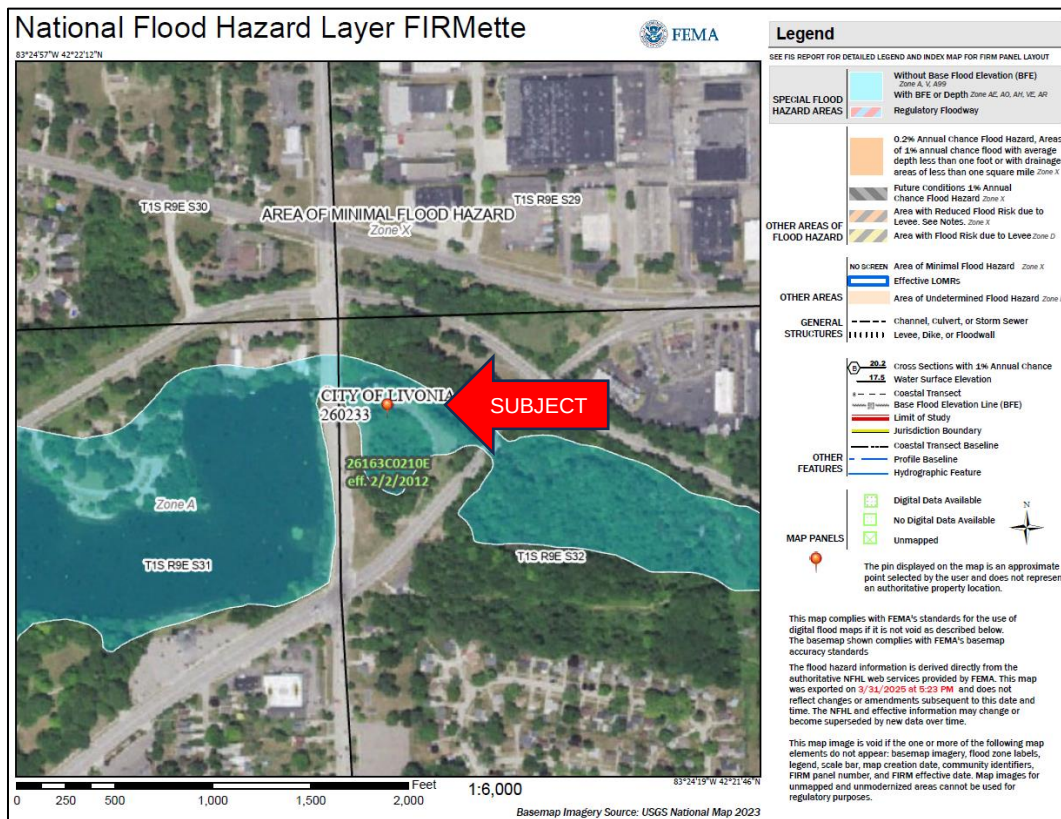
The existence of wetland conditions or floodplains may have an effect upon a property's value. However, a real estate appraiser does not have the expertise or training to qualify as an expert in the identification and recognition of wetlands or floodplains as classified by appropriate governmental agencies. The subject is located in flood zone code A and X. The Middle Rouge River and accompanying sub basin bisect the property in an east/west direction at approximately its midpoint. The specific size and area affected is unknown and estimated for the purpose of this assignment. If testing and further determination is provided to the appraisers, we reserve the right to reevaluate the assignment and value conclusions. The valuation of the subject assumes no liability relative to the accuracy of wetland conditions or floodplains.



### Flood Panel

Flood Zone Code: A & X

Flood Zone Panel: 26163C0210E/ Panel Date 02/02/2012



## ADA Compliance

The American Disabilities Act became effective January 1992. As appraisers we are not qualified to conduct an analysis of the subject property for compliance with these regulations. No survey or report has been forwarded to the appraisers. If non-compliance is determined, reevaluation of the value conclusions may be necessary.

## Reasonable Exposure Time

USPAP [Comment on SR 1-2 (c)] requires an estimate of reasonable exposure time. This requirement is at odds with the definition of value used in Michigan condemnation settings. The definition does not require a finite time but instead (in the last sentence) calls for “what the property would be reasonably worth on the market for a cash price, allowing a reasonable time within which to effect a sale”. This recognition is echoed in the Uniform Standards for Federal Land Acquisition (used in Federal eminent domain proceedings) 2017 edition wherein it states –

4 2 1 2

**Exposure on the Open, Competitive Market** The federal definition of market value presumes that the property, prior to the date of value, was on the open market for a reasonable length of time to find a buyer who was ready, willing, and able to consummate a purchase on the date of valuation.<sup>216</sup> Value is to be determined by what the property “would sell for in the market for cash in the due course of business . . . under ordinary circumstances . . . .”<sup>217</sup>

In determining just compensation, federal courts have neither defined a “reasonable” length of time nor required that an estimate of market value be linked to a specified exposure time on the open market. For these reasons, appraisers should not link opinions of market value for federal acquisitions to a specific exposure time.<sup>218</sup> To do so in an appraisal for federal acquisition purposes would needlessly place a limiting condition on the opinion that is irrelevant and could undermine the reliability of the entire appraisal.<sup>219</sup>

Appraisers should not link an opinion of market value made for federal acquisition purposes to a specific exposure time. This jurisdictional exception to USPAP is required for appraisals applying the federal definition of market value.

### **Extraordinary Assumption**

The Uniform Standards of Professional Appraisal Practice (USPAP) defines extraordinary assumption as “An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions.” This accepts as fact otherwise uncertain information about characteristics of the subject property or condition external to the property. This appraisal utilizes extraordinary assumptions regarding the property free of any adverse environmental conditions. We have assumed the proposed acquisition areas as provided by the client are correct.

### **Hypothetical Conditions**

The Uniform Standards of Professional Appraisal Practice (USPAP) defines hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of the analysis.” This appraisal utilizes the hypothetical condition the partial acquisition occurs. Also, in keeping with Model Civil Jury Instruction 90.15 the property is appraised as though the project were not contemplated.



## Description Of Acquisition

### Interest To Be Acquired

The interest acquired is Permanent Highway Easement and a temporary grading easement. This is for the partial acquisition of land with consideration given to the location, existing encumbrances, highway use, extraordinary assumptions and hypothetical conditions identified.

### Description of Acquisition

The acquisition, pertaining to the property located at 36800 Riverview Drive involves a permanent highway easement, and a temporary grading easement. The proposed highway easement involves a variable width strip of land located parallel and adjacent to the existing right-of-way for Newburgh Road. This area is 11.30 feet in width at the northern property line, extending south 589.84 feet along the Newburgh Road right of way totaling 5,201 square feet in size. A second partial acquisition is a proposed temporary grading easement. This easement is located in two areas both to the north and south of the Middle Rouge River, adjacent to the proposed permanent highway easement totaling 1,239 square feet. This area comes from the parent tract of approximately 11.01 gross acres. The proposed acquisition area is located in an area encumbered by the existing Middle Rouge River, accompanying sub basin and apparent utility easements along the Newburgh Road right of way. Further, the topography in this area slopes heavily from Newburgh Road. This additional permanent highway easement is necessary for the Newburgh Road construction project. Due to the size of the proposed acquisition in relation to the parent tract, as well as its location on the west property line of subject property and existing encumbrances, damages are not considered in the valuation. Refer to photographs and sketch to follow for reference.



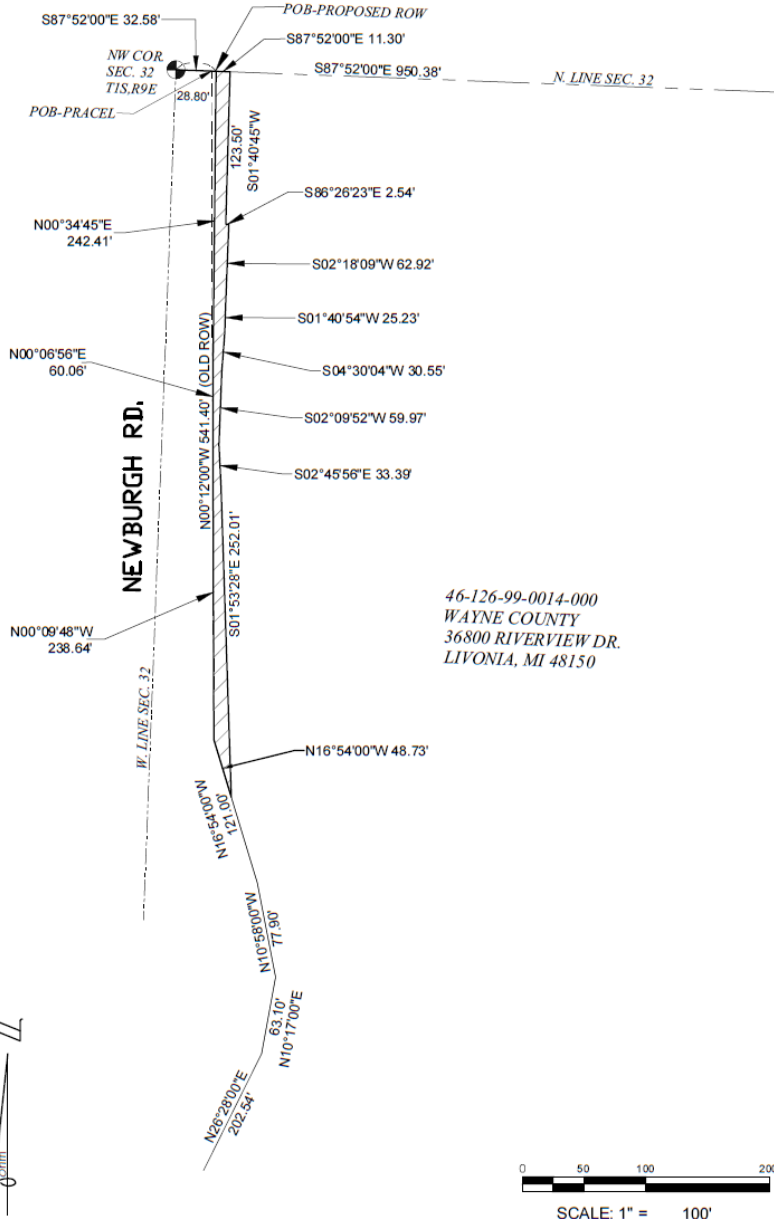
Acquisition Area – Looking south



Acquisition Area – Looking North

# HIGHWAY EASEMENT SKETCH

Exhibit "A"



## LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT

## LAND AREAS

- PARCEL = 11.01 ACRES
- PROPOSED RIGHT OF WAY = 0.119 ACRES (5,201 SQ. FEET)

|                                                                                                                                                              |              |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------|
| <b>HIGHWAY EASEMENT</b><br>PART OF THE NW 1/4 OF SECTION 32<br>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN<br><b>PARCEL ID# 46-126-99-0014-000</b> |              | SCALE<br>1"=100'<br>SHEET<br><b>3</b><br>OF 4 |
| DATE: 04-15-2025<br>CITY OF LIVONIA<br>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                  | 0090-24-0030 |                                               |

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## HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

### HIGHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 87°52'00" E 32.58 feet along the North line of said Section 32 to the Point of Beginning; thence continuing along said North line S 87°52'00" E 11.30 feet; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 02°09'52" W 59.97 feet; thence S 02°45'56" E 33.39 feet; thence S 01°53'28" E 252.01 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 16°54'00" W 48.73 feet, N 00°09'48" W 238.64 feet, N 00°06'56" E 60.06 feet and N 00°34'45" E 242.41 feet to the Point of Beginning.

Contains 5,201 square feet or 0.119 acres of land, more or less.

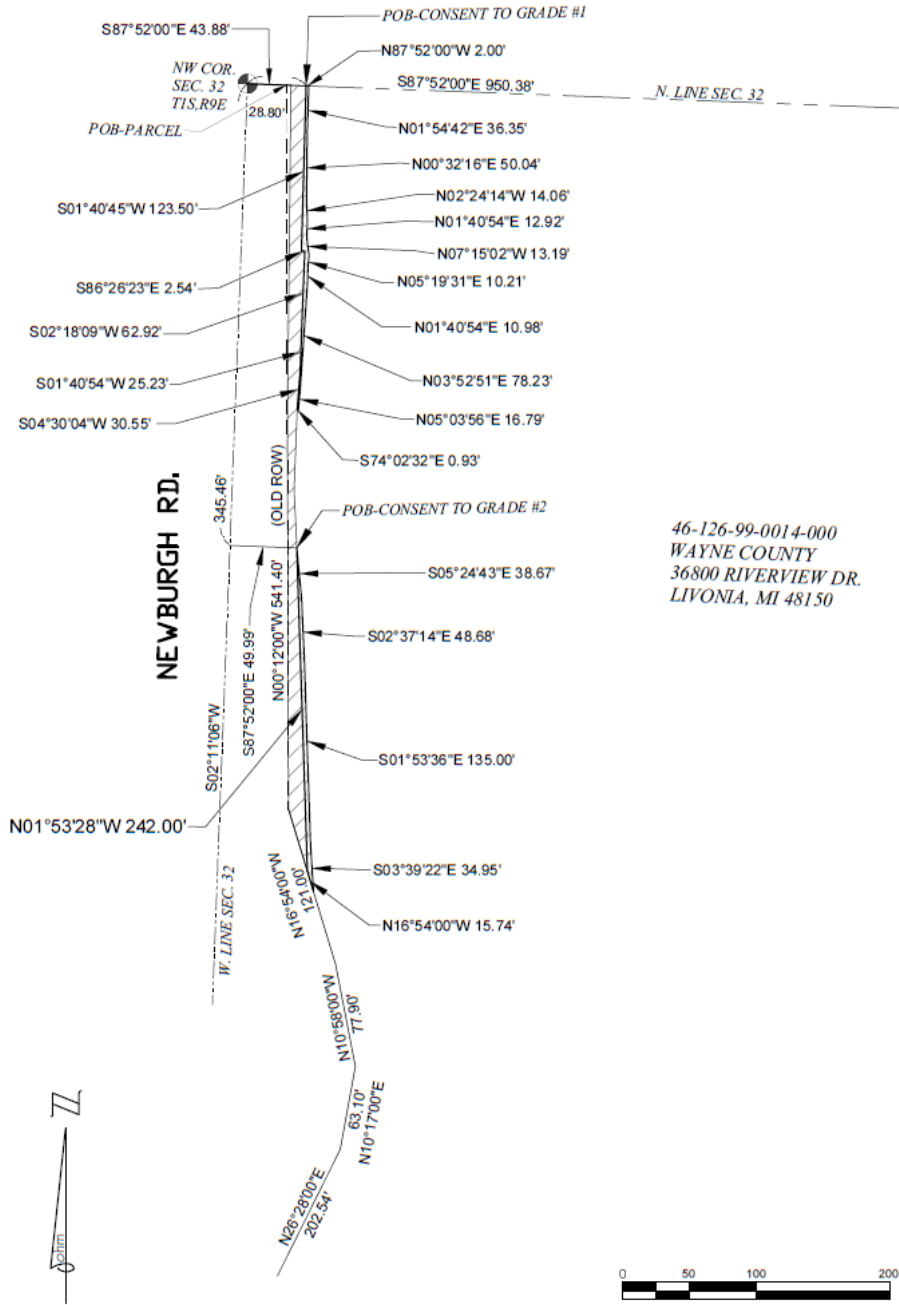
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                         |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|
| <b>HIGHWAY EASEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         | SCALE<br>1"=150'          |
| PART OF THE NW 1/4 OF SECTION 32<br>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN<br><b>PARCEL ID# 46-126-99-0014-000</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         | SHEET<br><b>4</b><br>OF 4 |
| DATE<br>04-15-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CITY<br>CITY OF LIVONIA | 2024<br>0090-24-0030      |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         |                           |
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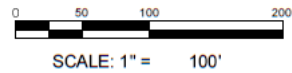


# CONSENT TO GRADE SKETCH

Exhibit "A"



46-126-99-0014-000  
WAYNE COUNTY  
36800 RIVERVIEW DR.  
LIVONIA, MI 48150



## LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT
- CONSENT TO GRADE

## LAND AREAS

- PARCEL = 11.01 ACRES
- CONSENT TO GRADE = 0.028 ACRES (1,239 SQ. FEET)

**CONSENT TO GRADE**  
PART OF THE NW 1/4 OF SECTION 32  
T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN  
**PARCEL ID# 46-126-99-0014-000**

SCALE  
H: 1"=100'  
SHEET  
**3**  
OF 4

DATE: 04-24-2025 CLIENT: CITY OF LIVONIA JOB # 0090-24-0030  
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM



## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

### CONSENT TO GRADE #1

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 87°52'00" E 43.88 feet along the North line of said Section 32 to the Point of Beginning; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 74°02'32" E 0.93 feet; thence N 05°03'56" E 16.79 feet; thence N 03°52'51" E 78.23 feet; thence N 01°40'54" E 10.98 feet; thence N 05°19'31" E 10.21 feet; thence N 07°15'02" W 13.19 feet; thence N 01°40'54" E 12.92 feet; thence N 02°24'14" W 14.06 feet; thence N 00°32'16" E 50.04 feet; thence N 01°54'42" E 36.35 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

### CONSENT TO GRADE #2

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 02°11'06" W 345.46 feet along the West line of said Section 32; thence S 87°52'00" E 49.99 feet to the Point of Beginning; thence S 05°24'43" E 38.67 feet; thence S 02°37'14" E 48.68 feet; thence S 01°53'36" E 135.00 feet; thence S 03°39'22" E 34.95 feet; thence N 16°54'00" W 15.74 feet; thence N 01°53'28" W 242.00 feet to the Point of Beginning.

All contains 1,239 square feet or 0.028 acres of land, more or less.

|                                                                                                                                                                                |         |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|
| <b>CONSENT TO GRADE</b>                                                                                                                                                        |         | SCALE        |
| PART OF THE NW 1/4 OF SECTION 32                                                                                                                                               |         | H. 1"=100'   |
| T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN                                                                                                                          |         | SHEET        |
| <b>PARCEL ID# 46-126-99-0014-000</b>                                                                                                                                           |         | 4            |
| DATE                                                                                                                                                                           | CITY OF | OF 4         |
| 04-24-2025                                                                                                                                                                     | LIVONIA |              |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                           |         | 0090-24-0030 |
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### **Effect Of Acquisition**

Subject property will be valued under its highest and best use as vacant, recognized as land available for commercial development under the hypothetical condition as identified. Both the permanent highway easement acquisition and temporary grading easement, as previously identified, are located adjacent to the existing right-of-way for Newburgh Road, with some areas already encumbered by apparent utility easements, the Middle Rouge River and sub basin as well as outlined topographical challenges. The usable land area of the subject parcel will be reduced from 11.01 gross acres (479,596 sf) to 474,395 square feet (10.89 acres). The frontage and access along Newburgh Road and Ann Arbor Road will remain unchanged. Data within the Sales Comparison Approach illustrate sales offering varying sizes, exposure and road frontage. These comparisons indicate no measurable diminution in value for this reduction in land area and does not result in a lower value to the subject parcel subsequent to the permanent highway easement acquisition.

The highest and best use remains commercial use after this partial acquisition. We have completed a value of the part taken analysis in support of the value conclusion for the current market value of the land under the determined highest and best use. The shape, access, and utility remain the same. Refer to the definition below as previously given.

### **Partial Taking (90.12)**

This case involves what is known as a “partial taking”; that is to say, the property being acquired by the [ name of condemning authority ] is part of a larger parcel under the control of the owner.

When only part of a larger parcel is taken, as is the case here, the owner is entitled to recover not only for the property taken, but also for any loss in the value to his or her remaining property.

The measure of compensation is the difference between (1) the market value of the entire parcel before the taking and (2) the market value of what is left of the parcel after the taking.

\*(In valuing the property that is left after the taking, you should take into account various factors, which may include: (1) its reduced size, (2) its altered



shape, (3) reduced access, (4) any change in utility or desirability of what is left after the taking, (5) the effect of the applicable zoning ordinances on the remaining property, and (6) the use which the [ name of condemning authority ] intends to make of the property it is acquiring and the effect of that use upon the owner's remaining property.)

Further, in valuing what is left after the taking, you must assume that the [ name of condemning authority ] will use its newly acquired property rights to the full extent allowed by the law.

#### Note on Use

\*The six factors listed in this paragraph are illustrative, not exclusive. But see MCL 213.70(2). If no evidence has been introduced on one or more of the factors, it should be deleted from the instruction.

An alternative test of compensation for a partial taking (i.e., value of the part taken plus damages to the remainder) may be appropriate in certain cases in lieu of this instruction. *State Highway Commissioner v Flanders*, 5 Mich App 572; 147 NW2d 441 (1967); *State Highway Commissioner v Englebrecht*, 2 Mich App 572; 140 NW2d 781 (1966). *Michigan Dep't of Transportation v Sherburn*, 196 Mich App 301; 492 NW2d 517 (1992).

The property is affected by #6 considering the rights acquired. There is not an inferior shape created by the partial acquisition, use and access remain and the parcel remains available for development under the established highest and best use. The specific areas and dimensions are identified on the survey provided.

The following definition of "bundle of rights concept" is taken from *The Dictionary of Real Estate Appraisal*, 7th Edition.

The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g. the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights.

## **Valuation Of Acquired Property**

### **Description of Property**

The acquisition areas have been previously described and illustrated through surveys and photos. The parent parcel represents 11.01 gross acres of land located on the east side of Newburgh Road, south of Edward Hines Drive albeit a portion bisected by this parkway. The Newburgh Road Project- Ann Arbor Trail to Plymouth involves a permanent highway easement acquisition. The proposed highway easement involves a variable width strip of land located parallel and adjacent to the existing right-of-way for Newburgh Road. This area is 11.30 feet in width at the northern property line, extending south 589.84 feet along the Newburgh Road right of way totaling 5,201 square feet in size. A second partial acquisition is a proposed temporary grading easement. This easement is located in two areas both to the north and south of the Middle Rouge River, adjacent to the proposed permanent highway easement totaling 1,239 square feet. This area comes from the parent tract of approximately 11.01 gross acres. Because this appraisal focuses on the Value of the Part Taken method, consideration is given only to the acquired area as illustrated.

### **Present Use of Property**

The present use of the property is vacant land.

### **Highest and Best Use**

The requirements of intelligence, knowledge, and willingness as a part of the concept of fair market value require that the property be considered under its highest and best use. "Highest and Best Use" is defined as the most profitable and advantageous use the owner may make of the property even if the property is presently used for a different purpose or is vacant so long as there is a market demand for such use. Such use should be physically possible, legally permissible, financially feasible, and maximally productive.

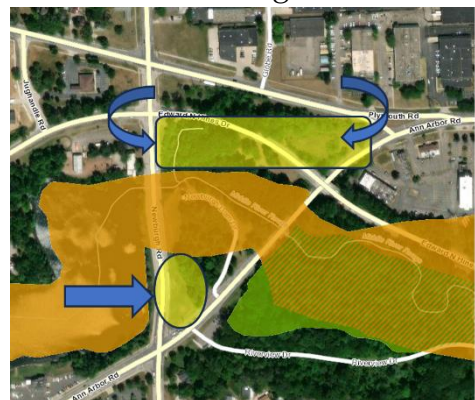
Highest and best use may be defined as the reasonable and probable use that supports the highest present value of vacant land or improved property, as defined as of the date of this appraisal. This also refers to the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, legally permissible, financially feasible and most importantly that use which results in the highest present land value.

Implied in this definition is that the determination of highest and best use takes into account the contribution to the community development, as well as the benefits to the individual owners. In addition, the highest and best use involves the appraiser's judgment and opinion based on all available information.

Alternatively, the use, from among the reasonably probable and legally alternative uses found to be physically possible, appropriately supported, financially feasible, that results in the highest land value. It should be recognized that in cases where a site has existing improvements, the highest and best use might be determined to be different from the existing use. However, this existing use will continue unless and until land value at its highest and best use exceeds the total value of the property in its existing use.

Subject property is vacant land. Therefore, the highest and best use test will only reference the "as vacant" aspect.

Specific physical attributes of the subject were discussed under the property description. We viewed the subject involving approximately 11.01 gross acres or 479,596 square feet of land with 1,005.85 +/- feet of frontage on the east side Newburgh Road. This parcel is bisected by the Middle Rouge River at the middle portion of the parcel with accompanying river sub basin. Although no exact wetland survey is provided, through GIS mapping we have estimated approximately 6.26 acres or 57% of the subject parcel is encumbered by the Middle Rouge River and accompanying river sub basin. This results in three areas totaling approximately 4.75 acres recognized as upland available for development. The compilation of the river and river sub basin restricts the development potential of the parcel. As configured, the parcel is limited to approximately 43% upland in these three areas. This includes an area at the northwestern portion with Newburgh Road frontage.



An area at the northeastern corner on the north side of Hines Drive with frontage on both Plymouth Road and Ann Arbor Road and a third area at the southern corner with frontage on both Newburgh Road and Ann Arbor Road. The location of these three areas is depicted for illustration purposes only via the aerial map on the previous page.



The land area as encumbered by the Middle Rouge River and river sub basin is available for limited use including open greenspace, drainage retention and for development density purposes. The total area encumbered by the river and sub basin are estimated via FEMA GIS and EGLE flood mapping services. If further verification is provided by the client, we reserve the right to reevaluate the conclusions of this report. Therefore, despite the river encumbrance there are three (3) areas identified as available for development.

The subject property zoned P-L for Public land use and is located in proximity to commercial and industrial zoned property along Plymouth Road to the north. According to the City of Livonia Zoning ordinance, principal uses within the P-L designation include those for parks and outdoor recreation, municipal uses or governmental buildings, educational uses, museums/galleries, hospitals, clubs/meeting halls, parking, breweries/brew pubs and establishments having liquor licenses such as taverns. These later uses are consistent with commercial uses found in proximity of the subject at intersections and along the Plymouth Road corridor. Given the size of the parent parcel with identified uplands, and location in proximity of the Plymouth Road commercial corridor, we have considered the subject for commercial use and development.

The third criterion identifying the highest and best use of the subject, involves the economic feasibility. The subject resides in proximity to commercial and industrial property along the Plymouth Road corridor to the north. Based on the demand for land for commercial use and consistency with use in proximity, the marketability of this site provides the economic feasibility for future development. Statistics are gathered from various sources identifying the strength of this market throughout the area beyond recent world events. Although the subject land is encumbered by the Middle Rouge River and accompanying sub basin, this encumbered land is available for limited uses upon development including for density, drainage and open greenspace. Despite this encumbrance, approximately 4.75 acres in three (3) separate areas remain unencumbered. Smaller acreage remains viable for commercial development as illustrated within the sales comparison approach. Based on the demand for commercial property in proximity of the subject and consistency with commercial use throughout the area, the marketability of this site provides the economic feasibility for future commercial use.

Subject property is a zoned for public land use, yet as vacant land commercial use is physically possible and would be consistent with the adjacent property, as well as found legally permissible with a zoning change and would be economically feasible and produce a return greater than remaining vacant land. Considering these factors, the highest and best use of the subject property, as vacant, is land for commercial development.

### **Estimated Value Via Cost Approach**

The "cost" approach to value is based on the principle of substitution. This principle affirms that no knowledgeable buyer will spend more than the cost to acquire an equally desirable substitute given no prolonged delay. This approach is based on the cost to replace improvements, less depreciation plus land value. Since properties similar to subject property are typically not purchased for income and appraised under the highest and best use as land for development, the cost approach would not reflect an alternative to the typical buyer participant involving subject property. This appraisal is of the part taken only. The Cost Approach is not applicable for estimating the value of vacant land. Therefore, this approach is not used.

### **Estimated Value Via Income Approach**

The Income Approach is an appraisal technique in which anticipated net income is capitalized over a period of time, which derives an estimation of market value of that property. This approach is typically used for income producing properties such as retail centers, office buildings and multi-unit residential income producing properties such as apartment complexes. However, Gross Rent Multipliers are typically used in valuing income-producing residences when market data is available, and an active rental market exists. This multiplier is extracted from comparable properties by dividing the sale price by the gross monthly rent. When applied to market supported rent of subject, a reliable indication of value is identified only if the characteristics of the sales data are truly comparable. Land of this nature is typically not purchased for income therefore this approach is not utilized in this assignment. Most emphasis will be directed toward the Sales Approach as recognized by market participants in valuing land.

### **Estimated Value Via Sales Approach**

The Sales Approach to value relies on direct comparison with recent sales of property considered similar to subject property. Unit rates of comparison such as dollars per square foot, are used to facilitate this direct comparison. This approach relies heavily on the Principle of Substitution, which states “a knowledgeable and willing buyer will not pay more for an item than the cost of acquiring a comparable substitute.” We have extracted price per square foot for valuation purposes, which is commonly used by buyer participants for properties of this type. The market value technique will be applied to the property in its entirety under the established highest and best use.

This approach to value relies on arm’s length transactions and competing listings. Competing listings typically identify the upper limit in any market by referencing the principle of substitution. The reliability of this technique is dependent upon the degree of comparability of each property in relation to subject property, the time of sale and verification of the sales data.

In comparing recent sales to subject property, adjustments are applied to the comparable sales. If an item is considered superior to the subject, a discount is applied to the comparable sale reflecting the market value of that particular item. When the comparable is considered inferior or less desirable to the subject, a plus adjustment is applied to compensate for the market value attributed to that specific feature. These plus and minus adjustments reflect what a typical market participant would recognize throughout the process of substitution in valuing subject property. Specific adjustments are rarely utilized yet can be referenced for estimating purposes. We will discuss these market differences first in a quantitative manner then in a qualitative manner which better reflects market actions.

The following sales are itemized on a grid to isolate the relevant property features. It is almost axiomatic to state that no two properties are alike in every detail; however, every attempt was made to locate properties with similar utility. Consideration is given to location, size, commercial use and exposure. Current market conditions, ongoing growth and demand are considered within the value conclusion in conjunction with competing properties. The following grid illustrates the sales data used for comparison purposes. Discussions follow pertaining to each of the sales.



|                              | Address                                               | Sale Date  | Sale Price                                           | Site Area                                                       | Price/SF   | ADJ.                                   | \$/SF     |
|------------------------------|-------------------------------------------------------|------------|------------------------------------------------------|-----------------------------------------------------------------|------------|----------------------------------------|-----------|
|                              | <b>SUBJECT</b>                                        | --         | --                                                   | 11.01 ac<br><u>479,596 sf</u><br>4.75 Ac (Upland)<br>206,814 sf | --         | --                                     | --        |
| <b>Comparable Land Sales</b> |                                                       |            |                                                      |                                                                 |            |                                        |           |
| 1                            | 32400 Plymouth Rd<br>Livonia, MI<br>Multi-Parcel Sale | 7/15/2024  | \$1,840,000<br><u>+\$147,000 Demo</u><br>\$1,987,000 | 3.05 ac<br>132,858<br>C-2                                       | \$14.96 sf | -20% Location<br>-20% Assemble         | \$8.98 sf |
| 2                            | 40347 & 40441<br>Ann Arbor Rd<br>Plymouth, MI         | 10/12/2023 | \$1,850,000<br><u>+\$63,000 Demo</u><br>\$1,913,000  | 3.68 ac<br>160,301 sf<br>ARC                                    | \$11.93 sf | -20% Interchange<br>-20% Assemblage    | \$7.16 sf |
| 3                            | 20365 & 20385<br>Middlebelt Rd<br>Livonia, MI 48152   | 3/4/2022   | \$225,000                                            | 0.69 ac<br>30,057 sf<br>C-2 & C-1                               | \$7.49 sf  | +15% Mkt<br>+10% Size<br>-20% Location | \$7.75 sf |
| 4                            | 36101 Warren Rd<br>Westland, MI 48185                 | 9/28/2022  | \$575,000                                            | 1.84 ac<br>80,150 sf<br>CB-3                                    | \$7.17 sf  | +15% Mkt<br>-20% Location              | \$6.30 sf |
| 5                            | 34625 8 Mile Road<br>Livonia, MI 48152                | 5/12/2022  | \$250,000                                            | 0.96 ac<br>41,861 sf<br>C-1                                     | \$5.98 sf  | +15% Mkt<br>+10% Size                  | \$7.57 sf |

**Sale #1** is located on the north side of Plymouth Road and east of Farmington Road in the City of Livonia. This multi parcel sale encompasses five lots totaling 3.05 acres or 132,858 square feet. The property is rectangular in shape and level at road grade with all utilities available. Collectively the parcel has approximately 423 feet of frontage on Plymouth Road with secondary frontage on Hubbard Street to the east. The property sold July of 2024 for \$1,840,000. The property was purchased for assemblage by the owner of the adjacent automobile dealership. At the time of purchase the parcel was improved with three commercial buildings requiring demolition for development. We have referenced the Marshall & Swift Cost manual in reference to demolition costs of the previous building. We have applied the estimated cost of demolition to the aforementioned sale price presenting costs generally incurred by the buyer in this type of transaction. This results in an adjusted unit rate of \$14.96 per square foot. As of the date of this report the parcel is being developed for use by the Ford Automotive dealership. The property is zoned C-2 for General commercial use. We have chosen and included this sale for its size/acreage, close proximity and recent date of sale.





**Sale #2** is located is located at 40347-441 Ann Arbor Road, just west of the I-275 expressway interchange in the neighboring community of Plymouth Township. This sale is a single parcel, approximately 3.68 acres or 160,301 square feet in size with approximately 103 feet of frontage on the south side of Ann Arbor Road and secondary frontage on Massey Drive a circular access drive. The

parcel as configured is irregular shaped and generally level at road grade. The property sold October of 2023 for \$1,850,000. The property was purchased for assemblage by the owner of the adjacent automobile dealership. At the time of purchase the parcel was improved with a vacant commercial building previously utilized as a restaurant approximately 6,305 square feet in size. As with sale #1, we have referenced the Marshall & Swift Cost manual in reference to demolition costs and applied these estimated costs to the sale price representing costs generally incurred by the buyer in this type of transaction. This results in an adjusted unit rate of \$11.93 per square foot. The property is zoned ARC for Ann Arbor Road Corridor use with commercial use permitted. We have chosen and included this sale for its size/acreage, permitted use and proximity to the subject.

**Sale #3** is located at 20365-85 Middlebelt Road in the City of Livonia. More precisely the parcel is located on the west side of Middlebelt offering 130 feet of frontage and secondary frontage on Morlock Street a residential access road in the area. As of the date of sale the site was vacant and generally level with all utilities available. The parcel is 0.69 acres or 30,057 square feet in size. The property sold March of 2022 for \$225,000 translating to a unit rate of \$7.49 per square foot. Although significantly smaller in size, we have included this sale for its City of Livonia location and zoning providing for commercial use. The parcel remains vacant as of the date of this report.





**Sale #4** is located at 336101 Warren Road in the neighboring city of Westland. This sale provides approximately 351 feet of frontage on the south side of Warren for a total site area of approximately 1.84 acres or 80,150 square feet of land area. The property sold in September of 2022 for \$575,000 translating to a unit rate of approximately \$7.17 per square foot. The property is zoned CB-3 for commercial use. The parcel is generally rectangular in shape and level at road grade. Commercial use is noted east and west of the subject along Warren Road and the Westland mall shopping center is located just to the northeast at Warren and Wayne Roads. As of the date of this report the property is vacant of building improvements. All utilities are available. This sale has been chosen and included for its size and zoning providing for commercial development.

**Sale #5** is located at 34625 8 Mile Road in the City of Livonia. The parcel is located on the south side of Eight Mile offering 155 feet of frontage, a depth of 270 feet and a land area of 0.96 acres or 41,861 square feet. The lot is rectangular in shape, generally level and vacant as of the date of this report. Residential use is located adjacent the property to the west and south. There is office use to the east at Gill Road. All utilities are available to the property. The property sold May of 2022 for \$250,000 translating to a unit rate of \$5.98 per square foot. Although significantly smaller in size, we have included this sale for its City of Livonia location and zoning providing for commercial use.



The subject maintains approximately 479,596 square feet or 11.01 gross acres on the east side of Newburgh Road. In extraction of data for this report we have placed emphasis on the subject's location, commercial use and size while considering its highest and best use land for development with existing encumbrances. We have gathered sales from within the City of Livonia and adjacent communities representing a competing market from the years 2022-2024 offering various sizes from



approximately 30,057 square feet (0.69 acre) to 160,301 square feet or 3.68 acres in size. Items considered for comparison include site size, zoning, shape/frontage, location/view and exposure. Before adjustments are applied, we have unit rates of \$5.98 per square foot to as high as \$14.96 per square foot.

Our research of the subject market through local multi-list and various brokerage firms identifies increasing sales trends noted in the subject market. Statistics extracted through local multi-list and various brokerage firms identifies increasing sales trends with recent stabilization noted on a regional level. Given the variables involved in the commercial market this increase is applied at the rate of approximately 5% annually to recognize this market change and conditions as of the effective date of value. This adjustment is further supported through a simple comparison of sales within the market grid where the most recent sales represent the largest sale price and resulting unit rate. After adjusting for market conditions, the effective unit rates range from \$6.88 to \$8.61 is indicated.

### **Comparisons**

The subject parcel is 11.01 gross acres or 479,596 square feet in size. The comparable sales utilized in the market grid range in size from 30,057 square feet to 160,301 square feet. We concede that sales of smaller land area will generally command a higher unit rate and vice versa. However, in this instance the subject is bisected by the Middle Rouge River at the middle portion of the parcel with accompanying river sub basin. We have estimated approximately 6.26 acres or 57% of the subject parcel is encumbered by the Middle Rouge River and accompanying river sub basin. This results in three areas of upland, totaling approximately 4.75 acres. The compilation of the data represents sales consistent with size and therefore relevant for comparison purposes.

Adjustments have been applied within the market grid for other market recognized differences. Recognizing the upland area for comparison, yet sales and #3 and #5 remain significantly smaller in size. Although smaller sizes generally result in a larger unit rate, this land size of less than one acre restricts the development potential and architectural options and therefore each sale is adjusted upward accordingly. Sale #2 is located at an expressway interchange with superior exposure. Previous comparisons completed by this appraiser indicate these type locations sell for premiums of 20% to as high as 50%. We have utilized 20% in this analysis. Utilizing higher rates at 40% or

50% will indicate effective unit rates significantly higher than market expectations, when compared to remaining sales and listings, and be inaccurate in recognizing subject market. Both comparable sale #1 and #2 were purchased by adjacent automobile dealerships for assemblage and expansion. A downward adjustment has been applied to each sale recognizing the increased buyer incentive in these instances. Comparable sales #1, #3 and #4 are each discounted recognizing their higher traffic and intense commercial location when compared to the subject. The subject is 11.01 gross acres, yet approximately 57% of the subject parcel is encumbered by the Middle Rouge River and accompanying river sub basin and aforementioned topographical issues. Although no adjustment is applied, these encumbrances will be addressed further in this section.

All comparable sales are located within the City of Livonia and or neighboring communities in proximity of the subject and representative of the subject market. With adjustments applied for market recognized differences, a range from \$6.60 per square foot to \$8.97 per square foot is recognized. We have considered the sales illustrated in the market data grid, in conjunction with overall market conditions. The median and a simple average represent \$7.57 per square foot and \$7.61 per square foot respectively. All sales are in proximity of the subject, collectively offering similar acreage for development and commercial use. We have considered the sales illustrated in the market data grid, in conjunction with overall market conditions. The subject best aligns with sales #1 and #2 for their size and proximity to the subject and #1 for its most recent date of sale. Support is provided by additional sales within the market grid. We have given consideration to each sale and understanding the definition of market value in this case requires “the highest price”. Based the highest price standard it is our opinion that a unit rate of \$8.00 per square foot is supported for the subject property.

The subject parent parcel maintains 11.01 gross acres of land, yet as discussed, the subject is greatly encumbered by the Middle Rouge River, accompanying river sub basin and topographical issues as described. Approximately 6.26 acres or 57% of the parcel is encumbered by these issues resulting in approximately 4.75 acres or 206,814 square feet or uplands in three separate areas available as building envelopes for future commercial development. The above analysis identifies a unit rate of \$8.00 per square foot is applicable to the subject, however, this represents an unencumbered rate. The subject property is available for commercial use yet with existing encumbrances. The proposed area is to be acquired in permanent highway easement, yet the existing

encumbrances already restrict the use of this proposed acquisition area. As the existing Middle Rouge River, river sub basin and heavily sloping topography partially limits use of the proposed acquisition area, the property owner should be compensated for the area to be acquired reflective of the restricted rights and use and the impact the existing encumbrances have on the remaining fee value. We have supported a unit rate of \$8.00 per square foot for land available for commercial development within the subject market. Previous studies performed by R.S. Thomas & Associates outside of this assignment have found a reduction is applicable to retail values of vacant land limited in utility, with area wetlands, access limitations and resulting development challenges. These studies indicate a range from approximately 65% to as high as a 90% reduction from the retail value is applicable. The greatest percentage represents those recognized as non-buildable with limited access. The subject maintains good accessibility from both Newburgh and Ann Arbor Roads. Considering these factors, we believe a reduction of approximately 75% or a unit rate of approximately 25% of the unencumbered unit rate is applicable. This discount is applied from the unencumbered unit rate of \$8.00 per square foot or \$2.00 per square foot.

The identified acquisition area identifies 5,201 square feet valued at \$2.00 per square foot equals \$10,402. Considering this range as well as the number of competing properties available in subject market, we support a final value conclusion, as of May 12, 2025, of \$2.00 per square foot for a valuation of the acquisition area of \$10,402 or \$10,500.00 (Rounded).

In addition, we have discussed the temporary construction easement involving 1,239 square feet. The compensation associated with the temporary construction easement is a rental of this land on an annual basis. This temporary grading easement is located in two areas both to the north and south of the Middle Rouge River, adjacent to the proposed permanent highway easement totaling 1,239 square feet. Each area is affected by the river, sub basin and topographical challenges as previously identified. Therefore, the rate of \$2.00 per square foot is applied as follows:

$$1,239 \text{ sf} \times \$2.00 \times 10\% = \$247.80 \text{ rounded to } \$300.00$$



Ten percent (10%) is applied as the compensation associated with this rental rate in comparison to land leases and other investments at the time of valuation, recognizing the risk levels in comparison to these alternate investments.

### **CORRELATION AND CONCLUSION OF VALUE**

We have utilized the Sales Approach to value for support of the final value conclusion for subject. The Cost less Depreciation Approach and Income Approach are considered within this Appraisal Report but rejected as not applicable to the appraisal problem. The comparative market approach to value relies on direct comparison with sales considered similar to the subject parcel. Based on the foregoing analysis and all available facts relevant to the subject, it is our opinion the market value of the proposed acquisition as of May 12, 2025, is:

|                    |                            |
|--------------------|----------------------------|
| \$10,500.00        | Permanent Highway Easement |
| <u>\$300.00</u>    | Temporary Grading Easement |
| <b>\$10,800.00</b> | <b>Total Compensation</b>  |

This value conclusion is subject to the Extraordinary Assumptions, Hypothetical Conditions and assumptions and limiting conditions attached hereto and made a part hereof.

**Distribution Of Compensation For Accounting Purposes:**

For accounting purposes, the above compensation may be distributed as follows:

|                    |                            |
|--------------------|----------------------------|
| \$10,500.00        | Permanent Highway Easement |
| <u>\$300.00</u>    | Temporary Grading Easement |
| <b>\$10,800.00</b> | <b>Total Compensation</b>  |

## **CERTIFICATE OF APPRAISER**

The undersigned does hereby certify that, except as otherwise noted in this report:

That I have personally inspected the subject property herein appraised and the surrounding market with additional consideration given to the demographics of the comparable properties.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures, the Uniform Standard of Professional Appraisal Practice of the Appraisal Foundation and the organizations in which I belong.

That my employment or compensation is not contingent on an action or event resulting from the analysis, opinion, or conclusions in, or the use of this report. My compensation is not contingent upon the estimated market value of the subject property. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

That I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property appraised.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That I have not revealed the findings and results of such appraisal to anyone other than the client and will not do so until so authorized by the appropriate officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I am licensed in the State of Michigan as a Real Estate Appraiser as required by the State of Michigan, Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

We have not performed services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That based upon my independent appraisal and the exercise of my professional judgment, the market value of the permanent easement as of May 12, 2025

|                    |                            |
|--------------------|----------------------------|
| \$10,500.00        | Permanent Highway Easement |
| \$ 300.00          | Temporary Grading Easement |
| <b>\$10,800.00</b> | <b>Total Compensation</b>  |

Andrew J.  
Boettcher

Andrew Boettcher

♦ Michigan Certified General Real Estate Appraiser - Permanent I.D. #1205003946

Digitally signed by Andrew J.  
Boettcher  
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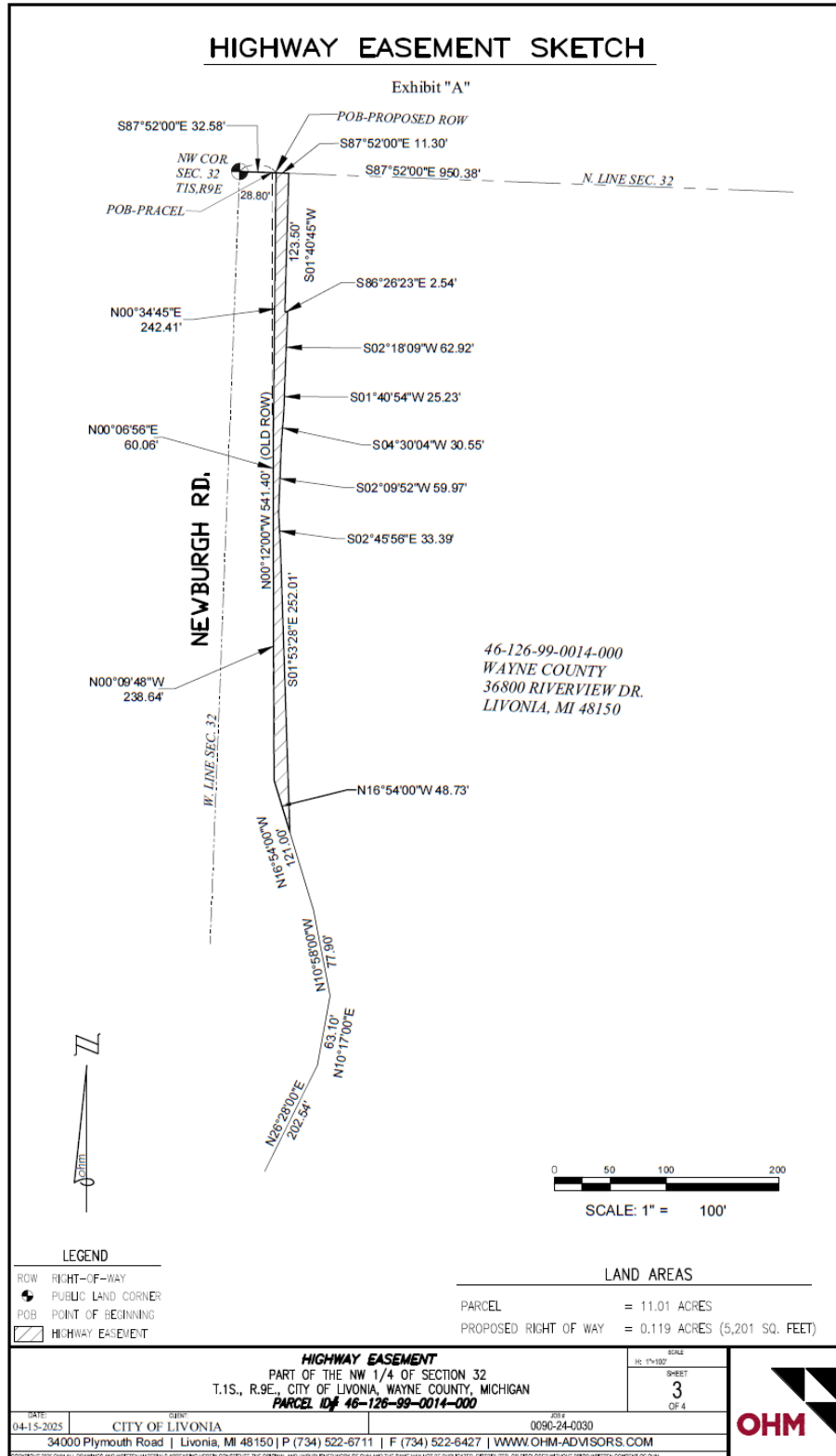
Date:

May 29, 2025

# Addendum



# Easement Exhibit



## HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

### HIGHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

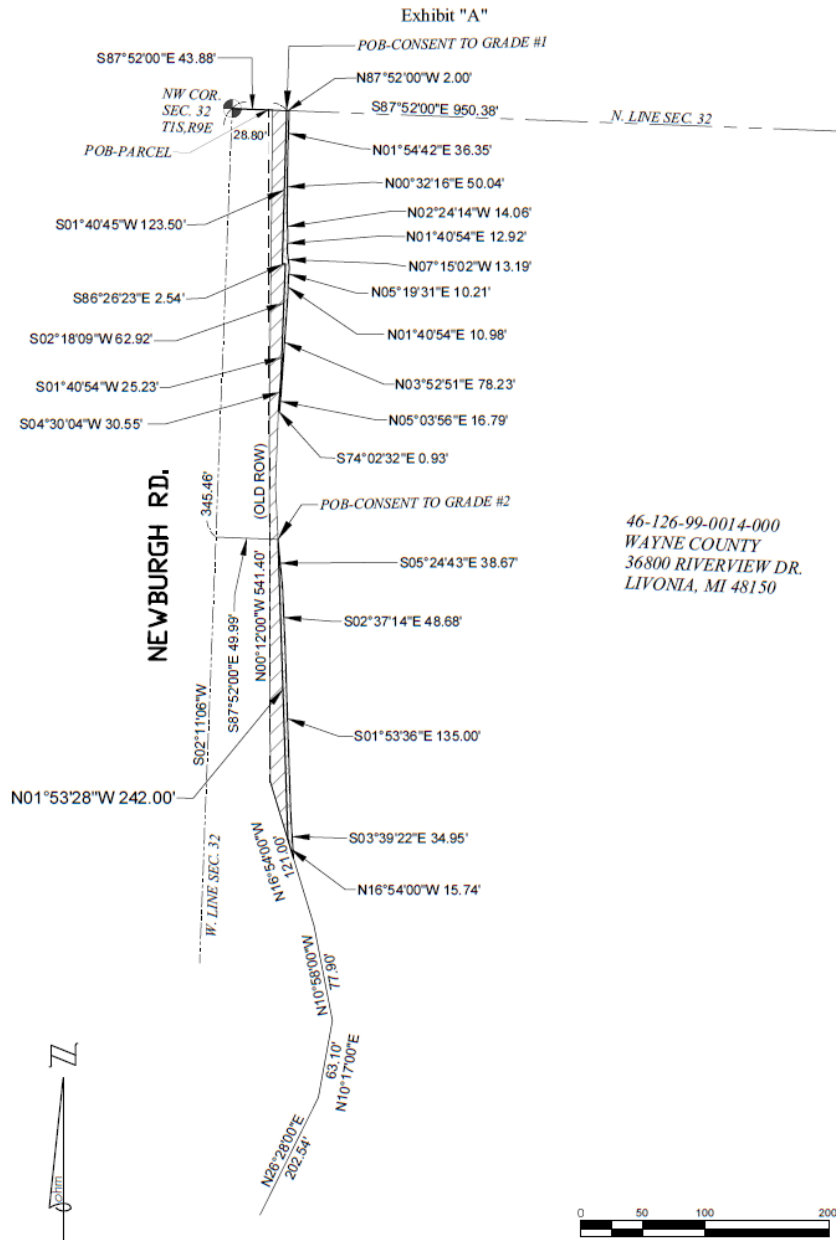
Commencing at the NW corner of said Section 32; thence S 87°52'00" E 32.58 feet along the North line of said Section 32 to the Point of Beginning; thence continuing along said North line S 87°52'00" E 11.30 feet; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 02°09'52" W 59.97 feet; thence S 02°45'56" E 33.39 feet; thence S 01°53'28" E 252.01 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 16°54'00" W 48.73 feet, N 00°09'48" W 238.64 feet, N 00°06'56" E 60.06 feet and N 00°34'45" E 242.41 feet to the Point of Beginning.

Contains 5,201 square feet or 0.119 acres of land, more or less.

|                                                                                                                                                                                                |                 |              |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|-----------|
| <b>HIGHWAY EASEMENT</b>                                                                                                                                                                        |                 |              | SCALE     |
| PART OF THE NW 1/4 OF SECTION 32                                                                                                                                                               |                 |              | 1/4"=100' |
| T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN                                                                                                                                          |                 |              | SHEET     |
| PARCEL ID# 46-126-99-0014-000                                                                                                                                                                  |                 |              | 4         |
| DATE:                                                                                                                                                                                          | CITY OF LIVONIA | JOB#         | OF 4      |
| 04-15-2025                                                                                                                                                                                     |                 | 0090-24-0030 |           |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                                           |                 |              |           |
| COPYRIGHT 2025 OHM ALL RIGHTS RESERVED. THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, REPRODUCED, OR INCORPORATED IN ANY MANNER WITHOUT WRITTEN CONSENT OF OHM. |                 |              |           |



# CONSENT TO GRADE SKETCH



46-126-99-0014-000  
WAYNE COUNTY  
36800 RIVERVIEW DR.  
LIVONIA, MI 48150

| LAND AREAS       |                                |
|------------------|--------------------------------|
| PARCEL           | = 11.01 ACRES                  |
| CONSENT TO GRADE | = 0.028 ACRES (1,239 SQ. FEET) |

|                                                                                                                                                                                 |  |                                                                                                                                                            |                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <p><b>CONSENT TO GRADE</b></p> <p>PART OF THE NW 1/4 OF SECTION 32</p> <p>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</p> <p><b>PARCEL ID# 46-126-99-0014-000</b></p> |  | <p>DATE: 04-24-2025</p> <p>CITY OF LIVONIA</p> <p>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM</p> | <p>SCALE: 1" = 100'</p> <p>SHEET: 3 OF 4</p> <p>OHM</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|

## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

### PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

### CONSENT TO GRADE #1

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 87°52'00" E 43.88 feet along the North line of said Section 32 to the Point of Beginning; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 74°02'32" E 0.93 feet; thence N 05°03'56" E 16.79 feet; thence N 03°52'51" E 78.23 feet; thence N 01°40'54" E 10.98 feet; thence N 05°19'31" E 10.21 feet; thence N 07°15'02" W 13.19 feet; thence N 01°40'54" E 12.92 feet; thence N 02°24'14" W 14.06 feet; thence N 00°32'16" E 50.04 feet; thence N 01°54'42" E 36.35 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

### CONSENT TO GRADE #2

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 02°11'06" W 345.46 feet along the West line of said Section 32; thence S 87°52'00" E 49.99 feet to the Point of Beginning; thence S 05°24'43" E 38.67 feet; thence S 02°37'14" E 48.68 feet; thence S 01°53'36" E 135.00 feet; thence S 03°39'22" E 34.95 feet; thence N 16°54'00" W 15.74 feet; thence N 01°53'28" W 242.00 feet to the Point of Beginning.

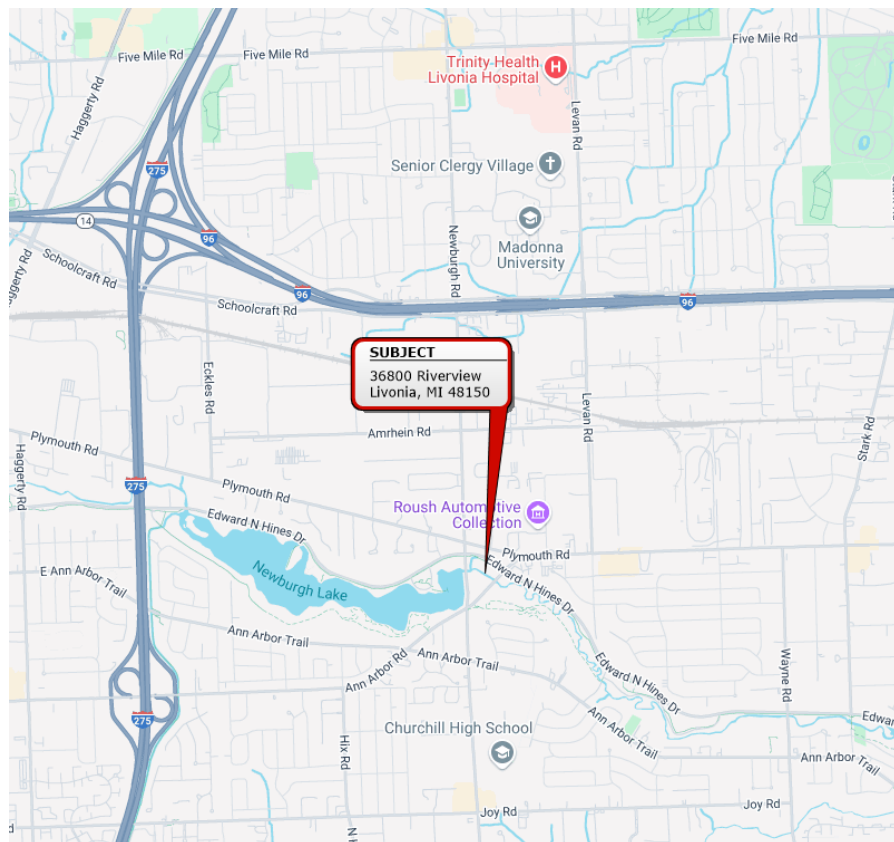
All contains 1,239 square feet or 0.028 acres of land, more or less.

|                                                                                                                                                                                                                            |                 |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|
| <b>CONSENT TO GRADE</b>                                                                                                                                                                                                    |                 | SCALE<br>1"=100'          |
| PART OF THE NW 1/4 OF SECTION 32<br>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN<br><b>PARCEL ID# 46-126-99-0014-000</b>                                                                                          |                 | SHEET<br><b>4</b><br>OF 4 |
| DATE<br>04-24-2025                                                                                                                                                                                                         | CITY OF LIVONIA | 0090-24-0030              |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                                                                                                                       |                 |                           |
| COPYRIGHT: 2025 OHM ADVISORS AND WRITTEN MATERIALS APPROPRIATELY CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE REPRODUCED, DISTRIBUTED, OR INCORPORATED WITHOUT PRIOR WRITTEN CONSENT OF OHM |                 |                           |

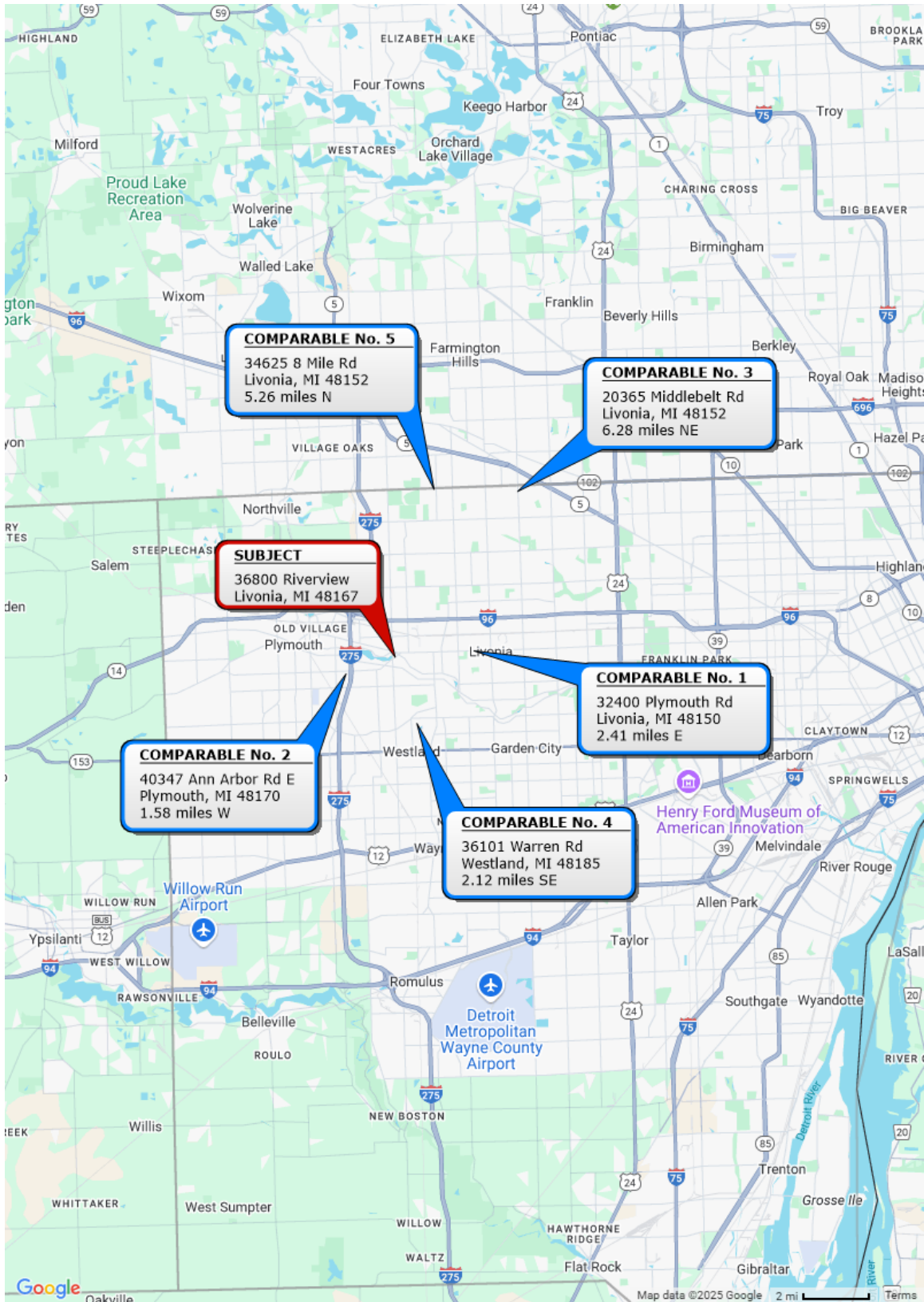


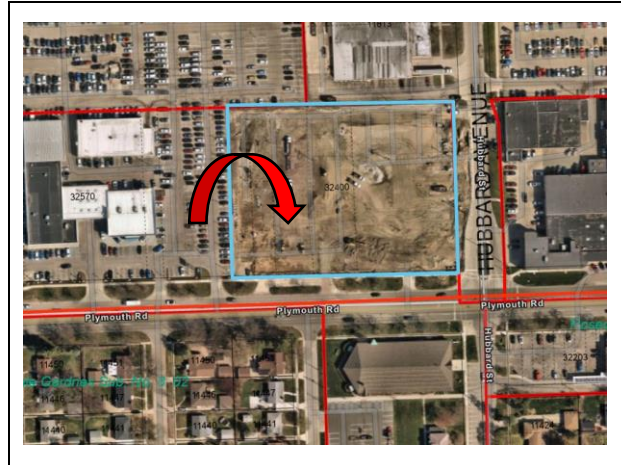
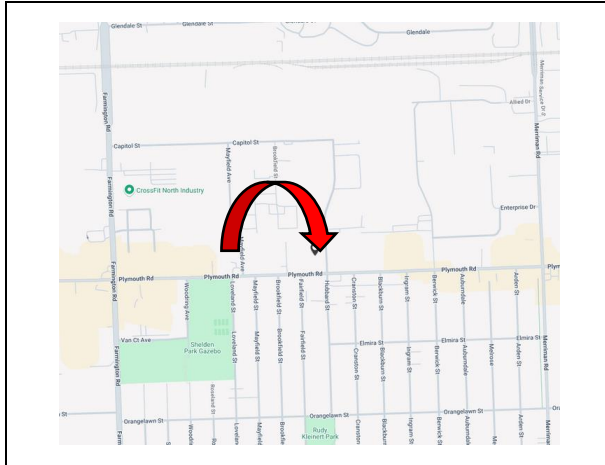


## Subject Maps



## LOCATION MAP – COMPARABLE SALES





## COMPARABLE 1

|                                 |                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 32400, 32450 & 32460, 32510<br>& 32516 Plymouth Rd                                                  |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48150                                                                           |
| <b>Property ID #</b>            | 46-107-99-0027-000, 00028-000, 0029-000, 0030-000, & 0031-000 now combined as<br>46-107-99-0027-001 |
| <b>Physical Description</b>     | Rectangular, level at road grade                                                                    |
| <b>Date of Sale</b>             | 7/15/2024                                                                                           |
| <b>Sale Price</b>               | \$1,840,000 + \$147,000 Demo                                                                        |
| <b>Terms</b>                    | Cash, Arm's Length                                                                                  |
| <b>Grantor</b>                  | Bill Brown Ford Inc, former BBF Inc.                                                                |
| <b>Grantee</b>                  | UAG Realty LLC                                                                                      |
| <b>Land Size</b>                | 3.05 ac (132,858 sf)                                                                                |
| <b>Road Frontage</b>            | 423 front feet                                                                                      |
| <b>Traffic Counts</b>           | 20,719 Annual Average Daily (MDOT 2023)                                                             |
| <b>Present Use</b>              | Vacant Land                                                                                         |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                              |
| <b>Zoning</b>                   | C-2, Gen Commercial                                                                                 |
| <b>Purchased for Assemblage</b> | Yes                                                                                                 |
| <b>Utilities</b>                | All Available                                                                                       |
| <b>Street</b>                   | 5 lane paved                                                                                        |
| <b>Wetland Area</b>             | None Known                                                                                          |
| <b>Adverse Effects</b>          | None Known                                                                                          |
| <b>Price/SF</b>                 | \$14.96                                                                                             |
| <b>Verification</b>             | MLS, Public Record Data, Deeds                                                                      |
| <b>Remarks</b>                  | L58978, P 619-626, Planning Dept.<br>5 parcels - demo of buildings after the sale                   |



**32516 PLYMOUTH** LIVONIA, MI 48150 (Property Address)

Parcel Number: 107 99 0027 001



Item 1 of 1 1 Image / 0 Sketches

**Customer Name:** UAG REALTY LLC**Summary Information**

&gt; Assessed Value: \$264,600 | Taxable Value: \$264,600 &gt; Building Department information found

**Parcel is Vacant****Owner and Taxpayer Information**

|              |                                                            |                 |                                                                   |
|--------------|------------------------------------------------------------|-----------------|-------------------------------------------------------------------|
| <b>Owner</b> | UAG REALTY LLC<br>32400 PLYMOUTH<br>LIVONIA, MI 48150-1712 | <b>Taxpayer</b> | UAG REALTY LLC<br>2555 TELEGRAPH RD<br>Bloomfield Hills, MI 48302 |
|--------------|------------------------------------------------------------|-----------------|-------------------------------------------------------------------|

**Land Information**

|                                |                                        |                                         |                    |
|--------------------------------|----------------------------------------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>             | C-2                                    | <b>Total Acres</b>                      | 3.050              |
| <b>Land Value</b>              | \$529,200                              | <b>Land Improvements</b>                | \$0                |
| <b>Renaissance Zone</b>        | No                                     | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
| <b>ECF Neighborhood</b>        | 2400 COMMERCIAL PROPERTIES<br>IN IND B | <b>Mortgage Code</b>                    | No Data to Display |
| <b>Lot Dimensions/Comments</b> | No Data to Display                     | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                         | Frontage | Depth                         |
|--------------------------------|----------|-------------------------------|
| No lots found.                 |          |                               |
| <b>Total Frontage: 0.00 ft</b> |          | <b>Average Depth: 0.00 ft</b> |

**Legal Description**

LAND IN THE SOUTHWEST 1/4 SECTION 27, T1S R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DECRIED: BEG AT A POINT ON THE NORTH LINE OF PLYMOUTH RD (120 FEET WIDE) DIST NORTH 00D 00M 39S EAST 60.00 FT AND SOUTH 89D 13M 14S EAST 2184.51 FT FROM THE SOUTHWEST CORNER OF SAID SEC 27; TH N 00D 05M 04S EAST, 315.00 FT; TH S 89D 13M 14S EAST 423.00 FT TO A POINT ON THE WEST LINE OF HUBBARD ST (66 FT WIDE) TH ALONG SAID WEST LINE SOUTH 00D 05M 04S WEST 315.00 FT TO A POINT ON SAID NORTH LINE OF SAID PLYMOUTH RD; TH ALONG SAID NORTH LINE NORTH 89D 13M 14S WEST, 423.00 FT TO POB CONT 3.059 ACRES

**Land Division Act Information**

|                                   |                    |                                      |               |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| <b>Date of Last Split/Combine</b> | 10/30/2024         | <b>Number of Splits Left</b>         | Not Available |
| <b>Date Form Filed</b>            | No Data to Display | <b>Unallocated Div.s of Parent</b>   | Not Available |
| <b>Date Created</b>               | 10/30/2024         | <b>Unallocated Div.s Transferred</b> | Not Available |
| <b>Acreage of Parent</b>          | 3.08               | <b>Rights Were Transferred</b>       | No            |
| <b>Split Number</b>               | 266                | <b>Courtesy Split</b>                | No            |
| <b>Parent Parcel</b>              | 107 99 0029 000    |                                      |               |

**Sale History**

| Sale Date  | Sale Price     | Instrument | Grantor                            | Grantee        | Terms of Sale   | Liber/Page | Comments |
|------------|----------------|------------|------------------------------------|----------------|-----------------|------------|----------|
| 07/15/2024 | \$1,840,000.00 | PTA        | EDWARD CAMPBELL<br>BROWN LIV TRUST | UAG REALTY LLC | 03-ARM'S LENGTH |            |          |

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24 JUL-19 11:35

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207537 L: 58978 P: 626  
07/19/2024 11:00 AM DD Total Pages: 3

(11)

### COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: that **FORMER BBF, INC. f/k/a BILL BROWN FORD, INC.**, a Michigan corporation ("**Grantor**"), whose address is 32222 Plymouth Road, Livonia, Michigan 48150, hereby convey, set over and transfer to **UAG REALTY, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Real Property**"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*

IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the  
15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**FORMER BBF, INC. f/k/a Bill Brown Ford, Inc., a Michigan corporation**

By: [Signature]  
Thomas E. Brown, Vice President

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
COUNTY OF DAKLAND ) SS

The foregoing Covenant Deed was acknowledged before me this 12<sup>th</sup> day of July, 2024, by Thomas E. Brown, as Vice President of Former BBF, Inc. f/k/a Bill Brown Ford, Inc., a Michigan corporation, on behalf of said entity.

CAROL A. HARRIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES JUL 25, 2029  
ACTING IN COUNTY OF DAKLAND

Carol A. Harris  
Carol A. Harris, Notary Public  
Macomb County, Michigan  
My Commission Expires: July 25, 2029  
Acting in the County of DAKland

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32400 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

The West 190.50 feet of the East 233.50 feet of the North 315.00 feet of the South 375.00 feet of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Commonly known as: 32400 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0031-001

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.

No. 12678 Eric R. Johnson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1

124298.000001 4863-7825-8382.1

24 JUL-19 11:28

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207535 L: 58978 P: 619  
07/19/2024 11:00 AM DD Total Pages: 4



⑨

### COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: that **NEVADA FIRST TRUST COMPANY, AS TRUSTEE OF THE EDWARD CAMPBELL BROWN LIVING TRUST DATED MARCH 27, 2002**, whose address is 1707 Village Center Circle, Suite 190, Las Vegas, Nevada 89134, and **FORMER BBF, INC. f/k/a BILL BROWN FORD, INC.**, a Michigan corporation, whose address is 32222 Plymouth Road, Livonia, Michigan 48150 (collectively "**Grantor**"), hereby convey, set over and transfer to **UAG REALTY, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "**Real Property**"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*

124298.000001 4892-1282-1198.1

1204 5960 Plymouth



IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the 15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**NEVADA FIRST TRUST COMPANY, AS  
TRUSTEE OF THE EDWARD CAMPBELL  
BROWN LIVING TRUST DATED MARCH 27,  
2002**

By: \_\_\_\_\_

Jesse Livingston, Vice President

**ACKNOWLEDGMENT**

STATE OF NEVADA        )  
                                  ) SS  
COUNTY OF Clark    )

The foregoing Covenant Deed was acknowledged before me this 12 day of July, 2024, by Jesse Livingston, the Vice President of Nevada First Trust Company, the Trustee of the Edward Campbell Brown Living Trust dated March 27, 2002, on behalf of said entity.



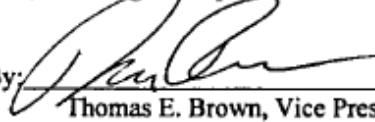
Allana Sabio, Notary Public  
Clark County, Nevada  
My Commission Expires: 1/1/28

*[Signatures continue on following page]*

[Signature page to Covenant Deed – 32450 & 32460 Plymouth Rd., Livonia, Michigan]

**GRANTOR:**

**FORMER BBF, INC. f/k/a Bill Brown Ford, Inc., a Michigan corporation**

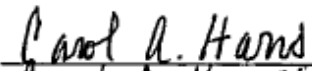
By:   
Thomas E. Brown, Vice President

**ACKNOWLEDGMENT**

STATE OF MICHIGAN  
COUNTY OF DAKLAND ) SS

The foregoing Covenant Deed was acknowledged before me this 12<sup>th</sup> day of July, 2024, by Thomas E. Brown, the Vice President of Former BBF, Inc. f/k/a Bill Brown Ford, Inc., a Michigan corporation, on behalf of said entity.

CAROL A. HARRIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES JUL 25, 2029  
ACTING IN COUNTY OF DAKLAND

  
Carol A. Harris Notary Public  
Macomb County, Michigan  
My Commission Expires: July 25, 2029  
Acting in the County of DAKLAND

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32450 & 32460 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

That part of the East 1/2 of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, described as: Beginning at a point distant North 0 degrees 00 minutes 39 seconds East 60.0 feet and South 89 degrees 13 minutes 14 seconds East 2334.51 feet from the Southwest corner of said Section 27 and proceeding thence South 89 degrees 13 minutes 14 seconds East 82.5 feet to a point; thence North 0 degrees 05 minutes 04 seconds East 315 feet to a point; thence West on a line parallel with the South line hereof a distance of 82.5 feet to a point; thence South 0 degrees 05 minutes 04 seconds West 315 feet to the Point of Beginning.

AND

All that part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point in the North line of Plymouth Road, 120 feet wide, which point is distant North 0 degrees 00 minutes 39 seconds East 60.0 feet and South 89 degrees 13 minutes 14 seconds East 2264.51 feet from the Southwest corner of said Section 27; thence North 0 degrees 05 minutes 04 seconds East 175.00 feet; thence North 89 degrees 13 minutes 14 seconds West 40.00 feet; thence North 0 degrees 05 minutes 04 seconds East 80.00 feet; thence North 89 degrees 13 minutes 14 seconds West 40.00 feet; thence North 0 degrees 05 minutes 04 seconds East 60.00 feet; thence South 89 degrees 13 minutes 14 seconds East 150.00 feet; thence South 0 degrees 05 minutes 04 seconds West 315.00 feet; thence along the North line of said Plymouth Road North 89 degrees 13 minutes 14 seconds West 70.00 feet to the Point of Beginning.

Commonly known as: 32450 & 32460 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0030-000 & 46-107-99-0029-000

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

No. 10676 Eric R. Anderson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1

24 JUL-19 PM 11:32

**P.A. 327 OF 1968  
AFFIDAVIT FILED**

Bernard J. Youngblood  
Wayne County Register of Deeds  
2024207536 L: 58978 P: 623  
07/19/2024 11:00 AM DD Total Pages: 3

**(10)  
COVENANT DEED**

KNOW ALL MEN BY THESE PRESENTS: that NEVADA FIRST TRUST COMPANY, AS TRUSTEE OF THE EDWARD CAMPBELL BROWN LIVING TRUST DATED MARCH 27, 2002 ("Grantor"), whose address is 1707 Village Center Circle, Suite 190, Las Vegas, Nevada 89134, hereby conveys, sets over and transfers to UAG REALTY, LLC, a Delaware limited liability company ("Grantee"), whose address is 2555 Telegraph Road, Bloomfield Hills, Michigan 48302, that certain real property situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Property"), for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to all building and use restrictions and easements of record and taxes for the year 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Real Property in fee simple forever, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, against the claims of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Encumbrances.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

*[Remainder of page intentionally left blank; Signature on the following page]*

124298.000001 4891-8450-8879.1

NI 04- 10/16 P/Youngblood



IN WITNESS WHEREOF, Grantor has caused this Covenant Deed to be executed as of the 15<sup>th</sup> day of July, 2024.

**GRANTOR:**

**NEVADA FIRST TRUST COMPANY, AS  
TRUSTEE OF THE EDWARD CAMPBELL  
BROWN LIVING TRUST DATED MARCH 27,  
2002**

By: \_\_\_\_\_

Jesse Livingston, Vice President

**ACKNOWLEDGMENT**

STATE OF NEVADA       )  
                                  ) SS  
COUNTY OF Clark )

The foregoing Covenant Deed was acknowledged before me this 17 day of July, 2024, by Jesse Livingston, the Vice President of Nevada First Trust Company, the Trustee of the Edward Campbell Brown Living Trust dated March 27, 2002, on behalf of said entity.



\_\_\_\_\_  
Allana Sabio, Notary Public  
Clark County, Nevada  
My Commission Expires: 1/1/28

**DRAFTED BY:**

Andrea S. Todorovic, Paralegal  
Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, Michigan 48304

**AFTER RECORDING RETURN TO:**

Grantee

[Signature page to Covenant Deed – 32510 & 32516 Plymouth Rd., Livonia, Michigan]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Land situated in the City of Livonia, County of Wayne, State of Michigan, being more particularly described as follows:

Part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at the Southwest corner of Section 27; thence North 00 degrees 00 minutes 39 seconds East, 60.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 2,224.51 feet parallel to the South line of Section 27 to the Point of Beginning; thence North 00 degrees 05 minutes 04 seconds East, 175.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 40.00 feet; thence South 00 degrees 05 minutes 04 seconds West, 175.00 feet; thence North 89 degrees 13 minutes 14 seconds West, 40.00 feet to the Point of Beginning.

AND

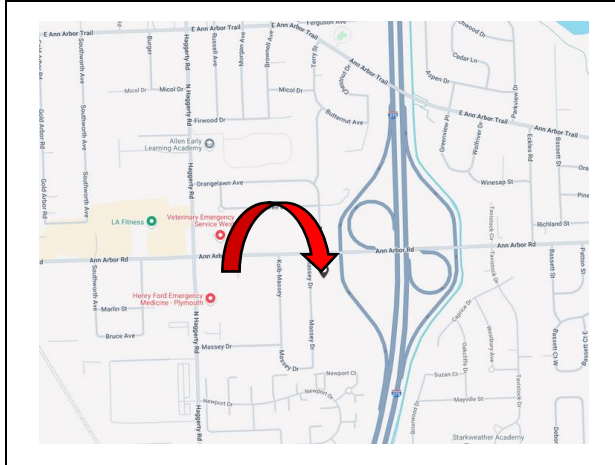
Part of the Southwest 1/4 of Section 27, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point on the North line of Plymouth Road, North 00 degrees 33 minutes 39 seconds East, 60.00 feet and South 89 degrees 13 minutes 14 seconds East, 2,184.51 feet from the Southwest corner of Section 27; thence North 00 degrees 05 minutes 04 seconds East, 255.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 40.00 feet; thence South 00 degrees 05 minutes 04 seconds West, 255.00 feet; thence North 89 degrees 13 minutes 14 seconds West along said North line, 40.00 feet to the Point of Beginning.

Commonly known as: 32510 & 32516 Plymouth Road, Livonia, Michigan

Tax Parcel No. 46-107-99-0028-000 & 46-107-99-0027-000

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other parties.  
No. 10677 Eric R. Johnson Not Examined  
Date 7-18-24 WAYNE COUNTY TREASURER Clerk [Signature]

A-1



## COMPARABLE 2

|                                 |                                                                                                             |
|---------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 40347 & 40441 Ann Arbor Rd                                                                                  |
| <b>City, State, Zip</b>         | Plymouth Twp, Wayne, MI, 48170                                                                              |
| <b>Property ID #</b>            | 78-066-99-0001-001 & 78-066-99-0001-002                                                                     |
| <b>Physical Description</b>     | Irregular, generally level                                                                                  |
| <b>Date of Sale</b>             | 10/10/2023                                                                                                  |
| <b>Sale Price</b>               | \$1,850,000 + \$63,000 Demo                                                                                 |
| <b>Terms</b>                    | Cash, Arm's Length                                                                                          |
| <b>Grantor</b>                  | Newman Family Investment Company                                                                            |
| <b>Grantee</b>                  | Lag 40875 Plymouth Rd LLC                                                                                   |
| <b>Land Size</b>                | 3.68 ac (160,301 sf)                                                                                        |
| <b>Road Frontage</b>            | 103 feet, with access via non-exclusive access road/esmt                                                    |
| <b>Traffic Counts</b>           | 23,405 Annual Average Daily (MDOT 2023)                                                                     |
| <b>Present Use</b>              | Vacated Restaurant                                                                                          |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                                      |
| <b>Zoning</b>                   | ARC, Ann Arbor Rd. Corridor                                                                                 |
| <b>Purchased for Assemblage</b> | Yes                                                                                                         |
| <b>Utilities</b>                | All Available                                                                                               |
| <b>Street</b>                   | 5 lane paved                                                                                                |
| <b>Wetland Area</b>             | None Known                                                                                                  |
| <b>Adverse Effects</b>          | None Known                                                                                                  |
| <b>Price/SF</b>                 | \$11.93                                                                                                     |
| <b>Verification</b>             | MLS, Public Record Data, Deed L58516 ,P1091                                                                 |
| <b>Remarks</b>                  | Purchaed by adjacent car dealership, located in the southwest quadrant of Ann Arbor Rd & I-275 interchange. |

23 OCT-23 AM 9:06

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2023268680 L: 58516 P: 1091  
10/23/2023 09:10 AM WD Total Pages: 4

WARRANTY DEED

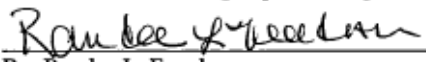
**KNOW ALL MEN BY THESE PRESENTS:** That NEWMAN FAMILY INVESTMENT COMPANY, a Michigan partnership ("Grantor"), whose address is 4541 Stoneview, West Bloomfield, Michigan 48322, conveys and warrants to LAG 40875 PLYMOUTH RD, LLC, a Michigan limited liability company ("Grantee"), whose address is 4000 W. Highland Rd., Highland, Michigan 48357 the following described premises situated in the Township of Plymouth, County of Wayne, and State of Michigan, commonly known as 40347 and 40441 Ann Arbor Road, described on Exhibit A attached hereto (the "Premises"), subject only to those Permitted Exceptions as described on Exhibit B:

TO HAVE AND TO HOLD the Premises unto Grantee, together with all tenements, hereditaments, privileges and appurtenances belonging thereto, for and in consideration of the sum of: REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT SEPARATELY FILED.

Grantor grants to Grantee the right to make all divisions legally available to the Premises under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

The Premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

NEWMAN FAMILY INVESTMENT  
COMPANY, a Michigan partnership

  
By: Rande L. Freedman  
Its: Managing Partner

Dated: October 10, 2023

NOTARIZATION ON FOLLOWING PAGE

82-14373597-B

4pgs / 27



STATE OF MICHIGAN       )  
                                          ) SS.  
COUNTY OF Wayne       )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2023, by Randee L. Freedman, Managing Partner of NEWMAN FAMILY INVESTMENT COMPANY, a Michigan partnership, on behalf of said partnership.

Kimberly A. Glynn  
Printed name Kimberly A. Glynn  
Notary Public  
County of Wayne, State of Michigan  
My Commission Expires: 9/23/2028  
Acting in the County of Wayne

Drafted By:  
Alycia Pallach Wesley Esq.  
Colombo & Colombo, P.C.  
40701 Woodward Ave., Suite 50  
Bloomfield Hills, MI 48304

~~(When Recorded Return to)~~  
~~(Grantee)~~

**When recorded return to:**  
**ATA National Title Group**  
**Commercial Department**  
**42651 Woodward Ave.**  
**Bloomfield Hills, MI 48304**

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

**Fee Parcel 1:**

A part of the Southeast ¼ of Section 36, Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan, described as commencing at the center of Section 36; thence South 01 degrees 55 minutes 48 seconds East, 392.00 feet along the North and South ¼ line of said Section 36; thence North 87 degrees 52 minutes 22 seconds East, 60.00 feet to the point of beginning; thence proceeding North 87 degrees 52 minutes 22 seconds East, 263.00 feet; thence along the Westerly right-of-way line of highway I-275 the following two courses; South 02 degrees 07 minutes 38 seconds East, 12.26 feet; thence South 38 degrees 58 minutes 19 seconds East, 236.15 feet; thence South 02 degrees 07 minutes 38 seconds East, 57.75 feet; thence South 87 degrees 52 minutes 22 seconds West, 405.50 feet; thence North 01 degrees 55 minutes 48 seconds West, 259.00 feet to the point of beginning.

**Fee Parcel 2:**

Part of the Southeast 1/4 of Section 36 Town 1 South, Range 8 East, Plymouth Township, Wayne County, Michigan, described as commencing at a point South 01 degrees 55 minutes 48 seconds East, 80.00 feet and North 87 degrees 52 minutes 22 seconds East, 70.00 feet from the center of said Section 36; thence North 87 degrees 52 minutes 22 seconds East, 106.93 feet; thence South 47 degrees 07 minutes 38 seconds East, 205.06 feet; thence South 02 degrees 07 minutes 38 seconds East, 167.00 feet; thence South 87 degrees 52 minutes 22 seconds West, 263.00 feet; thence North 01 degrees 55 minutes 48 seconds West, 252.00 feet; thence North 87 degrees 52 minutes 22 seconds East, 10.00 feet; thence North 01 degree 55 minutes 48 seconds West, 60.00 feet to the point of beginning.

**Easement Parcel**

Together with a non-exclusive easement for ingress and egress described as beginning at a point on the south right-of-way line of Ann Arbor Road (M-14), distant South 01 degrees 55 minutes 48 seconds East, 80.00 feet along the North and South ¼ line of Section 36, from the center of Section 36, Town 1 South, Range 8 East, and proceeding thence North 87 degrees 52 minutes 22 seconds East, 70.00 feet along the South right-of-way line of Ann Arbor Road (M-14); thence South 01 degrees 55 minutes 48 seconds East, 60.00 feet; thence South 87 degrees 52 minutes 22 seconds West, 10.00 feet; thence South 01 degrees 55 minutes 48 seconds East, 1,236.24 feet to the Northerly line of Bradbury Condominiums; thence South 88 degrees 11 minutes 42 seconds West, 60.00 feet along the Northerly line of Bradbury Condominiums to the North and South ¼ line of Section 36; thence North 01 degrees 55 minutes 48 seconds West, 1,295.90 feet along the North and South ¼ line of said Section 36, to the South right-of-way line of Ann Arbor Road (M-14), and the point of beginning.

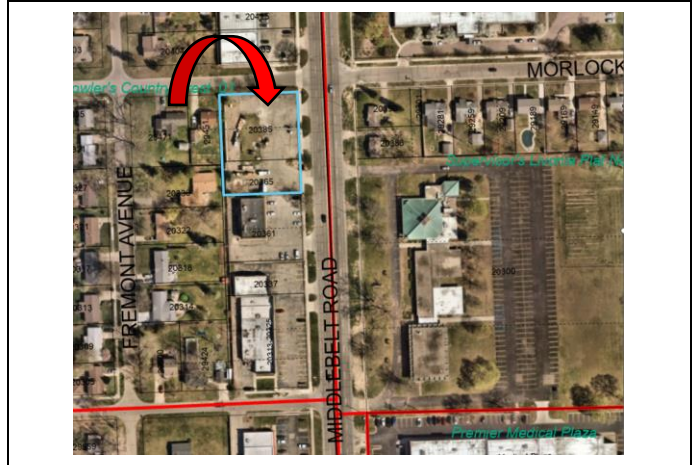
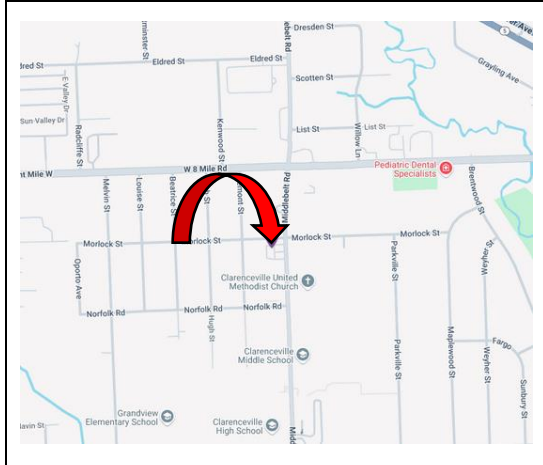
Commonly known as 40441 and 40437 Ann Arbor Road, Plymouth  
Tax Id Nos.: 78-066-99-0001-002 and 78-066-99-0001-001

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to the other entities.  
No. 15546 Tim R. Hall Not Examined  
Date 10/23/23 WAYNE COUNTY TREASURER Clerk MSW

627788v1

**EXHIBIT B  
PERMITTED EXCEPTIONS**

1. The lien of real estate taxes and assessments for the year 2023 and subsequent years, not due and payable at the time of conveyance.
2. Covenants, conditions and restrictions and other provisions contained in Warranty Deed recorded in Liber 16767, Page 797, Wayne County Records.
3. Easement granted to Township of Plymouth for installation, operation and maintenance of sanitary sewer recorded in Liber 21277, Page 549, Wayne County Records.
4. Easement granted to Detroit Edison Underground for installation, operation and maintenance of utility lines in Underground Right-of-Way Agreement recorded in Liber 23582, Page 572, Wayne County Records.
5. Easements granted to Township of Plymouth for installation, operation and maintenance of municipal-owned utilities recorded in Liber 23955, Page 356 and in Liber 23955, Page 362, Wayne County Records.
6. Easements created by, and terms, conditions and provisions recited in, Declaration of Easement and Charges recorded in Liber 24013, Page 277, Wayne County Records.
7. Terms, conditions and provisions recited in Agreement recorded in Liber 24013, Page 283, Wayne County Records.
8. Permanent Easement granted to the Plymouth Charter Township recorded in Liber 44086, Page 785, Wayne County Records.
9. The subject property abuts a private road easement that is not required to be maintained by the Board of County Road Commissioners of the County of Wayne.



### COMPARABLE 3

|                                 |                                                 |
|---------------------------------|-------------------------------------------------|
| <b>Location</b>                 | 20365 & 20385 Middlebelt Rd.                    |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48152                       |
| <b>Property ID #</b>            | 46-005-01-0007-001, 46-005-01-0008-001          |
| <b>Physical Description</b>     | Rectangular, level at road grade                |
| <b>Date of Sale</b>             | 3/4/2022                                        |
| <b>Sale Price</b>               | \$225,000                                       |
| <b>Terms</b>                    | Cash, Arm's Length                              |
| <b>Grantor</b>                  | Kasapis Brothers, Inc                           |
| <b>Grantee</b>                  | Janarata 2 LLC                                  |
| <b>Land Size</b>                | 0.69 ac (30,057 sf)                             |
| <b>Road Frontage/Dimensions</b> | 195 front feet                                  |
| <b>Traffic Counts</b>           | 24,086 Annual Average Daily (MDOT 2023)         |
| <b>Present Use</b>              | Vacant Land                                     |
| <b>Highest &amp; Best Use</b>   | Commercial Development                          |
| <b>Zoning</b>                   | C-2, Gen Comm.(Corner), C-1, Local Bus.         |
| <b>Purchased for Assemblage</b> | No                                              |
| <b>Utilities</b>                | All Available                                   |
| <b>Street</b>                   | 5 lane paved                                    |
| <b>Wetland Area</b>             | None Known                                      |
| <b>Adverse Effects</b>          | None Known                                      |
| <b>Price/SF</b>                 | \$7.49                                          |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L 57448, P 892 |
| <b>Remarks</b>                  | Secondary corner- Morlock Ave.                  |



2022059034 L: 57448 P: 892 WD

03/09/2022 08:48:14 AM Total Pages: 1

Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX

Wayne County Tax Stamp #623968

03/09/2022

Receipt# 22-52037 L: 57448 P: 892

State Tax: \$1,687.50 County Tax: \$247.50



### WARRANTY DEED

The Grantor, Kasapis Brothers, Inc., a Michigan Corporation whose address is 29777 Telegraph Road, Southfield, MI 48034, conveys and warrants to Janarata 2, LLC, a Michigan Limited Liability Company, Grantee, whose address is 24700 Cherry Hill, Dearborn, MI 48124, real property in the City of Livonia, County of Wayne, State of Michigan, to wit:

Parcel 1: Lot 7, except the East 20 feet thereof deeded to the Board of County Road Commissioners, according to the plat thereof as recorded in Liber 42, Page 74 of Plats, Wayne County Records.

Parcel 2: Lots 8 and 9, except the East 20 feet thereof deeded to the Board of County Road Commissioners, according to the plat thereof as recorded in Liber 42, Page 74 of Plats, Wayne County Records.

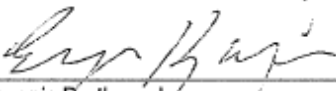
Commonly known as: 20365 & 20385 Middlebelt Road, Livonia, MI 48152  
Tax parcel nos. 005-01-0007-001 and 005-01-0008-001

\* storm and Fowler's Country  
Crest Subdivision

For the Full Consideration of Two Hundred Twenty-Five Thousand And No/100 Dollar(s) (\$225,000.00), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, and together with the right to make all available divisions under Section 108 of the Land Division Act (1967 P.A. 288).

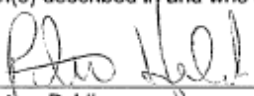
And subject to building and use restrictions and easements of record, if any, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 4th day of March, 2022:

  
Kasapis Brothers, Inc.  
By Eugene Kasapis, President

STATE OF MICHIGAN }  
COUNTY OF Oakland }

On this 4th day of March, 2022, before me personally appeared Eugene Kasapis as President of Kasapis Brothers, Inc., a Michigan Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

  
Notary Public

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

Receipt: 206057551 Date: 3/9/2022 By: AAH (1)

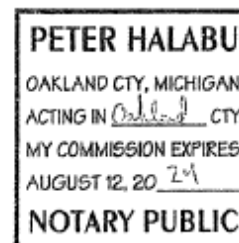
Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

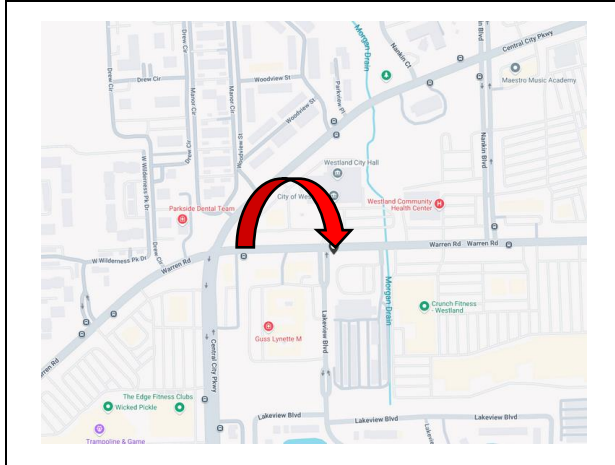
2021 NOT EXAMINED

Receipt: n/a 206057551 Date: 3/9/2022 By:

Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

Prepared by/ Return to  
Peter Halabu  
26000 W. 12 Mile Rd.  
Southfield, MI 48034  
File BT-9197





#### COMPARABLE 4

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| <b>Location</b>                 | 36101 Warren Rd.                               |
| <b>City, State, Zip</b>         | Westland, Wayne, MI, 48185                     |
| <b>Property ID #</b>            | 56-029-99-0008-718                             |
| <b>Physical Description</b>     | Rectangular, level at road grade               |
| <b>Date of Sale</b>             | 9/28/2022                                      |
| <b>Sale Price</b>               | \$575,000                                      |
| <b>Terms</b>                    | Cash, Arm's Length                             |
| <b>Grantor</b>                  | Weatherford Family LLC                         |
| <b>Grantee</b>                  | MC Westland LLC                                |
| <b>Land Size</b>                | 1.84 ac (80,150 sf)                            |
| <b>Road Frontage</b>            | 348 +/- front feet                             |
| <b>Traffic Counts</b>           | 23,066 Annual Average Daily (MDOT 2023)        |
| <b>Present Use</b>              | Vacant Land                                    |
| <b>Highest &amp; Best Use</b>   | Commercial Development                         |
| <b>Zoning</b>                   | CB-3, General Commercial Bus                   |
| <b>Purchased for Assemblage</b> | No                                             |
| <b>Utilities</b>                | All Available                                  |
| <b>Street</b>                   | 5 lane paved                                   |
| <b>Wetland Area</b>             | None Known                                     |
| <b>Adverse Effects</b>          | None Known                                     |
| <b>Price/SF</b>                 | \$7.17                                         |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L57908, P 607 |
| <b>Remarks</b>                  | Secondary corner at Lakeview Blvd              |

2022311658 L: 57908 P: 607 WD  
10/14/2022 08:05:44 AM Total Pages: 4  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County County Tax Stamp #647484  
10/14/2022  
Receipt# 22-289727 L: 57908 P: 607  
State Tax: \$4,312.50 County Tax: \$632.50



## WARRANTY DEED

---

The Grantor, Weatherford Family, L.L.C., a Michigan limited liability company, whose address is 6860 Commerce Road, West Bloomfield, MI 48324

Conveys and Warrants to MC Westland, LLC, a Delaware limited liability company, whose address is 361 Summit Blvd, Suite 110, Birmingham, Alabama 35243 ("Grantee"),

the premises situated in the City of Westland, County of Wayne, State of Michigan, described in **Exhibit A** hereto, subject to those matters set forth on **Exhibit B** hereto, for the full consideration of \$575,000.00 (Five Hundred Seventy Five Thousand Dollars and No Cents).

Grantor grants the Grantee the right to make any and all divisions under Section 108 of the Land Divisions Act, Act No. 288 of the Public Acts of 1967 (the "Act").

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

***[SIGNATURES APPEAR ON FOLLOWING PAGE]***

Dated as of September 28, 2022

Weatherford Family, L.L.C.:

By: Mary E. Weatherford  
Mary E. Weatherford

Its: Managing Member

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 27th day of September, 2022 by Mary E. Weatherford, managing member of Weatherford Family, L.L.C., on behalf of said company.

Corrie Ragalyi  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires June 18, 2027

Corrie Ragalyi Notary Public  
Oakland County  
State of Michigan  
Acting in Oakland County  
My Commission Expires: June 18, 2027

|                                                                                                                                                |                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p><i>Drafted by:</i></p> <p>Gary R. Rentrop<br/>Rentrop &amp; Morrison, P.C.<br/>39572 Woodward, Suite 222<br/>Bloomfield Hills, MI 48304</p> | <p><i>When recorded return to and send Subsequent Tax Bills to:</i></p> <p>Grantee</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

Tax Parcel:

2

## Exhibit A

Land situated in the City of Westland, County of Wayne and State of Michigan, described as follows:

That part of the Northeast 1/4 of Section 8, Town 2 South, Range 9 East, City of Westland, Wayne County, Michigan, being described as: Beginning at a point South 89 degrees 54 minutes 15 seconds East, 521.60 feet along the North line of Section 8, the centerline of Warren Road and South 00 degrees 41 minutes 37 seconds West, 60.00 feet from the North 1/4 corner of Section 8 and proceeding thence South 89 degrees 54 minutes 15 seconds East, 347.66 feet; Thence South 00 degrees 41 minutes 37 seconds West, 230.00 feet; Thence North 89 degrees 54 minutes 15 seconds West, 347.66 feet; Thence North 00 degrees 41 minutes 37 seconds East, 230.00 feet to the point of beginning.

Commonly known as: 36101 Warren Road

Tax Parcel: 56-029-99-0008-718

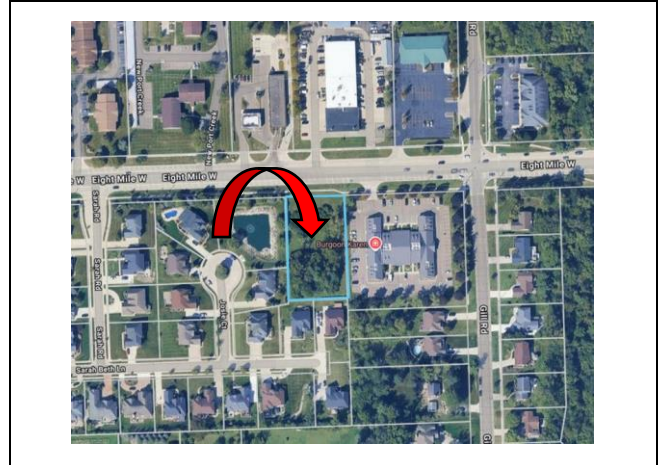
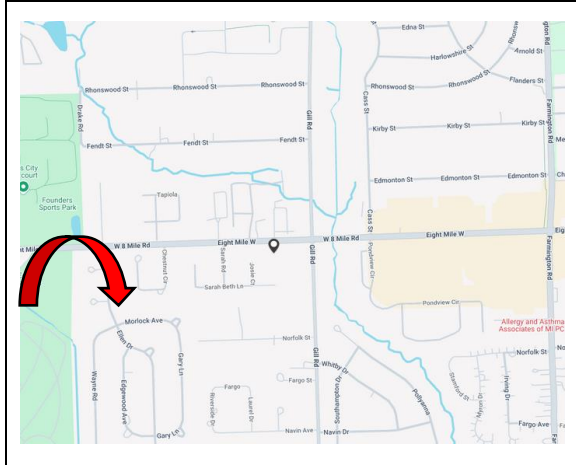
PREVIOUSLY CERTIFIED

PREVIOUSLY CERTIFIED

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R. Sabree, Wayne County Treasurer  
No. E-140247 Date: 10/14/2022 Clerk: MW





## COMPARABLE 5

|                                 |                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------|
| <b>Location</b>                 | 34625 8 Mile Road                                                                          |
| <b>City, State, Zip</b>         | Livonia, Wayne, MI, 48152                                                                  |
| <b>Property ID #</b>            | 46-014-01-0014-001                                                                         |
| <b>Physical Description</b>     | Rectangular, level at road grade                                                           |
| <b>Date of Sale</b>             | 5/12/2022                                                                                  |
| <b>Sale Price</b>               | \$250,000                                                                                  |
| <b>Terms</b>                    | Land Contract, Arm's Length                                                                |
| <b>Grantor</b>                  | Pasala Properties LLC                                                                      |
| <b>Grantee</b>                  | A & M Property Investments LLC                                                             |
| <b>Land Size</b>                | 0.96 ac (41,861sf)                                                                         |
| <b>Road Frontage/Dimensions</b> | 195 front feet                                                                             |
| <b>Traffic Counts</b>           | 24,086 Annual Average Daily (MDOT 2023)                                                    |
| <b>Present Use</b>              | Vacant Land                                                                                |
| <b>Highest &amp; Best Use</b>   | Commercial Development                                                                     |
| <b>Zoning</b>                   | C-1 Local Business                                                                         |
| <b>Purchased for Assemblage</b> | No                                                                                         |
| <b>Utilities</b>                | All Available                                                                              |
| <b>Street</b>                   | 5 lane paved                                                                               |
| <b>Wetland Area</b>             | None Known                                                                                 |
| <b>Adverse Effects</b>          | None Known                                                                                 |
| <b>Price/SF</b>                 | \$5.98                                                                                     |
| <b>Verification</b>             | MLS, Public Record Data,<br>Deed L 57448, P 892                                            |
| <b>Remarks</b>                  | Commercial/office development to the north<br>& east and residential to the west and south |

**MEMORANDUM OF LAND CONTRACT**

THIS MEMORANDUM OF LAND CONTRACT entered into this May 12, 2022, by and between: A & M Property Investments LLC, a Michigan limited liability company whose address is 29401 5 Mile Road, Livonia, MI 48154 hereinafter referred to as "Seller" and Pasala Properties, LLC, a Michigan limited liability company whose address is 37085 Grand River Avenue, Ste.084, Farmington, MI 48335 hereinafter referred as "Purchaser".

WITNESSETH

The Purchaser and Seller have entered into a land contract of even date herewith and they desire to enter into the Memorandum of Land Contract to give record notice of the existence of the said Land Contract.

In consideration of the premises and other good and valuable consideration, the Seller acknowledges and agrees that the property described below was sold to the Purchaser on land contract of even date: May 12, 2022.

Property located in the City of Livonia, County of Wayne, State of Michigan, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The purpose of the Memorandum of Land Contract is to give record notice of the existence of the aforesaid land contract.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 12, 2022

Signed, Sealed and Delivered

In Presence of:

Signature page follows

A0779362 FMT beb p

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

Page 1

Printed: 05.12.22 @ 10:11 AM by  
MI-FT-FFMT-01040.311007-A0779362

**MEMORANDUM OF LAND CONTRACT**  
(continued)

Buyer:

Pasala Properties, LLC,  
a Michigan limited liability company

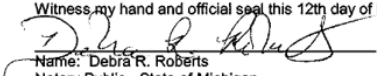
BY: 

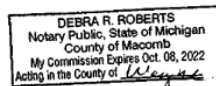
Vikram Pasala  
Sole Member

State of Michigan  
County of Wayne

I, Debra R. Roberts, a Notary Public of the County and the State first written above, do hereby certify that Vikram Pasala, Sole Member of Pasala Properties, LLC, a Michigan limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of May, 2022.

  
Name: Debra R. Roberts  
Notary Public - State of Michigan  
Macomb County  
My Commission Expires: October 8, 2022  
Acting in the County of Wayne



(Seal)

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

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**MEMORANDUM OF LAND CONTRACT**  
(continued)

Seller:

A & M Property Investments LLC, a Michigan limited liability company

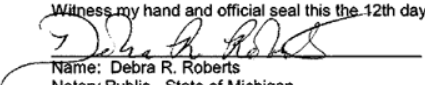
BY: 

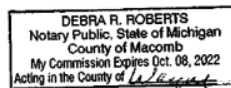
Alex A. Ali  
Sole Member

State of Michigan  
County of Wayne

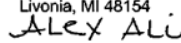
I, Debra R. Roberts, a Notary Public of the County and the State first written above, do hereby certify that Alex A. Ali, Sole Member of A & M Property Investments, LLC, a Michigan limited liability company, on behalf of the limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12th day of May, 2022.

  
Name: Debra R. Roberts  
Notary Public - State of Michigan  
Macomb County  
My Commission Expires: October 8, 2022  
Acting in the County of Wayne



(Seal)

**Drafted by:**  
A & M Property Investments LLC  
29401 5 Mile Road  
Livonia, MI 48154  


**Recording to:**  
Puneeth Sai Meduri  
Pasala Properties, LLC  
37085 Grand River Avenue, Ste.O84  
Farmington, MI 48335

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

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**EXHIBIT "A"**  
Legal Description

Land Situated in the State of Michigan, County of Wayne, City of Livonia.

Part of Lot 14 of Fairway Subdivision of part of the Northwest 1/4 of Section 4, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan as recorded in Liber 70, Page 86, Wayne County Records described as commencing at the North 1/4 corner of said Section 4; thence South 89 deg. 48' 10" West 355.94 feet along the North line of said Section 4; thence South 00 deg. 11' 50" East 60.00 feet to the Northeast corner of said Lot 14 and the point of beginning; thence South 00 deg. 11' 50" East 270.00 feet along the East line of said Lot 14; thence South 89 deg. 48' 10" West 155.30 feet; thence North 00 deg. 11' 50" West 270.00 feet along the West line of said Lot 14; thence North 89 deg. 48' 10" East 155.30 feet along the North line of said Lot 14 to the point of beginning.

CKA: 34625 8 MILE Rd  
Livonia, MI 48152

TAX ID# 46-014-01-0014 001

APN/Parcel ID(s): 46 014 01 0014 001

Memorandum of Land Contract  
MID1075.doc / Updated: 02.08.17

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# Zoning

## **Section 3.01 - Zoning Districts.**

(1)

Establishment of Zoning Districts. For the purpose of this Ordinance, the City of Livonia is hereby divided into the following zoning districts which shall be known by the following respective names and symbols:

|     |                                    |
|-----|------------------------------------|
| N1  | Neighborhood District.             |
| N2  | Neighborhood District.             |
| RUF | Rural Urban Farm District.         |
| NM1 | Neighborhood Multifamily District. |
| NM2 | Neighborhood Multifamily District. |
| NM3 | Neighborhood Multifamily District. |
| C-1 | Local Business District.           |
| C-2 | General Business District.         |
| C-3 | Highway Services District.         |
| C-4 | High Rise Commercial District.     |
| P-L | Public Lands District.             |
| M-L | Manufacturing Limited District.    |
| M-1 | Light Manufacturing District.      |
| M-2 | General Manufacturing District.    |
| NP  | Nature Preserves District.         |
| P   | Parking District.                  |

(2) District Areas. The areas assigned to and included in the districts created in [Section 3.01 \(1\)](#) of this Ordinance, together with the designation and boundaries of said districts as shown on the Zoning Map of the City of Livonia, are hereby established.

(3) Sections of Zoning Map. Zoning Map of the City of Livonia is hereby divided into one hundred forty-four (144) quarter sections which shall be the same in area, boundaries, and location as the thirty-six (36) sections of the City of Livonia, also known as Town One (1) South, Range Nine (9) East, Wayne County, Michigan, and which shall be known by the same section numbers as the corresponding sections of said City.

(4) Amendments of Zoning Map. The Zoning Map of the City of Livonia may be amended from time to time, in whole or in part, by Ordinance to which there shall be attached a map of the section or sections, or any part thereof, affected by the amendment or amendments set forth in such Ordinance. Each map showing an amendment shall be designated "Amendment No. \_\_\_ to the Zoning Map of the City of Livonia" and shall be given a number. Whenever the Council shall cause the Zoning Map of the City of Livonia to be amended as a whole, such map shall contain and show all prior amendments. Each amendment stating or describing a change in the districts, areas, or boundaries established by the provisions of this Article shall be considered and designated as an additional section of this Article. All other amendments shall be affected by re-enacting and publishing at length the section or sections amended, as provided in Section 23, Chapter IV of the Charter.

A copy of the Zoning Map of the City of Livonia adopted by this Ordinance shall be prominently displayed for public examination in the City Planning Department. Thereafter the same shall be revised to reflect such amendments of the Zoning Ordinance as may be made from time to time, and it shall be the duty of the City Planner to make these revisions no later than thirty (30) days after the effective date of such enactment.

(5) Interpretation of the Zoning Map. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is an uncertainty, contradiction, or conflict as to the intended location of any Zoning District boundary as shown thereon, interpretation concerning the exact location of the Zoning District boundary line shall be determined by the Board of Appeals. The Board in arriving at a decision on these matters, shall apply the following standards:

- A) Zoning District boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way, or water courses, unless such Zoning District boundary lines are fixed by dimensions as shown on the Zoning Map.
- B) When Zoning District boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- C) In unsubdivided property, or where a zoning district divides a recorded lot, the location of any such boundary, unless the same is indicated by dimensions shown on the zoning map, shall be determined by use of the map scale shown thereon.
- D) If, after the application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Appeals shall determine and fix the location of said line in a reasonable manner to best accomplish the purposes of this Ordinance.

(6) Districting of Vacated Streets and Alleys. Whenever a street or alley shall have been vacated, the land within the former street or alley, or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

(7) District Regulations. Each district, as created in this Article, shall be subject to the regulations contained in this Ordinance. Uses not expressly permitted are prohibited. Uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited. Waiver uses, because of their nature, require special restrictions and some measure of individual attention to determine whether or not such uses will be compatible with uses permitted by right in the district and with the purposes of this Ordinance. Waiver uses are therefore prohibited unless a waiver of such prohibition is reviewed, and findings submitted by the City Planning Commission as provided in this Ordinance and approved by the City Council.

**Section 3.14 – P-L Public Lands District Regulations**

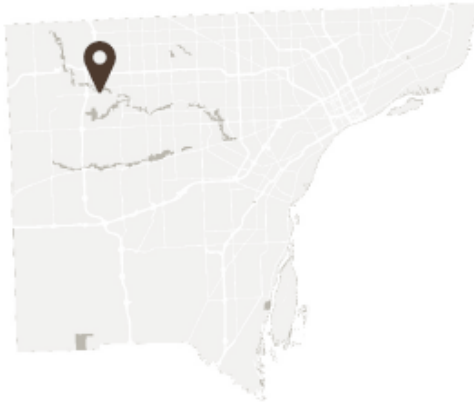
| PERMITTED USES                                                | WAIVER USES                                                                                                                                                                                           |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory structures and uses (Section 7.23, Section 7.23(1)) | Licensed and certified publicly or privately-owned facilities for the detention, incarceration, commitment and/or rehabilitation of adults or minor children and psychiatric hospitals (Section 6.23) |

|                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Brewer, Micro Brewer, Brewpub, and Distilleries (Section 6.09)                                                        |  |
| Carnivals, outdoor circuses or migratory amusement enterprises (Section 6.56(3))                                      |  |
| Cultural service buildings, such as publicly owned museums, art galleries and libraries                               |  |
| Educational uses (Section 2.01, Section 2.01(4))                                                                      |  |
| Establishments having liquor licenses such as Class C, tavern, and club (Section 6.22)                                |  |
| Hospitals (Section 6.29)                                                                                              |  |
| Housing for the elderly (Section 6.31)                                                                                |  |
| Municipal or other governmental buildings                                                                             |  |
| Heliports (Section 6.27)                                                                                              |  |
| Parking structures (Section 9.09)                                                                                     |  |
| Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))                                                   |  |
| Universities, colleges, private colleges, including ancillary uses and facilities                                     |  |
| Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses. |  |

## General Area, Neighborhood Information



### WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



#### **Hines Park**

**Location:** Dearborn, Dearborn Heights, Garden City, Westland, Livonia, Plymouth, Plymouth Township, and Northville Township

**Size:** 2,300 acres (17.5-mile parkway)

**Accessibility:** 3 = most of the park facilities/park areas meet accessibility guidelines

**Description:** This park is a 17.5-mile floodplain of the Middle Rouge River. It is made up of the area surrounding both banks of the river, along with Edward Hines Drive, that traverses most of its length. Much of the land had been deeded over to Wayne County from Henry Ford, who was one of the original Wayne County Road Commissioners. The area was largely unusable during rainstorms because of frequent flooding, so rather than let industry take it over in the early 1900's, Wayne County adapted the land into a park. This action not only kept polluting industries away from the river; it provided a controlled way for flooding to occur naturally that spares nearby homes and businesses while offering extensive open greenspace. Hines Park is the largest of the county parks and is classified as a large urban park due to its programming, non-motorized trails, and scenic road system. It contains 24 individual parks that provide a variety of year-round recreation activities to adjacent communities in the form of soccer fields, baseball diamonds, picnic areas, barbeque grills, open fields, paved and dirt bike trails, fishing, boating, and more. Numerous special events, along with natural and cultural interpretive programs, occur at these parks throughout the year, with Nankin Mills serving as the center of activities. Hines Park contains many historical facilities developed by Henry Ford's "Village Industries" concept, including mills and dams. Many of the comfort stations are themselves historic and have been recently renovated to bring them to ADA compliance.

**Service Area:** Hines Park's extensive park system spans four Commission Districts: 9, 10, 12, and 13. The park provides linkages to adjacent communities via greenway or non-motorized trails, including a link with Detroit's largest park, Rouge Park, which provides similar recreational opportunities for Detroit, Dearborn, Redford, and Dearborn Heights. The population density in the southeastern end of the park tends to be somewhat higher than in the northwestern end, where the population is increasing but homes tend to be built on more land. Northville Township is predicted to have a large increase in population. Cities and Townships along Hines Parkway tend to have a higher-than-average population of seniors. The north end of the park system has a higher income than other areas of the park, usually above the national average.





## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN

### Hines Park Recreation Areas

Hines Park contains multiple, named, park spaces within its overall borders. These are located throughout the 17 miles of park land, as seen below.



- 1 Boy Scout Shelter Recreation Area
- 2 Cass Benton Recreation Area
- 4 Elm Grove Recreation Area
- 5 Gunsolly Mills
- 6 Haggerty Recreation Area
- 7 Hawthorne Ridge Recreation Area
- 8 Helms Haven Recreation Area
- 10 Levan Knoll Recreation Area
- 11 Maple Grove Recreation Area
- 12 Merriman Hollow Recreation Area
- 13 Middlebelt Hill
- 14 Nankin Mills Recreation Area
- 15 Newburgh Pointe
- 16 Nolar Bend Recreation Area
- 17 Northville Recreation Area
- 18 Oak Grove
- 19 Parkland Recreation Area
- 20 Parr Recreation Area
- 21 Perrin Recreation Area
- 22 Plymouth Riverside Recreation Area
- 23 Sherwood Recreation Area
- 24 Springbrook
- 25 Sumac Pointe
- 26 Valley View Recreation Area
- 28 Wallaceville Recreation Area
- 29 Warrendale Recreation Area
- 30 Waterford Bend Recreation Area
- 31 Wilcox Lake



## WAYNE COUNTY PARKS: 5-YEAR RECREATION PLAN



### ***Newburgh Pointe – Livonia***

This park is located on the shores of Newburgh Lake. The lake was originally constructed as a millpond around 1819. In 1935 the old mill was demolished by Henry Ford and replaced with a new "Village Industry Plant." A new dam was also built by the Wayne County Road Commission as a cooperative venture. The 152-acre lake was cleaned in 1998 through a Rouge River National Wet Weather Demonstration Project, and stocked with bluegill, bass, and other pan fish. It contains two piers and a boat launch to accommodate fishing. The mill is now a comfort station with canoe rentals during the summer season. In addition, there are hiking and biking trails surrounding the lake.

## Community Profiles

YOU ARE VIEWING DATA FOR:

### City of Livonia

33000 Civic Center Dr  
Livonia, MI 48154-3097  
<http://ci.livonia.mi.us>

SEMCOG  
MEMBER

Census 2020 Population: 95,535  
Area: 35.9 square miles

[VIEW COMMUNITY EXPLORER MAP](#)

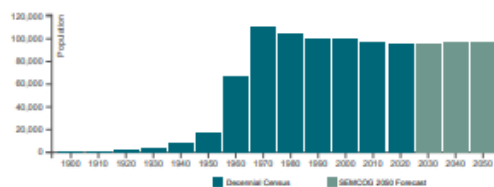
[VIEW 2020 CENSUS MAP](#)

## Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Social | Demographic**

**Population and Household Estimates for Southeast Michigan, 2024**  
**Historic Population and Employment by Minor Civil Division, Southeast Michigan**

### Population Forecast



Note for City of Livonia : Incorporated in 1950 from Livonia Township. Population numbers prior to 1950 are of the township.

### Population and Households

| Population and Households   | Census 2020 | Census 2010 | Change 2010-2020 | Pct Change 2010-2020 | SEMCOG Jul 2024 | SEMCOG 2050 |
|-----------------------------|-------------|-------------|------------------|----------------------|-----------------|-------------|
| Total Population            | 95,535      | 96,942      | -1,407           | -1.5%                | 94,942          | 97,098      |
| Group Quarters Population   | 1,108       | 1,366       | -258             | -18.9%               | 1,464           | 1,799       |
| Household Population        | 94,427      | 95,576      | -1,149           | -1.2%                | 93,478          | 95,299      |
| Housing Units               | 40,380      | 40,401      | -21              | -0.1%                | 40,807          | -           |
| Households (Occupied Units) | 39,282      | 38,714      | 568              | 1.5%                 | 40,166          | 40,006      |
| Residential Vacancy Rate    | 2.7%        | 4.2%        | -1.5%            | -                    | 1.6%            | -           |
| Average Household Size      | 2.40        | 2.47        | -0.06            | -                    | 2.33            | 2.38        |

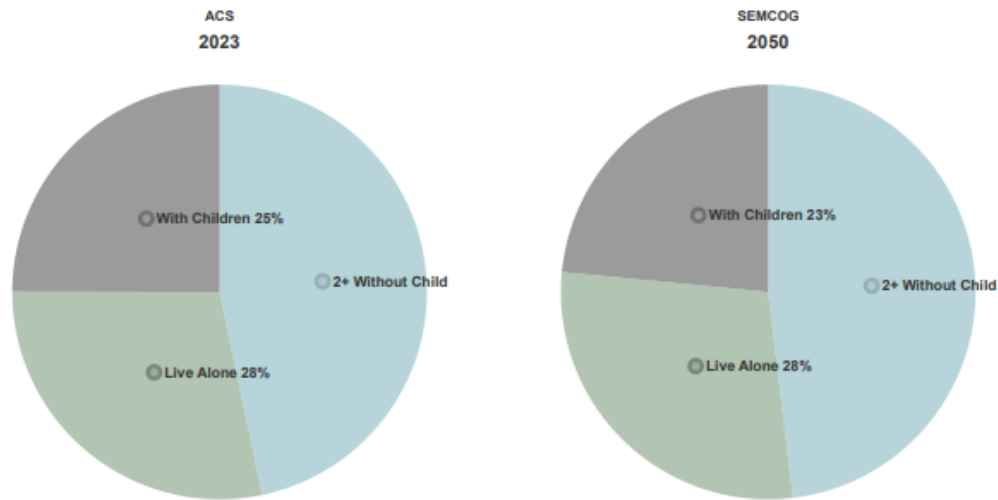
Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

### Components of Population Change

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

| Components of Population Change                      | 2010-2020 Avg. | 2020-2023 Avg. |
|------------------------------------------------------|----------------|----------------|
| Natural Increase (Births - Deaths)                   | -171           | -254           |
| Births                                               | 880            | 911            |
| Deaths                                               | 1,051          | 1,165          |
| Net Migration (Movement In - Movement Out)           | 30             | -201           |
| Population Change (Natural Increase + Net Migration) | -141           | -455           |

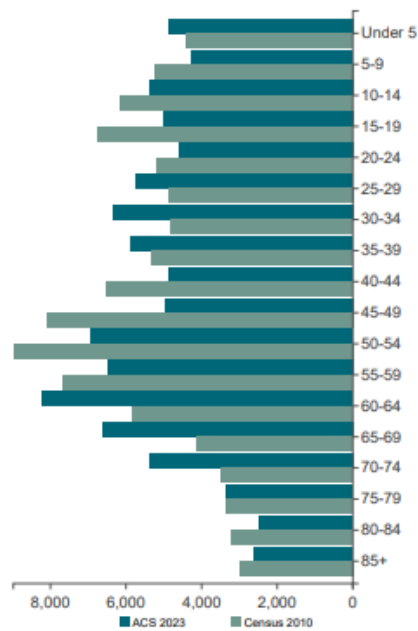
## Household Types



| Household Types              | Census 2010 | ACS 2023 | Change 2010-2023 | Pct Change 2010-2023 | SEMCOG 2050 |
|------------------------------|-------------|----------|------------------|----------------------|-------------|
| With Seniors 65+             | 12,052      | 13,812   | 1,760            | 14.6%                | 16,922      |
| Without Seniors              | 26,662      | 23,904   | -2,758           | -10.3%               | 23,084      |
| Live Alone, 65+              | 5,059       | 5,328    | 269              | 5.3%                 | -           |
| Live Alone, <65              | 5,287       | 5,354    | 67               | 1.3%                 | -           |
| 2+ Persons, With children    | 11,261      | 9,416    | -1,845           | -16.4%               | 9,387       |
| 2+ Persons, Without children | 17,107      | 17,618   | 511              | 3%                   | 19,242      |
| Total Households             | 38,714      | 37,716   | -998             | -2.6%                | 40,006      |

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

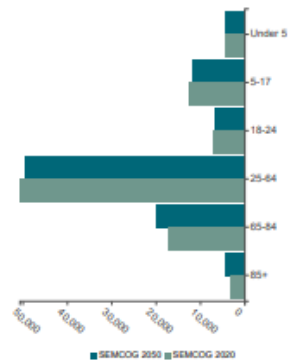
## Population Change by Age, 2010-2023



| Age Group  | Census 2010 | Change 2000-2010 | ACS 2023 | Change 2010-2023 |
|------------|-------------|------------------|----------|------------------|
| Under 5    | 4,397       | -1,257           | 4,892    | 495              |
| 5-9        | 5,257       | -1,492           | 4,270    | -987             |
| 10-14      | 6,141       | -1,102           | 5,377    | -764             |
| 15-19      | 6,737       | 249              | 5,021    | -1,716           |
| 20-24      | 5,181       | 1,039            | 4,600    | -581             |
| 25-29      | 4,878       | 18               | 5,734    | 856              |
| 30-34      | 4,811       | -1,700           | 6,347    | 1,536            |
| 35-39      | 5,310       | -2,901           | 5,877    | 567              |
| 40-44      | 6,519       | -2,764           | 4,852    | -1,667           |
| 45-49      | 8,086       | -235             | 4,984    | -3,102           |
| 50-54      | 8,982       | 2,361            | 6,927    | -2,055           |
| 55-59      | 7,663       | 2,526            | 6,499    | -1,164           |
| 60-64      | 5,814       | 1,477            | 8,220    | 2,406            |
| 65-69      | 4,133       | -202             | 6,622    | 2,489            |
| 70-74      | 3,474       | -1,152           | 5,399    | 1,925            |
| 75-79      | 3,351       | -389             | 3,349    | -2               |
| 80-84      | 3,203       | 887              | 2,475    | -728             |
| 85+        | 3,005       | 1,034            | 2,613    | -392             |
| Total      | 96,942      | -3,603           | 94,058   | -2,884           |
| Median Age | 44.5        | 4.3              | 45.1     | 0.6              |

Source: U.S. Census Bureau, Decennial Census, and 2019-2023 American Community Survey 5-Year Estimates

## Forecasted Population Change 2020-2050



| Age Group      | 2020   | 2025   | 2030   | 2035   | 2040   | 2045   | 2050   | Change 2020 - 2050 | Pct Change 2020 - 2050 |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------------------|------------------------|
| <b>Under 5</b> | 4,410  | 4,362  | 4,500  | 4,378  | 4,288  | 4,319  | 4,339  | -71                | -1.6%                  |
| <b>5-17</b>    | 12,695 | 12,496 | 12,442 | 12,454 | 12,444 | 12,093 | 11,885 | -810               | -6.4%                  |
| <b>18-24</b>   | 7,196  | 6,988  | 6,886  | 7,080  | 7,046  | 6,965  | 6,937  | -259               | -3.6%                  |
| <b>25-64</b>   | 50,700 | 49,723 | 48,181 | 47,872 | 48,762 | 49,491 | 49,487 | -1,213             | -2.4%                  |
| <b>65-84</b>   | 17,401 | 19,631 | 20,958 | 21,139 | 20,449 | 19,815 | 19,912 | 2,511              | 14.4%                  |
| <b>85+</b>     | 3,133  | 2,408  | 2,565  | 3,033  | 3,612  | 4,285  | 4,538  | 1,405              | 44.8%                  |
| <b>Total</b>   | 95,535 | 95,608 | 95,532 | 95,956 | 96,601 | 96,968 | 97,098 | 1,563              | 1.6%                   |

Source: SEMCOG 2050 Regional Development Forecast

## Older Adults and Youth Populations

| Older Adults and Youth Population | Census 2010 | ACS 2023 | Change 2010-2023 | Pct Change 2010-2023 | SEMCOG 2050 |
|-----------------------------------|-------------|----------|------------------|----------------------|-------------|
| <b>65 and over</b>                | 17,166      | 20,458   | 3,292            | 19.2%                | 24,450      |
| <b>65 to 84</b>                   | 14,161      | 17,845   | 3,684            | 26%                  | 19,912      |
| <b>85 and Over</b>                | 3,005       | 2,613    | -392             | -13%                 | 4,538       |
| <b>Under 18</b>                   | 20,165      | 17,818   | -2,347           | -11.6%               | 16,224      |
| <b>5 to 17</b>                    | 15,768      | 12,926   | -2,842           | -18%                 | 11,885      |
| <b>Under 5</b>                    | 4,397       | 4,892    | 495              | 11.3%                | 4,339       |

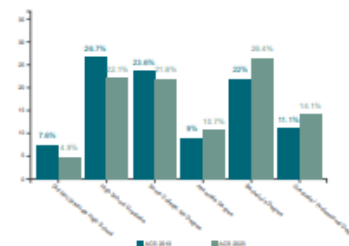
Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2019-2023 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

## Highest Level of Education

| Highest Level of Education*           | ACS 2010 | ACS 2023 | Percentage Point Chg 2010-2023 |
|---------------------------------------|----------|----------|--------------------------------|
| <b>Did Not Graduate High School</b>   | 7.6%     | 4.9%     | -2.7%                          |
| <b>High School Graduate</b>           | 26.7%    | 22.1%    | -4.6%                          |
| <b>Some College, No Degree</b>        | 23.6%    | 21.8%    | -1.8%                          |
| <b>Associate Degree</b>               | 9%       | 10.7%    | 1.7%                           |
| <b>Bachelor's Degree</b>              | 22%      | 26.4%    | 4.4%                           |
| <b>Graduate / Professional Degree</b> | 11.1%    | 14.1%    | 3%                             |

\* Population age 25 and over



Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

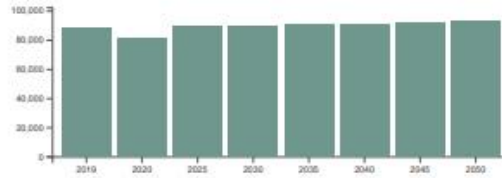


## Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** 2023 Economic

### Historic Population and Employment by Minor Civil Division, Southeast Michigan

#### Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: SEMCOG 2050 Regional Development Forecast

#### Forecasted Jobs by Industry Sector

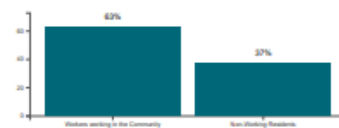
| Forecasted Jobs By Industry Sector                 | 2019          | 2020          | 2025          | 2030          | 2035          | 2040          | 2045          | 2050          | Change 2019-2050 | Pct Change 2019-2050 |
|----------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|----------------------|
| Natural Resources, Mining, & Construction          | 6,262         | 5,735         | 7,088         | 6,868         | 7,010         | 7,033         | 7,063         | 7,135         | 873              | 13.9%                |
| Manufacturing                                      | 11,444        | 10,101        | 10,948        | 10,607        | 10,292        | 9,374         | 8,791         | 8,635         | -2,809           | -24.5%               |
| Wholesale Trade                                    | 4,690         | 4,231         | 4,702         | 4,901         | 5,268         | 5,299         | 5,392         | 5,478         | 788              | 16.8%                |
| Retail Trade                                       | 8,890         | 8,005         | 7,906         | 7,292         | 6,660         | 6,283         | 6,069         | 5,924         | -2,966           | -33.4%               |
| Transportation, Warehousing, & Utilities           | 5,370         | 5,414         | 6,137         | 6,339         | 6,524         | 6,622         | 6,648         | 6,727         | 1,357            | 25.3%                |
| Information & Financial Activities                 | 7,722         | 7,521         | 8,206         | 8,605         | 8,826         | 8,899         | 9,155         | 9,391         | 1,669            | 21.6%                |
| Professional and Technical Services & Corporate HQ | 11,665        | 11,277        | 12,166        | 12,745        | 13,496        | 13,740        | 13,994        | 14,233        | 2,568            | 22%                  |
| Administrative, Support, & Waste Services          | 5,566         | 5,281         | 5,848         | 6,035         | 6,229         | 6,352         | 6,509         | 6,758         | 1,192            | 21.4%                |
| Education Services                                 | 3,452         | 3,205         | 3,372         | 3,333         | 3,397         | 3,406         | 3,415         | 3,439         | -13              | -0.4%                |
| Healthcare Services                                | 9,436         | 9,375         | 9,579         | 9,849         | 10,117        | 10,861        | 11,526        | 12,209        | 2,773            | 29.4%                |
| Leisure & Hospitality                              | 7,071         | 5,284         | 7,177         | 7,269         | 7,151         | 7,041         | 6,986         | 6,875         | -196             | -2.8%                |
| Other Services                                     | 5,669         | 5,075         | 5,356         | 5,490         | 5,518         | 5,488         | 5,488         | 5,524         | -145             | -2.6%                |
| Public Administration                              | 846           | 808           | 816           | 682           | 695           | 695           | 694           | 698           | -148             | -17.5%               |
| <b>Total Employment Numbers</b>                    | <b>88,083</b> | <b>81,312</b> | <b>89,301</b> | <b>90,015</b> | <b>91,183</b> | <b>91,093</b> | <b>91,730</b> | <b>93,026</b> | <b>4,943</b>     | <b>5.6%</b>          |

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: SEMCOG 2050 Regional Development Forecast

#### Daytime Population

| Daytime Population               | ACS 2023       |
|----------------------------------|----------------|
| Workers working in the Community | 78,915         |
| Non-Working Residents            | 46,808         |
| Age 15 and under                 | 15,660         |
| Not in labor force               | 28,895         |
| Unemployed                       | 2,253          |
| <b>Daytime Population</b>        | <b>125,723</b> |



Source: 2019-2023 American Community Survey 5-Year Estimates.  
For additional information, visit SEMCOG's Interactive Commuting Patterns Map

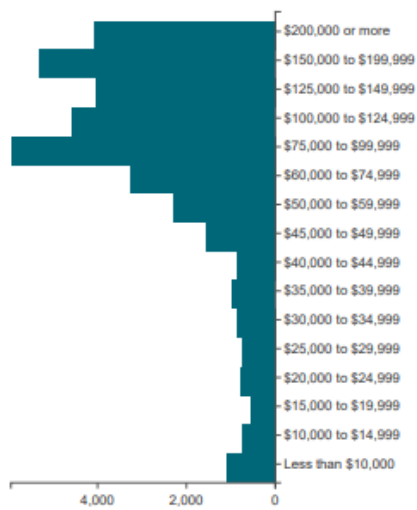
Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

#### Household Income

| Income (in 2023 dollars)       | ACS 2010 | ACS 2023 | Change 2010-2023 | Percent Change 2010-2023 |
|--------------------------------|----------|----------|------------------|--------------------------|
| <b>Median Household Income</b> | \$97,545 | \$96,317 | \$-1,228         | -1.3%                    |
| <b>Per Capita Income</b>       | \$44,201 | \$46,588 | \$2,387          | 5.4%                     |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Annual Household Income



| Annual Household Income | ACS 2023 |
|-------------------------|----------|
| \$200,000 or more       | 4,073    |
| \$150,000 to \$199,999  | 5,303    |
| \$125,000 to \$149,999  | 4,048    |
| \$100,000 to \$124,999  | 4,569    |
| \$75,000 to \$99,999    | 5,950    |
| \$60,000 to \$74,999    | 3,258    |
| \$50,000 to \$59,999    | 2,287    |
| \$45,000 to \$49,999    | 1,574    |
| \$40,000 to \$44,999    | 877      |
| \$35,000 to \$39,999    | 960      |
| \$30,000 to \$34,999    | 859      |
| \$25,000 to \$29,999    | 758      |
| \$20,000 to \$24,999    | 795      |
| \$15,000 to \$19,999    | 557      |
| \$10,000 to \$14,999    | 740      |
| Less than \$10,000      | 1,108    |
| Total                   | 37,716   |

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Poverty

| Poverty               | ACS 2010 | % of Total (2010) | ACS 2023 | % of Total (2023) | % Point Chg 2010-2023 |
|-----------------------|----------|-------------------|----------|-------------------|-----------------------|
| Persons in Poverty    | 4,837    | 5%                | 4,369    | 4.7%              | -0.3%                 |
| Households in Poverty | 1,795    | 4.6%              | 2,154    | 5.7%              | 1.1%                  |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Housing**

## Building Permits 2010 - 2024

| Year                | Single Family | Two Family | Attach Condo | Multi Family | Total Units | Total Demos | Net Total |
|---------------------|---------------|------------|--------------|--------------|-------------|-------------|-----------|
| 2010                | 28            | 0          | 0            | 60           | 88          | 17          | 71        |
| 2011                | 18            | 0          | 0            | 0            | 18          | 11          | 7         |
| 2012                | 38            | 0          | 0            | 0            | 38          | 2           | 36        |
| 2013                | 45            | 0          | 0            | 0            | 45          | 8           | 37        |
| 2014                | 41            | 0          | 0            | 0            | 41          | 7           | 34        |
| 2015                | 36            | 0          | 0            | 0            | 36          | 4           | 32        |
| 2016                | 34            | 0          | 0            | 0            | 34          | 8           | 26        |
| 2017                | 76            | 0          | 0            | 0            | 76          | 11          | 65        |
| 2018                | 50            | 0          | 6            | 76           | 132         | 10          | 122       |
| 2019                | 41            | 0          | 0            | 201          | 242         | 5           | 237       |
| 2020                | 56            | 0          | 0            | 0            | 56          | 3           | 53        |
| 2021                | 30            | 0          | 0            | 128          | 158         | 2           | 156       |
| 2022                | 46            | 0          | 0            | 0            | 46          | 2           | 44        |
| 2023                | 71            | 0          | 0            | 0            | 71          | 3           | 68        |
| 2024                | 25            | 0          | 0            | 0            | 25          | 5           | 20        |
| 2010 to 2024 totals | 635           | 0          | 6            | 465          | 1,106       | 98          | 1,008     |

Source: SEMCOG Development

Note: Permit data for most recent years may be incomplete and is updated monthly.

## Housing Types

| Housing Type                                   | ACS 2010 | ACS 2023 | Change 2010-2023 | New Units Permitted Since 2019 |
|------------------------------------------------|----------|----------|------------------|--------------------------------|
| Single Unit                                    | 33,645   | 33,614   | -31              | 271                            |
| Multi-Unit                                     | 5,111    | 5,251    | 140              | 329                            |
| Mobile Homes or Other                          | 83       | 111      | 28               | 0                              |
| Total                                          | 38,839   | 38,976   | 137              | 600                            |
| Units Demolished                               |          |          |                  | -20                            |
| Net (Total Permitted Units - Units Demolished) |          |          |                  | 580                            |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates, SEMCOG Development

## Housing Tenure

| Housing Tenure      | Census 2010 | ACS 2023 | Change 2010-2023 |
|---------------------|-------------|----------|------------------|
| Owner occupied      | 33,394      | 32,999   | -395             |
| Renter occupied     | 5,320       | 4,717    | -603             |
| Vacant              | 1,687       | 1,260    | -427             |
| Seasonal/migrant    | 133         | 340      | 207              |
| Other vacant units  | 1,554       | 920      | -634             |
| Total Housing Units | 40,401      | 38,976   | -1,425           |



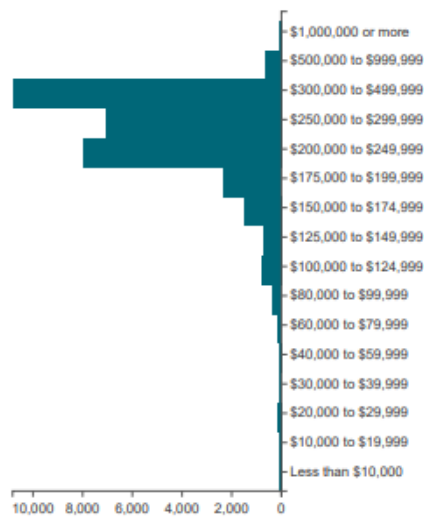
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

## Housing Value and Rent

| Housing Value (in 2023 dollars) | ACS 2010  | ACS 2023  | Change 2010-2023 | Percent Change 2010-2023 |
|---------------------------------|-----------|-----------|------------------|--------------------------|
| <b>Median housing value</b>     | \$270,492 | \$265,300 | \$-5,192         | -1.9%                    |
| <b>Median gross rent</b>        | \$1,264   | \$1,284   | \$20             | 1.6%                     |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

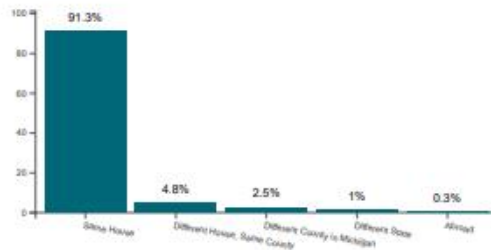
## Housing Value



| Housing Value               | ACS 2023      |
|-----------------------------|---------------|
| \$1,000,000 or more         | 96            |
| \$500,000 to \$999,999      | 687           |
| \$300,000 to \$499,999      | 10,820        |
| \$250,000 to \$299,999      | 7,046         |
| \$200,000 to \$249,999      | 8,010         |
| \$175,000 to \$199,999      | 2,308         |
| \$150,000 to \$174,999      | 1,516         |
| \$125,000 to \$149,999      | 734           |
| \$100,000 to \$124,999      | 780           |
| \$80,000 to \$99,999        | 342           |
| \$60,000 to \$79,999        | 129           |
| \$40,000 to \$59,999        | 96            |
| \$30,000 to \$39,999        | 68            |
| \$20,000 to \$29,999        | 167           |
| \$10,000 to \$19,999        | 93            |
| Less than \$10,000          | 107           |
| <b>Owner-Occupied Units</b> | <b>32,999</b> |

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

## Residence One Year Ago \*



\* This table represents persons, age 1 and over, living in City of Livonia from 2019-2023. The table does not represent person who moved out of City of Livonia from 2019-2023.

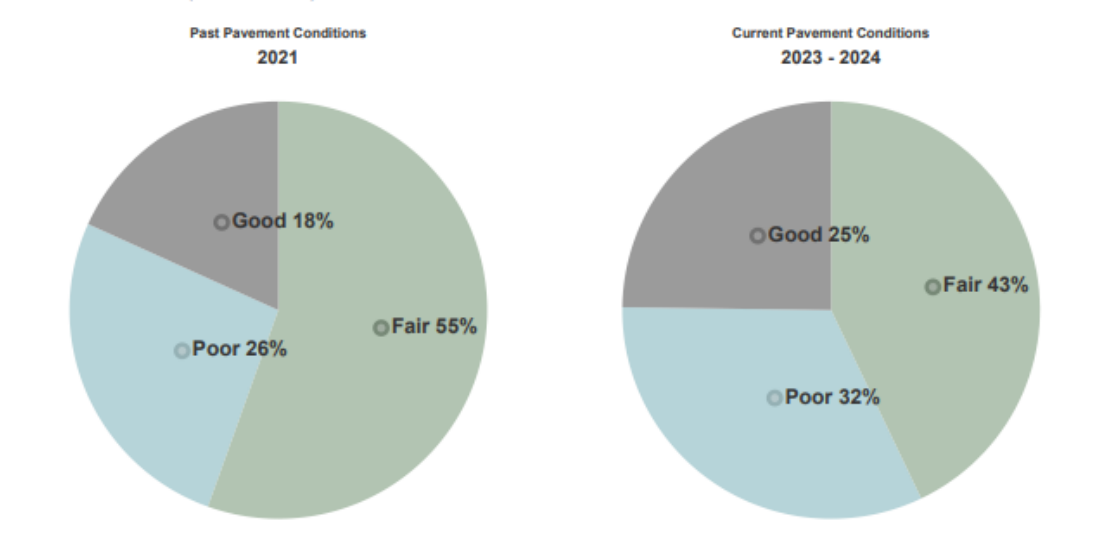
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

## Transportation



Miles of public road (including boundary roads): 487  
Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)

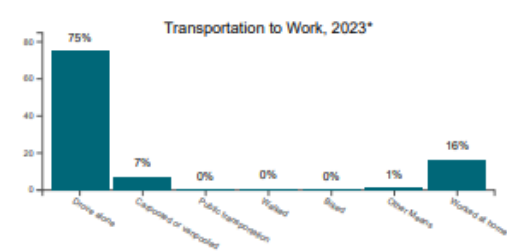


Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.  
Source: SEMCOG

Bridge Status

| Bridge Status          | 2008 | 2008 (%) | 2009 | 2009 (%) | 2010 | 2010 (%) | Percent Point Chg 2008-2010 |
|------------------------|------|----------|------|----------|------|----------|-----------------------------|
| Open                   | 50   | 100%     | 49   | 98%      | 78   | 100%     | 0%                          |
| Open with Restrictions | 0    | 0%       | 0    | 0%       | 0    | 0%       | 0%                          |
| Closed*                | 0    | 0%       | 1    | 2%       | 0    | 0%       | 0%                          |
| Total Bridges          | 50   | 100.0%   | 50   | 100.0%   | 78   | 100.0%   | 0.0%                        |
| Deficient Bridges      | 35   | 70%      | 30   | 60%      | 60   | 76.9%    | 6.9%                        |

\* Bridges may be closed because of new construction or failed condition.  
Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).  
Source: Michigan Structure Inventory and Appraisal Database  
Detailed Intersection & Road Data



\* Resident workers age 16 and over

### Transportation to Work

| Transportation to Work                  | ACS 2010 | % of Total (ACS 2010) | ACS 2023 | % of Total (ACS 2023) | % Point Chg 2010-2023 |
|-----------------------------------------|----------|-----------------------|----------|-----------------------|-----------------------|
| <b>Drove alone</b>                      | 41,947   | 89.3%                 | 34,608   | 74.9%                 | -14.4%                |
| <b>Carpooled or vanpooled</b>           | 2,813    | 6%                    | 3,322    | 7.2%                  | 1.2%                  |
| <b>Public transportation</b>            | 135      | 0.3%                  | 69       | 0.1%                  | -0.2%                 |
| <b>Walked</b>                           | 566      | 1.2%                  | 195      | 0.4%                  | -0.8%                 |
| <b>Biked</b>                            | 45       | 0.1%                  | 42       | 0.1%                  | 0%                    |
| <b>Other Means</b>                      | 242      | 0.5%                  | 511      | 1.1%                  | 0.6%                  |
| <b>Worked at home</b>                   | 1,202    | 2.6%                  | 7,457    | 16.1%                 | 13.5%                 |
| <b>Resident workers age 16 and over</b> | 46,950   | 100.0%                | 46,204   | 100.0%                | 0.0%                  |

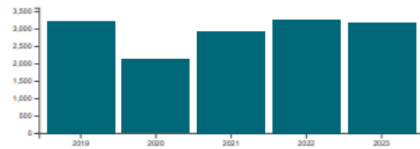
Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

### Mean Travel Time to Work

| Mean Travel Time To Work                                         | ACS 2010     | ACS 2023     | Change 2010-2023 |
|------------------------------------------------------------------|--------------|--------------|------------------|
| <b>For residents age 16 and over who worked outside the home</b> | 23.1 minutes | 20.2 minutes | -3 minutes       |

Source: U.S. Census Bureau, 2006-2010 and 2019-2023 American Community Survey 5-Year Estimates

### Crashes, 2019-2023



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city

### Crash Severity

| Crash Severity              | 2019  | 2020  | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|-----------------------------|-------|-------|-------|-------|-------|--------------------------------|
| <b>Fatal</b>                | 2     | 7     | 6     | 3     | 5     | 0.2%                           |
| <b>Serious Injury</b>       | 22    | 22    | 28    | 31    | 24    | 0.9%                           |
| <b>Other Injury</b>         | 685   | 488   | 633   | 616   | 650   | 20.8%                          |
| <b>Property Damage Only</b> | 2,522 | 1,611 | 2,262 | 2,622 | 2,514 | 78.2%                          |
| <b>Total Crashes</b>        | 3,231 | 2,128 | 2,929 | 3,272 | 3,193 | 100%                           |

### Crashes by Type

| Crashes by Type                   | 2019  | 2020 | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|-----------------------------------|-------|------|-------|-------|-------|--------------------------------|
| <b>Head-on</b>                    | 28    | 26   | 18    | 27    | 26    | 0.8%                           |
| <b>Angle or Head-on/Left-turn</b> | 662   | 477  | 589   | 727   | 733   | 21.6%                          |
| <b>Rear-End</b>                   | 1,356 | 766  | 1,123 | 1,236 | 1,215 | 38.6%                          |
| <b>Sideswipe</b>                  | 628   | 442  | 584   | 682   | 609   | 20.4%                          |
| <b>Single Vehicle</b>             | 338   | 286  | 346   | 384   | 379   | 11.7%                          |
| <b>Backing</b>                    | 81    | 50   | 66    | 78    | 80    | 2.4%                           |
| <b>Other or Unknown</b>           | 138   | 81   | 203   | 138   | 91    | 4.4%                           |

### Crashes by Involvement

| Crashes by Involvement             | 2019  | 2020  | 2021  | 2022  | 2023  | Percent of Crashes 2019 - 2023 |
|------------------------------------|-------|-------|-------|-------|-------|--------------------------------|
| <u>Red-light Running</u>           | 108   | 114   | 125   | 124   | 154   | 4.2%                           |
| <u>Lane Departure</u>              | 291   | 223   | 320   | 280   | 267   | 9.4%                           |
| <u>Alcohol</u>                     | 101   | 67    | 86    | 75    | 60    | 2.6%                           |
| <u>Drugs</u>                       | 23    | 29    | 29    | 21    | 18    | 0.8%                           |
| <u>Deer</u>                        | 39    | 38    | 43    | 56    | 77    | 1.7%                           |
| <u>Train</u>                       | 0     | 0     | 0     | 0     | 0     | 0%                             |
| <u>Commercial Truck/Bus</u>        | 195   | 152   | 206   | 244   | 221   | 6.9%                           |
| <u>School Bus</u>                  | 11    | 6     | 11    | 12    | 10    | 0.3%                           |
| <u>Emergency Vehicle</u>           | 29    | 15    | 16    | 20    | 18    | 0.7%                           |
| <u>Motorcycle</u>                  | 19    | 20    | 18    | 13    | 31    | 0.7%                           |
| <u>Intersection</u>                | 1,469 | 1,011 | 1,375 | 1,598 | 1,440 | 46.7%                          |
| <u>Work Zone</u>                   | 24    | 37    | 103   | 206   | 164   | 3.6%                           |
| <u>Pedestrian</u>                  | 8     | 8     | 11    | 23    | 14    | 0.4%                           |
| <u>Bicyclist</u>                   | 18    | 14    | 13    | 17    | 17    | 0.5%                           |
| <u>Older Driver (65 and older)</u> | 699   | 456   | 662   | 746   | 790   | 22.7%                          |
| <u>Young Driver (15 to 20)</u>     | 521   | 368   | 520   | 567   | 545   | 17.1%                          |
| <u>Distracted Driver</u>           | 187   | 143   | 154   | 139   | 151   | 5.2%                           |
| <u>Driveway</u>                    | 365   | 239   | 362   | 402   | 321   | 11.4%                          |
| <u>Speeding</u>                    | 213   | 125   | 142   | 183   | 142   | 5.5%                           |
| <u>Unbelted</u>                    | 35    | 26    | 38    | 43    | 46    | 1.3%                           |
| <u>Secondary</u>                   | 25    | 15    | 23    | 22    | 18    | 0.7%                           |

### High Frequency Intersection Crash Rankings By Fatalities + Serious Injuries

| Local Rank | County Rank | Region Rank | Intersection                               | Jurisdiction         | Annual Avg 2019-2023 |
|------------|-------------|-------------|--------------------------------------------|----------------------|----------------------|
| 1          | 60          | 78          | <u>Merriman Rd @ Joy Rd</u>                | County               | 1                    |
| 2          | 188         | 293         | 6 Mile Rd @ Francavilla Dr                 |                      | 0.6                  |
| 2          | 188         | 293         | <u>6 Mile Rd @ Francavilla Dr</u>          | County               | 0.6                  |
| 2          | 188         | 293         | <u>6 Mile Service Drive @ Pollyanna Dr</u> |                      | 0                    |
| 2          | 188         | 293         | <u>6 Mile Rd @ Inkster Rd</u>              | County               | 0.6                  |
| 2          | 188         | 293         | <u>Edward N Hines Dr @ Joy Rd</u>          | County               | 0.6                  |
| 2          | 188         | 293         | <u>Middle Belt Rd @ Woodridge Dr</u>       | County               | 0.6                  |
| 6          | 446         | 730         | <u>6 Mile Rd @ Merriman Rd</u>             | County               | 0.4                  |
| 6          | 446         | 730         | <u>6 Mile Rd @ Middle Belt Rd</u>          | County               | 0.4                  |
| 6          | 446         | 730         | 7 Mile Rd @ Bicentennial Dr S              |                      | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Bicentennial Dr S</u>       | County               | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Bicentennial Dr N</u>       | County               | 0                    |
| 6          | 446         | 730         | <u>7 Mile Rd @ Blue Skies Dr</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>7 Mile Rd @ Farmington Rd</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>Ann Arbor Rd @ Newburgh Rd</u>          | State, City/Village  | 0.4                  |
| 6          | 446         | 730         | <u>Edward N Hines Dr @ Riverview Dr</u>    | County               | 0.4                  |
| 6          | 446         | 730         | <u>Grand River Ave @ Inkster Rd</u>        | State, County        | 0.4                  |
| 6          | 446         | 730         | Haggerty Rd @ Phillips Rd                  |                      | 0.4                  |
| 6          | 446         | 730         | <u>Haggerty Rd @ Danielle Dr</u>           | County               | 0.4                  |
| 6          | 446         | 730         | <u>Haggerty Rd @ Phillips Rd</u>           | County               | 0                    |
| 6          | 446         | 730         | <u>Industrial Rd @ Wayne Rd</u>            |                      | 0.4                  |
| 6          | 446         | 730         | <u>Inkster Rd @ Joy Rd</u>                 | County               | 0.4                  |
| 6          | 446         | 730         | <u>Inkster Rd @ Plymouth Rd</u>            | State, County        | 0.4                  |
| 6          | 446         | 730         | <u>Merriman Rd @ Glendale Ave</u>          | County               | 0.4                  |
| 6          | 446         | 730         | <u>Middle Belt Rd @ Chicago Rd W</u>       | County, City/Village | 0.4                  |
| 6          | 446         | 730         | <u>Middle Belt Rd @ Plymouth Rd</u>        | State, County        | 0.4                  |
| 6          | 446         | 730         | <u>Newburgh Rd @ Perth Ave</u>             | City/Village         | 0.4                  |

Note: Intersections are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

## High Frequency Road Segment Crash Rankings By Fatalities + Serious Injuries

| Local Rank | County Rank | Region Rank | Segment                           | From Road - To Road                     | Jurisdiction | Annual Avg 2019-2023 |
|------------|-------------|-------------|-----------------------------------|-----------------------------------------|--------------|----------------------|
| 1          | 87          | 146         | <a href="#">Middle Belt Rd</a>    | 6 Mile Rd - 7 Mile Rd                   | County       | 1.2                  |
| 2          | 133         | 240         | <a href="#">Haggerty Rd</a>       | 7 Mile Rd - 8 Mile Rd W                 | County       | 1                    |
| 2          | 133         | 240         | <a href="#">Newburgh Rd</a>       | Schoolcraft Rd - 5 Mile Rd              | City/Village | 1                    |
| 4          | 207         | 395         | <a href="#">W I 96</a>            | Newburgh/W I 96 Ramp - Newburgh Rd      | State        | 0.8                  |
| 4          | 207         | 395         | <a href="#">Edward N Hines Dr</a> | Stark Rd - Joy Rd                       | County       | 0.8                  |
| 6          | 336         | 683         | <a href="#">Middle Belt Rd</a>    | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Haggerty Rd</a>       | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Merriman Rd</a>       | 5 Mile Rd - 6 Mile Rd                   | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Edward N Hines Dr</a> | Ann Arbor Rd - Wayne Rd                 | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">E I 96</a>            | E I 96/Middlebelt Ramp - Middle Belt Rd | State        | 0.6                  |
| 6          | 336         | 683         | <a href="#">7 Mile Rd</a>         | Farmington Rd - Merriman Rd             | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Joy Rd</a>            | Harrison Rd - Inkster Rd                | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">5 Mile Rd</a>         | Levan Rd - 5 Mile Rd                    | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">6 Mile Rd</a>         | Levan Rd - Farmington Rd                | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Middle Belt Rd</a>    | Plymouth Rd - Schoolcraft Rd            | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Merriman Rd</a>       | Plymouth Rd - Schoolcraft Rd            | County       | 0.6                  |
| 6          | 336         | 683         | <a href="#">Ann Arbor Trl</a>     | Wayne Rd - Edward N Hines Dr            | City/Village | 0.6                  |

Note: Segments are ranked by the number of fatalities and serious injuries as the result of a crash, and does not take into account traffic volume.

## Environment

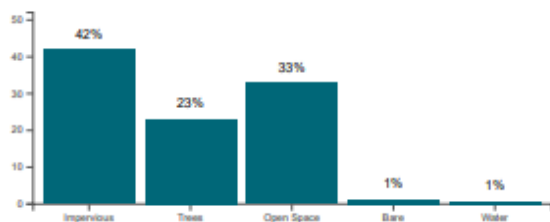
### 2020 Land Use

| Parcel Land Use                | Acres 2015      | Acres 2020      | Change 2015-2020 | Pct Change 2015-2020 |
|--------------------------------|-----------------|-----------------|------------------|----------------------|
| Single-Family Residential      | 9,540.8         | 9,557.7         | 16.9             | 0.2%                 |
| Attached Condo Housing         | 222.1           | 232.4           | 10.2             | 4.6%                 |
| Multi-Family Housing           | 206.3           | 198.8           | -9.5             | -4.6%                |
| Mobile Home                    | 0               | 0               | 0                | 0%                   |
| Agricultural/Rural Residential | 102.6           | 109.6           | 7                | 6.8%                 |
| Mixed Use                      | 75.2            | 13.6            | -61.6            | -81.9%               |
| Retail                         | 794.9           | 831             | 36.1             | 4.5%                 |
| Office                         | 1,315.7         | 1,374.4         | 58.6             | 4.5%                 |
| Hospitality                    | 254.8           | 158.5           | -96.3            | -37.8%               |
| Medical                        | 388.6           | 240.6           | -148             | -38.1%               |
| Institutional                  | 1,246           | 1,305.9         | 59.8             | 4.8%                 |
| Industrial                     | 1,392.1         | 1,483.3         | 91.2             | 6.5%                 |
| Recreational/Open Space        | 1,928.6         | 1,988.3         | 59.7             | 3.1%                 |
| Cemetery                       | 366.3           | 366.3           | 0                | 0%                   |
| Golf Course                    | 98.7            | 98.7            | 0                | 0%                   |
| Parking                        | 57.1            | 57.1            | 0                | 0%                   |
| Extractive                     | 0.3             | 0.3             | 0                | 0%                   |
| TCU                            | 99.7            | 142.2           | 42.5             | 42.6%                |
| Vacant                         | 708.5           | 641.7           | -66.8            | -9.4%                |
| Water                          | 104.9           | 104.9           | 0                | 0%                   |
| Not Parceled                   | 4,040.1         | 4,040.1         | 0                | 0%                   |
| <b>Total</b>                   | <b>22,943.3</b> | <b>22,943.3</b> | <b>0</b>         | <b>0%</b>            |

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.



### 2020 Land Cover



Source Data  
SEMCOG - Detailed Data

| Type              | Description                                | Acres    | Percent |
|-------------------|--------------------------------------------|----------|---------|
| <b>Impervious</b> | buildings, roads, driveways, parking lots  | 9,844.4  | 42%     |
| <b>Trees</b>      | woody vegetation, trees                    | 5,307.5  | 23.1%   |
| <b>Open Space</b> | agricultural fields, grasslands, turfgrass | 7,521.9  | 32.8%   |
| <b>Bare</b>       | soil, aggregate piles, unplanted fields    | 296.9    | 1.3%    |
| <b>Water</b>      | rivers, lakes, drains, ponds               | 178.1    | 0.8%    |
| Total Acres       |                                            | 22,948.8 |         |

### SEMCOG 2022 Tree Canopy

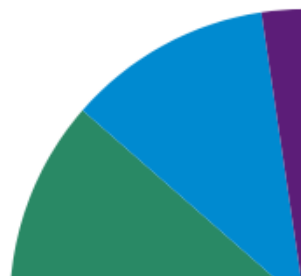
| Type               | Acres   | Percent |
|--------------------|---------|---------|
| <b>Tree Canopy</b> | 7,415.5 | 32.3%   |

Tree canopy is the layer of tree leaves, needles, branches, and stem that provide tree coverage of the ground, viewed from an aerial perspective.

### 2019 Greenhouse Gas Emissions

|                                            | CO2e (MT)   | Percentage of Total |
|--------------------------------------------|-------------|---------------------|
| <b>Residential Energy Use</b>              | 391,529.2   | 13.69%              |
| <b>Commercial Energy Use</b>               | 472,690.1   | 16.53%              |
| <b>Industrial Energy Use</b>               | 890,171.6   | 31.13%              |
| <b>Industrial Processes</b>                | 320,721.9   | 11.22%              |
| <b>Transportation</b>                      | 717,219.6   | 25.08%              |
| <b>Solid Waste</b>                         | 65,114.1    | 2.28%               |
| <b>Water and Wastewater Treatment</b>      | 2,256.7     | 0.08%               |
| <b>Agriculture, Forestry, and Land Use</b> | 0           | 0%                  |
| <b>Total</b>                               | 2,859,703.3 | 100%                |

Source: SEMCOG, Local Gas Emissions Inventory Summary



## **LIMITING CONDITIONS, ASSUMPTIONS AND RESTRICTIONS**

The legal descriptions furnished are assumed correct. Other information identified in this report as being furnished by others is believed to be reliable, but no responsibility is assumed for its inaccuracy.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

All maps, computed areas, and other data furnished have been assumed to be correct, with area computations based on scale and/or planimeter analysis of maps. The maps for this report are included in order to assist in locating parcels and comparable sales and no responsibility is assumed for accuracy. Property rights appraised are, unless otherwise indicated, fee simple interest subject to recorded or known restrictions and easements, if any.

By "Market Value" is meant the highest price estimated in terms of money which the land (together with improvements) will bring if exposed for sale in the open market by a willing seller with full knowledge of all of the uses and purposes for which it is capable of being used, neither being compelled to act.

Use of this appraisal report is contingent upon fulfillment of the appraisal contract whether written or oral. Upon full payment of all sums due the appraiser, the appraisal report becomes property of the client subject to all restrictions upon disclosure and use included herein and made apart hereof. This report and its conclusions will not be released to a third party by the appraisers or their employees without the client's consent. This limitation does not apply to market data or other information obtained by the appraisers for use within this report. Possession of this report or copy does not carry with it the right of publication. It may not be used for any purposes or by any other person than the party to whom it is addressed without written consent of the appraisers and only with proper written qualification and only in its entirety.

Neither all nor part of the contents of this report, especially conclusions as to value and the identity and affiliations of the appraisers, shall be disseminated to the public through advertising media, public relation media, new media, sales media or any other public means of communication without the prior written consent and approval of the appraiser.

No environmental impact studies were either requested or made in conjunction with this appraisal and unless otherwise stated in this report, the existence of toxins or hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property, yet are not trained nor qualified to detect hazardous materials. The presence of hazardous substances or material on or in subject property may affect the value of the property. The estimate of market value is predicated on the assumption there is no such material present on or in subject property resulting in a loss in value, yet no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client or interested party is urged to retain a trained expert for the detection of possible toxins or hazardous substances.

By receipt and acceptance of this report, the client acknowledges that, unless otherwise specifically agreed to elsewhere in writing, the fee for this appraisal report does not include subsequent services such as meeting; conferences; depositions; hearings; trial preparation, attendance and testimony at trial; or any other dissemination or defense of the appraisal and its conclusions by the appraiser. In the event this parcel goes to litigation and testimony thereon is required in court, we are prepared to do so, however, in the final preparation some refinement may be necessary in the final conclusions. Subsequent services if requested, will be invoiced and paid at an hourly rate based on the standard hourly rate of the appraisers at the time of service.

Qualifications  
of  
**ANDREW BOETTCHER**

**PROFESSIONAL EMPLOYMENT**

**R.S. THOMAS & ASSOCIATES, INC./HAROLD BLAKE CO.**

Livonia, MI

**Certified General Real Estate Appraiser #1205003946**

Andrew Boettcher holds a Certified General Real Estate Appraisal License with the State of Michigan, Bachelor of Science in Business Administration & Master of Business Administration Degrees. Andrew has been a senior staff appraiser with R.S. Thomas for over 20 years and has performed thousands of appraisals on various types of property throughout the State of Michigan, predominantly in the seven-county metropolitan Detroit area. Real estate appraisals have been performed on both vacant and improved property for lending, insurance settlement, taxation, general consulting, and litigation purposes. Litigation appraisals include, but are not limited to tax appeal, divorce, estate settlement, and eminent domain. Appraisals and consultation services have addressed valuation questions regarding total and partial acquisition initiated by numerous government authorities possessing the power of eminent domain. A representative list of these authorities is included for your reference. Andrew has expert witness testimonial experience in Michigan courts, including the Michigan Tax Tribunal. Approved fee appraiser for the Michigan Department of Transportation.

\*Member International Right of Way Association #7885300

**THE CIT GROUP**

Novi, MI

**Mortgage Underwriter**

Review, analyze and make final decisions on non-conforming, wholesale mortgage loans. Responsible for the management of regional mortgage broker lending accounts. Evaluating applicant loan profiles including current credit placement, employment stability, qualifying ratios and appraisal analysis.

**CONSECO FINANCE CORPORATION**

Livonia, MI

**Underwriter/ Appraisal Auditor**

Review and evaluation of all appraisal application packages submit for Great Lakes regional approval. Monthly appraisal evaluation and quality control of appraisers currently on approved list of appraisers. Audit procedures include use of random report evaluation and national valuation services. Appraisal audit and evaluation results affecting appraisers active or non-active status with Consecro corporate office.

**SUNRISE APPRAISAL SERVICES**

Livonia, MI

**Real Estate Appraiser, Licensed**

The valuation of real property and analysis for the purpose of establishing present market value. Specific duties include residential property inspection and the compilation of comparable sales data to the subject analysis.

33580 FIVE MILE ROAD, LIVONIA, MI 48154

## **EDUCATION**

**Master of Business Administration**  
**Bachelor of Science in Management**  
University of Detroit  
Detroit, Michigan  
Dean's Honor List

### **Representative List of Continuing Education**

1031 Exchanges & Cost Segregation Analysis  
Basic Income Approach – American Society of Appraisers  
Changing Climate of Residential Appraisal  
Contemporary Issues of the Michigan Tax Tribunal  
Course 206-Bargaining Negotiations – International Right of Way  
Course 400-Principles of Real Estate - International Right of Way  
Course 410 Reviewing Appraisals in Eminent Domain - International Right of Way  
Course 900-Principles of Real Estate Engineering – International Right of Way  
Course 901 Engineering Plan Development & Application-International Right of Way  
Courses 0114 & K1164 Michigan Ch 7 International Right of Way Association  
Detrimental Conditions that Affect Property Values-The Appraisal Institute  
Disciplinary Actions and Challenges Confronting MI RE Appraisers  
Economic Opportunities and Initiatives in Michigan  
Economy of Industrial Properties  
Effectively communicating the Appraisal using the Revised Fannie Mae  
FHA and the New Residential Appraisal Forms  
International Right of Way Chapter 7 Fall Education Seminar  
International Right of Way Chapter 7 General Membership Education Meetings  
Land and Site Valuation-McKissock  
Michigan Law for Appraisers – International Right of Way  
Michigan Law Update-Course #L0170900  
Narrative Report Writing – Northern Michigan University  
Preparing Appraisals for Michigan Tax Tribunal Appeals – Appraisal Institute  
Professional Perspective of Problems Inherent in the MI RE Appraisal Laws  
Revised Fannie Mae Appraisal Form  
Technology and Tools for the Appraiser  
The Appraisal of Partial Acquisitions - International Right of Way  
USPAP Update Course 7-Hour  
Valuation of Specialty Assets, A Professional Perspective  
Valuation Services vs Appraisal Practice



## **REPRESENTATIVE LIST OF CLIENTS**

### **PUBLIC ACQUISITION**

Cass County Road Commission  
City of Ann Arbor, Washtenaw County  
City of Farmington, Oakland County  
City of Livonia, Wayne County  
City of Melvindale, Wayne County  
City of Novi, Oakland County  
City of Rochester Hills, Oakland County  
City of Troy, Oakland County  
City of Warren, Macomb County  
Gena Township, Livingston County  
Kent County Road Commission  
Macomb Township, Macomb County  
Macomb County Department of Roads  
Marion, Howell, Oceola & Genoa-  
Sewer and Water Authority (M.H.O.G.)  
Michigan Department of Transportation  
Road Commission for Oakland County  
Washtenaw County Road Commission  
Wayne County Airport Authority

### **BUSINESS ENTITIES**

Community Interaction Consulting, Inc.-  
Marathon Petroleum Company LP  
Commonwealth Associates Inc.  
Consumers Energy  
DTE, Detroit Energy  
GMAC Relocation Services  
Executive Relocation Corporation  
First American Title Insurance Co  
JCK & Associates, Inc.  
HNTB Corporation  
Hubbell Roth & Clark Inc (HRC)  
ITC Transmission  
Land Matters  
Mead & Hunt  
Metro Consulting Associates  
Prime One Insurance  
Prudential/Ford Relocation  
OHM Advisors  
OR Colan and Associates  
Spicer Group, Inc.  
The Hartford

### **LEGAL FIRMS**

Ackerman, Ackerman & Dynkowski, P.C.  
Aloia & Associates, PC  
Carter & Gebauer  
Cohen & Associates  
Cummings, McClorey, Davis & Acho  
Gornbein, Fletcher & Smith, PLLC  
Hickey, Cianciolo, Finn & Atkins P.C.  
Holzman Law PLLC  
Kotz Sangster  
Mary Beth Leija  
McKenney & McKenney  
Meyer, Kirk, Snyder & Lynch, PLLC  
Rosati, Schultz, Joppich & Amtsbuechler, PC  
Susan E. Cohen  
Paul J. Schwab

### **FINANCIAL INSTITUTIONS /**

### **APPRAISAL MANAGEMENT COMPANIES**

Accurate Group  
Catholic Vantage Financial Credit Union  
Community Choice Credit Union  
Community Financial Credit Union  
Dart Bank  
First Look Appraisals  
LOC Credit Union  
Member First Mortgage  
Michigan Columbus Federal Credit Union  
Michigan First Credit Union  
Synergy Appraisal Services  
Talmer/ Chemical/TCF/Huntington Bank

### **CONSENT TO GRADE**

KNOW ALL MEN BY THESE PRESENTS, that, WAYNE COUNTY, whose address is 36800 Riverview Drive, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-126-99-0014-000      *Also known as:* **36800 Riverview Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a consent to grade, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said consent to grade for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have affixed \_\_\_\_\_ their  
signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_.

WITNESSES: WAYNE COUNTY

|                            |                                    |
|----------------------------|------------------------------------|
| _____<br>Witness Signature | By: _____<br>Signature             |
| _____<br>Printed Name      | Its: _____<br>Printed Name & Title |
| _____<br>Witness Signature | By: _____<br>Signature             |
| _____<br>Printed Name      | Its: _____<br>Printed Name & Title |

STATE OF MICHIGAN     )  
                                          )SS  
COUNTY OF                )

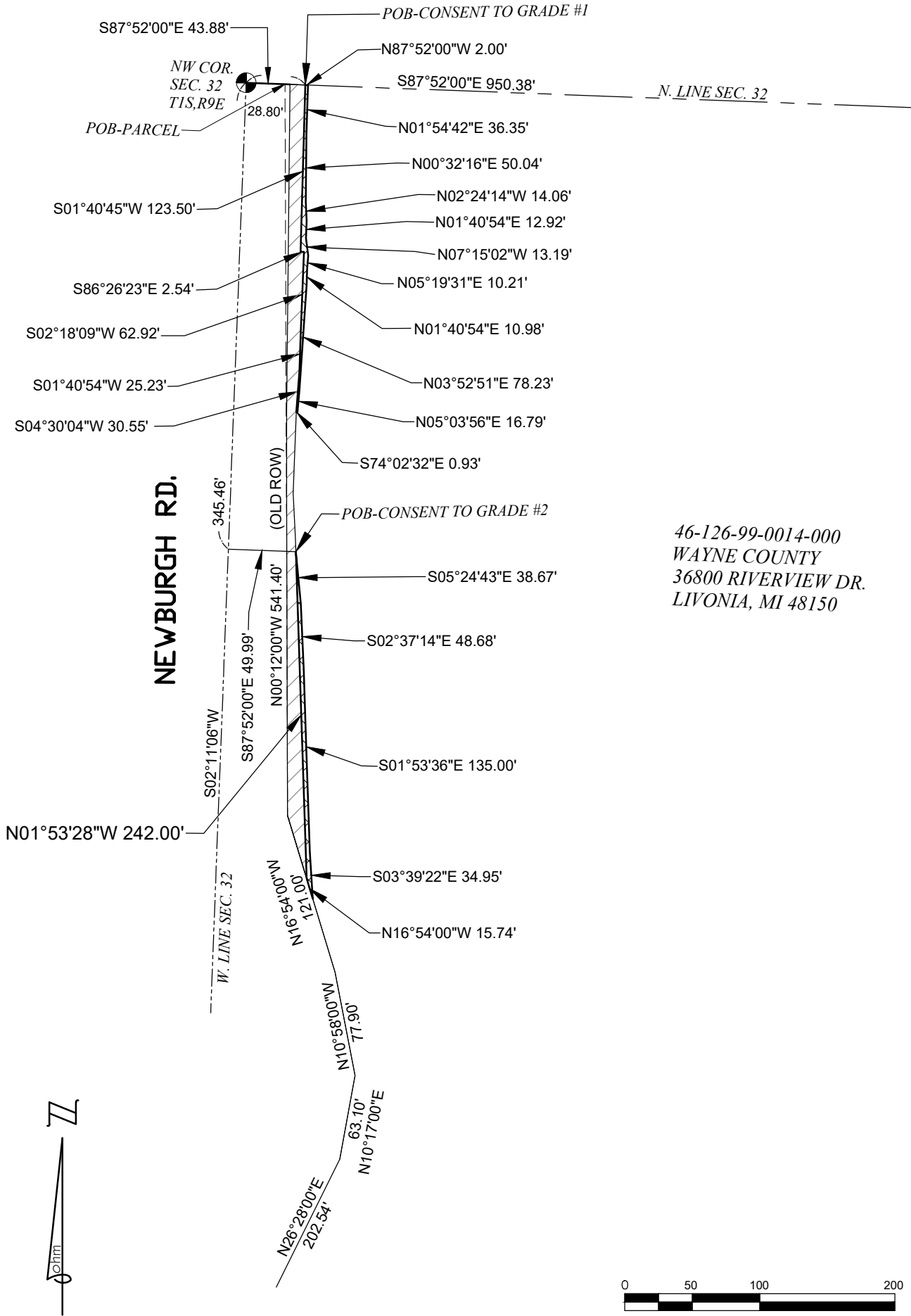
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, before me, a Notary Public in and for said County, appeared \_\_\_\_\_ and \_\_\_\_\_, and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the \_\_\_\_\_ and the \_\_\_\_\_ of \_\_\_\_\_, the corporation named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument the free act and deed of said corporation.

\_\_\_\_\_  
Notary Public,               County, MI  
  
My commission expires \_\_\_\_\_

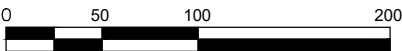
This instrument drafted by:  
SAMEER HAMAD  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150  
  
*Tax Identification Number:* 46-126-99-0014-000  
  
WHEN RECORDED RETURN TO:  
Cathy M. Garrett, Wayne County Clerk  
Wayne County  
400 Monroe Street, Suite 610  
Detroit, MI 48226

CONSENT TO GRADE SKETCH

Exhibit "A"



46-126-99-0014-000  
WAYNE COUNTY  
36800 RIVERVIEW DR.  
LIVONIA, MI 48150



SCALE: 1" = 100'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT
- CONSENT TO GRADE

LAND AREAS

PARCEL = 11.01 ACRES  
CONSENT TO GRADE = 0.028 ACRES (1,239 SQ. FEET)

CONSENT TO GRADE  
PART OF THE NW 1/4 OF SECTION 32  
T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN  
PARCEL ID# 46-126-99-0014-000

SCALE  
H: 1"=100'  
SHEET  
3  
OF 4



DATE: 04-24-2025 CLIENT: CITY OF LIVONIA JCS #: 0090-24-0030  
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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## CONSENT TO GRADE DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN)  
(PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

### CONSENT TO GRADE #1

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 87°52'00" E 43.88 feet along the North line of said Section 32 to the Point of Beginning; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 74°02'32" E 0.93 feet; thence N 05°03'56" E 16.79 feet; thence N 03°52'51" E 78.23 feet; thence N 01°40'54" E 10.98 feet; thence N 05°19'31" E 10.21 feet; thence N 07°15'02" W 13.19 feet; thence N 01°40'54" E 12.92 feet; thence N 02°24'14" W 14.06 feet; thence N 00°32'16" E 50.04 feet; thence N 01°54'42" E 36.35 feet; thence N 87°52'00" W 2.00 feet to the Point of Beginning.

## CONSENT TO GRADE #2

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 02°11'06" W 345.46 feet along the West line of said Section 32; thence S 87°52'00" E 49.99 feet to the Point of Beginning; thence S 05°24'43" E 38.67 feet; thence S 02°37'14" E 48.68 feet; thence S 01°53'36" E 135.00 feet; thence S 03°39'22" E 34.95 feet; thence N 16°54'00" W 15.74 feet; thence N 01°53'28" W 242.00 feet to the Point of Beginning.

All contains 1,239 square feet or 0.028 acres of land, more or less.

|                                                                                                                                                                                                                                                    |                            |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|
| <p align="center"><b>CONSENT TO GRADE</b></p> <p align="center">PART OF THE NW 1/4 OF SECTION 32</p> <p align="center">T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</p> <p align="center"><b><i>PARCEL ID# 46-126-99-0014-000</i></b></p> |                            | SCALE<br>H: 1"=100'       |
|                                                                                                                                                                                                                                                    |                            | SHEET<br><b>4</b><br>OF 4 |
| DATE:<br>04-24-2025                                                                                                                                                                                                                                | CLIENT:<br>CITY OF LIVONIA | JOB #<br>0090-24-0030     |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   <a href="http://WWW.OHM-ADVISORS.COM">WWW.OHM-ADVISORS.COM</a>                                                                                                     |                            |                           |



### **HIGHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that, WAYNE COUNTY, whose address is 36800 Riverview Drive, Livonia, MI 48150 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number:* 46-126-99-0014-000      *Also known as:* **36800 Riverview Road**

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to WAYNE COUNTY, whose address is 400 Monroe Street, Suite 610, Detroit, MI 48226, (hereinafter referred to as "Grantee"), a perpetual highway easement, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said highway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

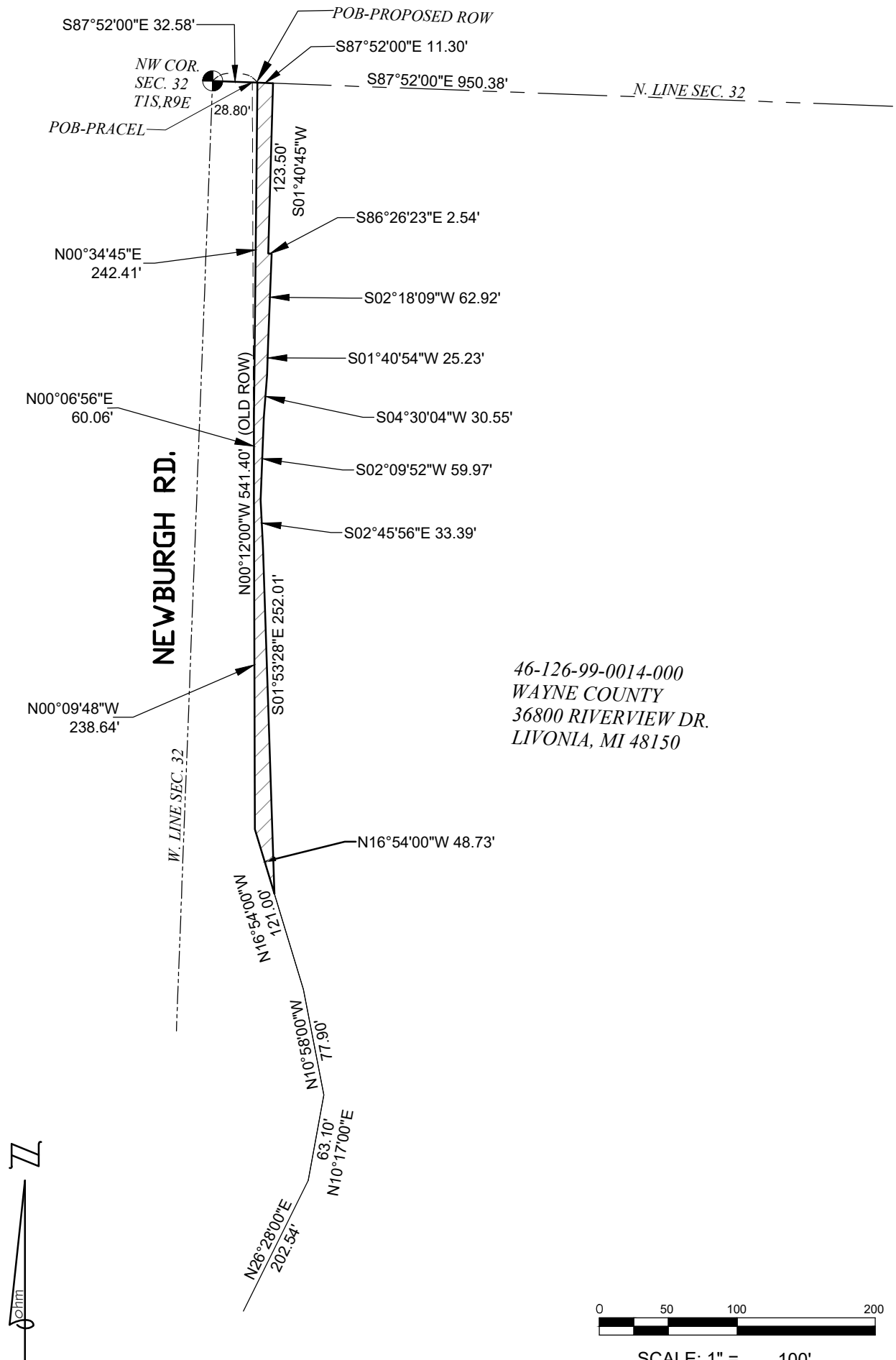
The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.



# HIGHWAY EASEMENT SKETCH

Exhibit "A"



## LEGEND

- |                                                                                     |                    |
|-------------------------------------------------------------------------------------|--------------------|
| ROW                                                                                 | RIGHT-OF-WAY       |
|  | PUBLIC LAND CORNER |
| POB                                                                                 | POINT OF BEGINNING |
|  | HIGHWAY EASEMENT   |

## LAND AREAS

PARCEL = 11.01 ACRES  
PROPOSED RIGHT OF WAY = 0.119 ACRES (5,201 SQ. FEET)

|                                                                                                                                                                                                                                             |                            |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|
| <p align="center"><b>HIGHWAY EASEMENT</b></p> <p align="center">PART OF THE NW 1/4 OF SECTION 32</p> <p align="center">T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</p> <p align="center"><b>PARCEL ID# 46-126-99-0014-000</b></p> |                            | SCALE<br>H: 1"=100'       |
|                                                                                                                                                                                                                                             |                            | SHEET<br><b>3</b><br>OF 4 |
| DATE:<br>04-15-2025                                                                                                                                                                                                                         | CLIENT:<br>CITY OF LIVONIA | JOB#:<br>0090-24-0030     |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   <a href="http://WWW.OHM-ADVISORS.COM">WWW.OHM-ADVISORS.COM</a>                                                                                              |                            |                           |





# HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (46-126-99-0014-000) (NOT SHOWN) (PER WAYNE COUNTY TAX ROLLS)

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

beginning at a point on the N line of said Section 32, distant S 87°52'00" E 28.80 feet from the NW corner of said Section 32 and proceeding thence S 87°52'00" E along said N line, 950.38 feet to the S'ly line of Plymouth Road, 66.00 feet wide; thence E'ly along said S'ly line, 144.45 feet to the NW'ly line of Ann Arbor Road; thence SW'ly along said NW'ly line, 1470.28 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 26°28'00" E 202.54 feet and N 10°17'00" E 63.10 feet and N 10°58'00" W 77.90 feet and N 16°54'00" W 121.00 feet and N 00°12'00" W 541.40 feet to the Point of Beginning. Except the NE'ly 27.00 feet thereof adjoining Plymouth Road 66.00 feet wide.

## HIGHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of Section 32, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 32; thence S 87°52'00" E 32.58 feet along the North line of said Section 32 to the Point of Beginning; thence continuing along said North line S 87°52'00" E 11.30 feet; thence S 01°40'45" W 123.50 feet; thence S 86°26'23" E 2.54 feet; thence S 02°18'09" W 62.92 feet; thence S 01°40'54" W 25.23 feet; thence S 04°30'04" W 30.55 feet; thence S 02°09'52" W 59.97 feet; thence S 02°45'56" E 33.39 feet; thence S 01°53'28" E 252.01 feet to the E'ly line of Newburgh Road; thence along said E'ly line, N 16°54'00" W 48.73 feet, N 00°09'48" W 238.64 feet, N 00°06'56" E 60.06 feet and N 00°34'45" E 242.41 feet to the Point of Beginning.

Contains 5,201 square feet or 0.119 acres of land, more or less.

|                                                                                                                                                                                                                                          |                                               |                                          |                                               |                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div>HIGHWAY EASEMENT</div> <div>PART OF THE NW 1/4 OF SECTION 32</div> <div>T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN</div> <div>PARCEL ID# 46-126-99-0014-000</div>                                                        |                                               |                                          | <div>SCALE</div> <div>H: 1"=100'</div>        | <div></div> |
|                                                                                                                                                                                                                                          |                                               |                                          | <div>SHEET</div> <div>4</div> <div>OF 4</div> |                                                                                                  |
| <div>DATE:</div> <div>04-15-2025</div>                                                                                                                                                                                                   | <div>CLIENT:</div> <div>CITY OF LIVONIA</div> | <div>JOB #</div> <div>0090-24-0030</div> |                                               |                                                                                                  |
| <div>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM</div>                                                                                                                          |                                               |                                          |                                               |                                                                                                  |
| <div>COPYRIGHT 2025 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM</div> |                                               |                                          |                                               |                                                                                                  |

# DONATION TO CITY OF LIVONIA

---

Property Owner(s): Board of County Road Commissioners of the County of Wayne

Address: 400 Monroe St, Ste 610, Detroit, MI 48226

Property Address: 36800 Riverview Road

Right(s) to be acquired: ☐ Fee (Total Take)  
☐ Fee (Partial Take)  
☒ Temporary Grading Permit  
☒ Permanent Easement  
☐ Permit (Temporary)

Just Compensation \$ 300.00 Temporary Grading Permit (Consent to Grade)  
\$10,500.00 Permanent Highway Easement

Total Compensation \$10,800.00

Just Compensation ☐ Market Study and/or Valuation Analysis  
determined by: ☒ Appraisal by 3<sup>rd</sup> party

---

The undersigned owner(s) of the subject property identified below agrees with the following statements:

- ☐ I/We have been informed and fully understand that I/we have the right to receive just compensation for the subject property.
  - ☐ I/We have been informed and fully understand that by signing this document, I/we are agreeing to donate the subject property in lieu of just compensation.
  - ☐ I/We agree that the decision to donate the subject property was made without undue influences or coercive action of any nature.
  - ☐ I/We agree to donate the subject property in lieu of compensation.
- 

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

County of Approval: \_\_\_\_\_ Date: \_\_\_\_\_

|            |                                     |                                                                    |
|------------|-------------------------------------|--------------------------------------------------------------------|
| JOB NUMBER | PARCEL<br>Parcel ID 126-99-0014.000 | OWNER NAME:<br>Board of County Road Comm of<br>the County of Wayne |
|------------|-------------------------------------|--------------------------------------------------------------------|

## RELOCATION ELIGIBILITY NOTICE

[Clear Form](#)DISPLACEE: Board of County Road Commissioners of the County of Wayne

Based on information as of \_\_\_\_\_, you are eligible for the following benefits as indicated. You will NOT be required to move before <sup>N/A</sup>\_\_\_\_\_.

## NON-RESIDENTIAL

|                          |                                                |                     |
|--------------------------|------------------------------------------------|---------------------|
| <input type="checkbox"/> | <b>BUSINESS, FARM, NON-PROFIT</b>              |                     |
|                          | MOVING EXPENSES PLUS RE-ESTABLISHMENT EXPENSES | \$ TO BE DETERMINED |
|                          | <b>OR</b>                                      |                     |
|                          | FIXED PAYMENT                                  | \$ TO BE DETERMINED |

## RESIDENTIAL

|                          |                                                    |    |
|--------------------------|----------------------------------------------------|----|
| <input type="checkbox"/> | <b>HOUSING SUPPLEMENT</b>                          |    |
|                          | LISTING PRICE OF COMPARABLE DWELLING               | \$ |
|                          | LESS ACQUISITION PRICE (125% of fair market value) | \$ |
|                          |                                                    | =  |
|                          | MAXIMUM HOUSING SUPPLEMENT                         | \$ |

|                          |                                                              |    |
|--------------------------|--------------------------------------------------------------|----|
| <input type="checkbox"/> | <b>RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT</b>               |    |
|                          | a) COMPARABLE RENT + UTILITIES \$ _____ per month x 42 mo's  | \$ |
|                          | b) LESS ACTUAL/ECONOMIC RENT + UTILITIES                     |    |
|                          | <b>OR</b> 30% OF MONTHLY INCOME \$ _____ per month x 42 mo's | \$ |
|                          | c) RENTAL SUPPLEMENT ("a" minus "b")                         | \$ |
|                          | <b>OR</b>                                                    |    |
|                          | d) PURCHASE DOWN PAYMENT (greater of "c" or \$9,570)         | \$ |

|                          |                        |                     |
|--------------------------|------------------------|---------------------|
| <input type="checkbox"/> | <b>MOVING EXPENSES</b> |                     |
|                          | SELF MOVE - FIXED COST | \$                  |
|                          | <b>OR</b>              |                     |
|                          | COMMERCIAL MOVE        | \$ TO BE DETERMINED |

| COMPARABLE HOUSING |          | COMPARABLE RENTALS |          |
|--------------------|----------|--------------------|----------|
| Sale Address       | Bedrooms | Rental Address     | Bedrooms |
|                    |          |                    |          |
|                    |          |                    |          |
|                    |          |                    |          |

Claim must be filed within the prescribed time limits as noted on claim form 0677LPA or 0679LPA. Claims can not be paid until all the conditions on the claim form have been met. You may file your appeal at any time up to 6 months after you have received this notice.

## SEE RELOCATION BOOKLET FOR COMPLETE DESCRIPTION OF THE RELOCATION PROGRAM

|                                     |                                                        |                                 |
|-------------------------------------|--------------------------------------------------------|---------------------------------|
| ACQUISITION AGENT<br>Jeannine Myers | ACQUISITION AGENT SIGNATURE                            | DATE                            |
| AGENCY<br>City of Livonia           | ADDRESS<br>33000 Civic Center Drive, Livonia, MI 48154 | PHONE                           |
|                                     | JOB NO.                                                | PARCEL<br>126-99-0014.000       |
|                                     |                                                        | NAME<br>Board of County Rd Comm |

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Print or type.<br>See Specific Instructions on page 3. | <b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>2</b> Business name/disregarded entity name, if different from above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.<br><br><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .<br><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.<br><br><input type="checkbox"/> Other (see instructions) _____ | <b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br><br>Exempt payee code (if any) _____<br><br>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____<br><br>(Applies to accounts maintained outside the United States.) |
|                                                        | <b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>5</b> Address (number, street, and apt. or suite no.). See instructions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Requester's name and address (optional)                                                                                                                                                                                                                                                                            |
|                                                        | <b>6</b> City, state, and ZIP code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                    |
|                                                        | <b>7</b> List account number(s) here (optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

|                                       |  |  |  |   |   |  |  |   |  |  |  |
|---------------------------------------|--|--|--|---|---|--|--|---|--|--|--|
| <b>Social security number</b>         |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  | - |   |  |  | - |  |  |  |
| <b>or</b>                             |  |  |  |   |   |  |  |   |  |  |  |
| <b>Employer identification number</b> |  |  |  |   |   |  |  |   |  |  |  |
|                                       |  |  |  |   | - |  |  |   |  |  |  |

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

|                  |                          |      |
|------------------|--------------------------|------|
| <b>Sign Here</b> | Signature of U.S. person | Date |
|------------------|--------------------------|------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they





## LETTER TO THE LIVONIA CITY COUNCIL

21.

Engineering  
August 13, 2025

### MEETING DATE

R 08/25/2025

### PRESENTED BY

Todd Zilincik, P.E., City Engineer

### AGENDA ITEM

AWARD OF CONTRACT: Engineering Division, re: for the 2025 Lane Line Marking Program, Contract 25-H.

### BACKGROUND DETAILS

The City of Livonia maintains just over 60 miles of major roads and 312 miles of local roads, which are under the jurisdiction of the City, which are in need of new lane line markings along with pavement legends and symbols. The Engineering Division prepared specifications and arranged for the taking of bids on August 12, 2025, for the 2025 Lane Line Marking Program. In response to the advertisement on the Michigan Intergovernmental Trade Network (MITN), one bid was submitted. The bid may be summarized as follows:

#### NAME OF BIDDER

P.K. Contracting, LLC  
Troy, MI

#### AMOUNT OF BID

\$157,391.90

This bid is good until October 11, 2025.

This office has reviewed the bids and has checked the references of the low bidder, P.K. Contracting, LLC, and finds this company qualified to perform the work required under this contract. It is, therefore, recommended that the Council proceed as follows:

- Award a contract in the amount of \$157,391.90 to P.K. Contracting, LLC, 1965 Barrett Dr., Troy, Michigan 48084. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed.
- Authorize an expenditure in the amount of \$125,000 for the 2025 Lane Line Marking Program from budgeted funds in Account No. 202-463-818-118 (Contractual Services Lane Line Marking).
- Authorize an additional appropriation and expenditure in the amount of \$32,391.90 for the 2025 Lane Line Marking Program from the non-motorized paths account number 204-463-974-200.
- Authorize the City Engineer to approve minor adjustments to the work, as required.

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

This office has reviewed the bids and has checked the references for the low bidder, P.K. Contracting, LLC, and finds this company qualified to perform the work required under this contract. It is, therefore, recommended that the Council proceed as follows:

- Award a contract in the amount of \$157,391.90 to P.K. Contracting, LLC, 1965 Barrett Dr., Troy, Michigan 48084. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed.
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- Authorize an additional appropriation and expenditure in the amount of \$32,391.90 for the 2025 Lane Line Marking Program from the non-motorized paths account number 204-463-974-200.
- Authorize the City Engineer to approve minor adjustments to the work, as required.

**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)**

\$157,391.90

**DETAILED WORK BEING PERFORMED**

The installation of new lane line markings along with pavement legends and symbols.

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

- Award a contract in the amount of \$157,391.90 to P.K. Contracting, LLC, 1965 Barrett Dr., Troy, Michigan 48084. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed.
- Authorize an expenditure in the amount of \$125,000 for the 2025 Lane Line Marking Program from budgeted funds in Account No. 202-463-818-118 (Contractual Services Lane Line Marking).
- Authorize an additional appropriation and expenditure in the amount of \$32,391.90 for the 2025 Lane Line Marking Program from the non-motorized paths account number 204-463-974-200.

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

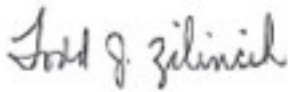
Lowest and only bidder. P.K. Contracting, LLC, 1965 Barrett Dr., Troy, Michigan 48084.

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

#### ATTACHMENTS

1. PK Contracting Livonia Bid Form (2)

#### APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: August 13, 2025



Don Rohraff, Director of Public Works

Date: August 13, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: August 13, 2025



Maureen Miller Brosnan, Mayor

Date: August 13, 2025

**2025 LANE LINE MARKING PROGRAM**

**CITY OF LIVONIA, MICHIGAN**

**CONTRACT 25-H**

**FORM OF PROPOSAL**

City of Livonia  
33000 Civic Center Drive  
Livonia, Michigan 48154

The undersigned, by the submission of this proposal, represents that they are familiar with and has determined for themselves the nature and extent of the proposed work and the conditions under which it must be performed and completed, and agrees that they will contract with the City of Livonia to furnish at and for the following monies, all materials, labor, equipment, insurance, supervision, and all other things necessary or incidental to complete the entire work in accordance with the appended plans, specifications, general conditions and related contract documents. By the submission of this bid, the undersigned represents that he/she is familiar with and understands all of the above referenced contract documents.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received. The work under this contract shall be completed between September 23, 2025 and October 17, 2025.

Also, the undersigned agrees that if the above proposal is accepted, they will execute the contract and furnish acceptable bonds, all on forms attached, within ten (10) calendar days from such acceptance.

To guarantee their fulfillment of the foregoing covenants, the bidder attached hereto their bid bond in the sum of 5% of the Proposal and agrees that same shall be forfeited to the City of Livonia, in the event of their failure to execute the contract or furnish acceptable bonds, not as a penalty but as liquidated damages. The bidder further agrees to pay as liquidated damages the sum of \$250.00 for each consecutive calendar day after the required completion date as hereinafter provided in Paragraph 39 of the General Conditions. The City shall not be required to prove or show such liquidated damages.

No bid shall be withdrawn for at least ninety (90) days after the scheduled closing time for receiving bids.



**2025 LANE LINE MARKING PROGRAM**

**CITY OF LIVONIA, MICHIGAN**

**CONTRACT 25-H**

**FORM OF PROPOSAL**

| Item No. | Item Description                                                | Qty   | Unit | Bid Unit Price (\$)   | Total Price (\$)         |
|----------|-----------------------------------------------------------------|-------|------|-----------------------|--------------------------|
| 1        | Sprayable Thermoplastic 4" Wide Segmented Yellow Line           | 690   | Sta. | \$ 19.10              | \$ 13,179. <sup>00</sup> |
| 2        | Sprayable Thermoplastic 4" Wide Solid Yellow Line               | 1,800 | Sta. | \$ 24.35              | \$ 43,830. <sup>00</sup> |
| 3        | Sprayable Thermoplastic 4" Wide Segmented White Line            | 1,400 | Sta. | \$ 19.10              | \$ 26,740. <sup>00</sup> |
| 4        | Sprayable Thermoplastic 4" Wide Solid White Line                | 400   | Sta. | \$ 24.35              | \$ 9,740. <sup>00</sup>  |
| 5        | Sprayable Thermoplastic 12" Wide Solid White Line               | 40    | Sta. | \$ 53. <sup>00</sup>  | \$ 2,120. <sup>00</sup>  |
| 6        | Polyurea Pavement Marking 4" Wide Segmented Yellow Line         | 10    | Sta. | \$ 26.50              | \$ 265. <sup>00</sup>    |
| 7        | Polyurea Pavement Marking 4" Wide Solid Yellow Line             | 10    | Sta. | \$ 116.60             | \$ 1,166. <sup>00</sup>  |
| 8        | Polyurea Pavement Marking 4" Wide Segmented White Line          | 20    | Sta. | \$ 26.50              | \$ 530. <sup>00</sup>    |
| 9        | Polyurea Pavement Marking 4" Wide Solid White Line              | 10    | Sta. | \$ 116.60             | \$ 1,166. <sup>00</sup>  |
| 10       | Cold Plastic 12" Wide Solid Yellow                              | 100   | I.f. | \$ 6.90               | \$ 690. <sup>00</sup>    |
| 11       | Cold-Plastic 6" Wide Cross Walk Lines                           | 1,600 | I.f. | \$ 3.15               | \$ 5,040. <sup>00</sup>  |
| 12       | Cold-Plastic 24" Wide Cross Walk Lines                          | 600   | I.f. | \$ 13.25              | \$ 7,950. <sup>00</sup>  |
| 13       | Cold-Plastic Pavement Marking Yield White Triangle              | 40    | Ea.  | \$ 37.10              | \$ 1,484. <sup>00</sup>  |
| 14       | Cold-Plastic Pavement Marking Symbol (Left Arrow)               | 30    | Ea.  | \$ 196.10             | \$ 5,883. <sup>00</sup>  |
| 15       | Cold-Plastic Pavement Marking Symbol (Straight and Left Arrow)  | 5     | Ea.  | \$ 217.30             | \$ 1,086. <sup>50</sup>  |
| 16       | Cold-Plastic Pavement Marking Symbol (Straight and Right Arrow) | 5     | Ea.  | \$ 217.30             | \$ 1,086. <sup>50</sup>  |
| 17       | Cold-Plastic Pavement Marking Symbol (Straight Arrow)           | 5     | Ea.  | \$ 185.50             | \$ 927. <sup>50</sup>    |
| 18       | Cold-Plastic Pavement Marking Symbol (Right Arrow)              | 30    | Ea.  | \$ 196.10             | \$ 5,883. <sup>00</sup>  |
| 19       | Cold-Plastic Pavement Marking Symbol (R.R. Crossing)            | 2     | Ea.  | \$ 375. <sup>00</sup> | \$ 750. <sup>00</sup>    |
| 20       | Cold-Plastic Pavement Marking Symbol (School Legend)            | 4     | Ea.  | \$ 222.60             | \$ 890. <sup>40</sup>    |
| 21       | Cold-Plastic 12" Crosswalk Lines                                | 1,000 | I.f. | \$ 6.90               | \$ 6,900. <sup>00</sup>  |

| Item No.  | Item Description                                          | Qty | Unit | Bid Unit Price (\$)       | Total Price (\$) |
|-----------|-----------------------------------------------------------|-----|------|---------------------------|------------------|
| 22        | Cold-Plastic 24" Stop-Bar Lines                           | 500 | l.f. | \$ 13.25                  | \$ 6,625.00      |
| 23        | Remove 6" Wide Crosswalk Lines                            | 500 | l.f. | \$ 1.60                   | \$ 800.00        |
| 24        | Remove 12" Wide Crosswalk Lines                           | 500 | l.f. | \$ 3.20                   | \$ 1,600.00      |
| 25        | Remove 24" Wide Stop-Bar Lines                            | 750 | l.f. | \$ 6.40                   | \$ 4,800.00      |
| 26        | Remove Pavement Marking Legend (Only)                     | 10  | Ea.  | \$ 55.00                  | \$ 550.00        |
| 27        | Remove Pavement Marking Symbol (Left Arrow)               | 5   | Ea.  | \$ 55.00                  | \$ 275.00        |
| 28        | Remove Pavement Marking Symbol (Straight and Left Arrow)  | 2   | Ea.  | \$ 80.00                  | \$ 160.00        |
| 29        | Remove Pavement Marking Symbol (Straight and Right Arrow) | 2   | Ea.  | \$ 80.00                  | \$ 160.00        |
| 30        | Remove Pavement Marking Symbol (Straight Arrow)           | 2   | Ea.  | \$ 50.00                  | \$ 100.00        |
| 31        | Remove Pavement Marking Symbol (Right Arrow)              | 5   | Ea.  | \$ 55.00                  | \$ 275.00        |
| 32        | Remove Pavement Marking Symbol (School Legend)            | 1   | Ea.  | \$ 65.00                  | \$ 65.00         |
| 33        | Remove Pavement Marking Symbol (R.R. Crossing)            | 1   | Ea.  | \$ 175.00                 | \$ 175.00        |
| 34        | Inspector Days (Min. 5 Days)                              | 9   | Days | \$ 500.00                 | \$ 4,500.00      |
| TOTAL BID |                                                           |     |      | \$ 157,391. <sup>90</sup> |                  |

The undersigned agrees that the City of Livonia may increase or decrease the quantity of work without changing the unit price bid for the work.

The undersigned represents that they acknowledge that the City reserves the right to accept or reject any bid or all bids and to waive irregularities in bids.

P.K. CONTRACTING, LLC

Contractor

1965 BARRETT DR Troy, MI 48084

Address

248 362 2130

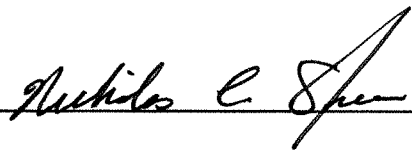
38-2313864

8.11.25

Telephone No.

Federal I.D. No.

Date

By:  Title: Nicholas C. Shea, Vice President

- NOTE:
- A. Bidder should not add any conditions or qualifying statement to their bid, otherwise the bid may be declared irregular as being not responsive to the Notice to Bidders.
  - B. The name of the signee must be clearly printed or typed under their signature.
  - C. City of Livonia Engineering Department will consider extending the contract one (1) year past the approved contract year based on satisfactory work performance, and a letter provided by the contractor requesting an extension based on holding contract unit prices.

**2025 LANE LINE MARKING PROGRAM – CONTRACT 25-H**  
**STATEMENT OF QUALIFICATIONS**

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: P.K. CONTRACTING, LLC

Address: 1965 BARRETT DR Phone: 248 362 2130  
TEOL, MI 48084

Number of years operating under your present name: 45+

General nature of work performed by your company: PAVEMENT MARKING

Background and experience of the principal members of your organization including officers: ALL PRINCIPAL MEMBERS OF P.K.  
HAVE AT LEAST 20 YEARS IN THE PAVEMENT MARKING  
INDUSTRY.

Major equipment available for this contract: SEE ATTACHED.

Has your firm or any of it's principles performed work for the City of Livonia in the past? Yes ✓ No           

If yes, please describe work performed, department serviced and dates of service.

PAVEMENT MARKING - SUMMER '24



**2025 LANE LINE MARKING PROGRAM – CONTRACT 25-H**  
**STATEMENT OF QUALIFICATIONS**

Has your firm in the past 10 years, or is it presently, under litigation for work of a similar scope to the work being requested herein? If so, please provide a list of current litigation.

-No.

**PROJECT REFERENCES**

List similar projects completed within the last (3) years:

1. Project Title: OAKLAND CITY  
Client: OAKLAND CITY  
Contact Person: BRANDON Phone: 248 535 2196

Contract Amount: 3mil

Start Date: 4.14.24 Completion Date: 10.17.24

Project Description: PAVEMENT MARKING

2. Project Title: CITY OF NOVI

Client: CITY OF NOVI

Contact Person: JEFF Phone: 248 343 8776

Contract Amount: 250k

Start Date: 5.5.23 Completion Date: 6.8.23

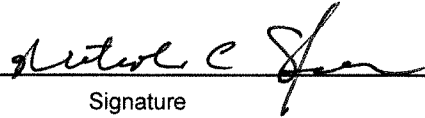
Project Description: PAVEMENT MARKING

**2025 LANE LINE MARKING PROGRAM – CONTRACT 25-H**  
**STATEMENT OF QUALIFICATIONS**

3. Project Title: CITY OF SAGINAW  
Client: CITY OF SAGINAW  
Contact Person: JOSHUA Phone: 989 598 6965  
Contract Amount: 45k  
Start Date: 10.2.24 Completion Date: 10.2.24  
Project Description: PAVEMENT MARKING  
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Project Title: WASHTENAW CITY  
Client: WASHTENAW CITY  
Contact Person: FELIX Phone: 734 327 6198  
Contract Amount: 450K  
Start Date: 5.2.24 Completion Date: 9.5.24  
Project Description: PAVEMENT MARKING  
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\_\_\_\_\_  
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Form Completed by: NICHOLAS C. SHEA, VICE PRESIDENT  
Name - Title

  
Signature

8.11.25  
Date



## LETTER TO THE LIVONIA CITY COUNCIL

22.

Engineering  
August 13, 2025

### MEETING DATE

R082525

### PRESENTED BY

Todd Zilincik, P.E., City Engineer

### AGENDA ITEM

REQUEST FOR ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: the 2025 Concrete Maintenance/Selective Slab Program, Contract 25-J

### BACKGROUND DETAILS

Pursuant to Council Resolution No. 68-25, adopted February 24, 2025, the City Council approved the award of a \$845,865.50 contract to Great Lakes Contracting Solutions, LLC for the 2025 Concrete Maintenance/Selective Slab Program, Contract 25-J.

Great Lakes Contracting Solutions, LLC completed the road segments that were part of the awarded contract. The additional cost in the amount of \$584,154.00 was a result of quantities added when completing Eastbound Schoolcraft Road from Yale to Farmington and Farmington to Brookfield along with the portion of Westbound Schoolcraft from Farmington Road to Stark Road.

The Engineering Department anticipated that the Asphalt Program, Contract 25-A quantities would be reduced based on replacing the water main on Pickford, west of Inkster Road and the portion of Myrna that was placed on hold to replace that portion of water main from Hubbard to Merriman to be scheduled in 2026. The funds would then be utilized to take advantage of completing remove and replacing more deteriorated sections on Eastbound Schoolcraft Road. The goal for asset management has been to work from Newburgh Road heading east towards Inkster Road on the concrete sections where applicable on both east and westbound Schoolcraft Roads.

In order to take advantage of the unit pricing from Contract 25-J and to close-out this project, we respectfully request that the City Council approve the following:

- Approve a budget transfer of funds in the amount of \$100,000.00 from budgeted funds in Account #204-447-818-102 (Engineering Consultant) for Contract 25-A, CR #64-25 adopted on February 24, 2024, to Account #204-463-818-119 (Maintenance) for Contract 25-J, 2025 Concrete Maintenance/Selective Slab Program.
- Approve a budget transfer of funds in the amount of \$484,154 from budgeted funds in Account #204-463-818-112 (Rehabilitation) with Nagle Paving for Contract 25-A, CR #63-25 adopted on February 24, 2025, to Account #204-463-818-119 (Maintenance) for Contract 25-J, 2025 Concrete Maintenance/Selective Slab Program. The original contract amount to Nagle Paving Contract 25-A of \$4,275,775.15 will be reduced by \$484,154 and the new revised contract amount will be \$3,791,621.15.

- Approve a payment to Great Lakes Contracting Solutions, LLC, 2300 Edinburgh, Waterford, MI 48328 per CR #68-25 in a not-to-exceed amount of \$584,154.00 from Account #204-463-818-119 (Maintenance) and increasing the overall contract amount for 25-J from \$845,865.50 to \$1,430,019.50 to close out the contract for the work performed.
- Approve an expenditure and payment in the amount of \$70,099 from Account #204-447-818-102 (Engineering Consultant) to Anderson, Eckstein & Westrick, Inc., 51301 Schoenherr, Shelby Township, Michigan, 48315 for the additional construction engineering for the project, increasing their contract from \$105,733.00 to \$175,832.00.

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

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**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

Great Lakes Contracting Solutions, LLC completed the road segments that were part of the awarded contract. The additional cost in the amount of \$584,154.00 was a result of quantities added when completing Eastbound Schoolcraft Road from Yale to Farmington and Farmington to Brookfield along with portion of Westbound Schoolcraft from Farmington Road to Stark Road.

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

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

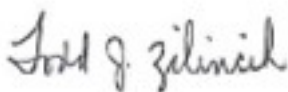
n/a

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

#### ATTACHMENTS

None

#### APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: August 13, 2025



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Don Rohraff, Director of Public Works

Date: August 13, 2025



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Debra Peck Lichtenberg, CPA, Finance Director

Date: August 13, 2025



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Maureen Miller Brosnan, Mayor

Date: August 13, 2025