City Council Regular Meeting

Monday, November 23, 2026 at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Presentations**
   - A. Maner Costerisan - Fiscal Year 2025-2026 Audit
6. **Zoning Board of Appeals**
   - A. Public Hearing (Continued) - Variance Request - 28939 Southfield Road (Exxon)
   - B. Request to Approve Variance Request - 28939 Southfield Road (Exxon)
   - C. Public Hearing - Variance Request - 26727 Southfield Road (BP)
   - D. Request to Approve Variance Request - 26727 Southfield Road (BP)
7. **Public Comment for Items on the Agenda** (speakers are limited to 3 minutes)
8. **Consent Agenda**

   All items listed under "Consent Agenda" are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion. If a discussion is desired, that item(s) will be removed from the consent agenda and discussed separately immediately after consent agenda approval in its normal sequence on the regular agenda.

   - A. Approval of Minutes
     - i. 10-19-26 - City Council Study Session
     - ii. 10-19-26 - City Council Regular Meeting
     - iii. 11-9-26 - City Council Study Session
     - iv. 11-16-26 - City Council Special Meeting

B. Finance Department Monthly Reports

C. Building & Code Enforcement Monthly Report

D. Lathrup Village Police Department Monthly Reports

E. LVPD Monthly Report

F. Request to Approve Annual Axon Taser Contract Payment

G. Request to Approve CLEMIS Authority Membership

9. **Public Hearings**

A. 27700 Southfield Road - Proposed Workforce Housing PILOT Resolution

10. **Action Requests - For Consideration / Approval**

A. Request to Receive & File the Fiscal Year 2025-2026 Audit

B. Request to Approve Special Land Use - 28939 Southfield Road (Exxon)

C. Request to Approve Special Land Use - 26727 Southfield Road (BP)

D. Request to Adopt Ordinance #2026-01 - PILOT Ordinance - An Ordinance to Amend Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as Amended, MCL 125.1401, ET SEQ.

E. Request to Approve Resolution #2026-18 - Tax Exemption & PILOT for a Workforce Housing Project at 27700 Southfield Road

F. Request to Approve SOCRRA Articles of Incorporation Update

G. Request to Approve the SOCRRA Member Community Contract

11. **City Administrator Report**

12. **City Attorney Report**

13. **Reports of Boards, Commissions, and Committees**

a. Downtown Development Authority

b. Parks & Recreation

c. Planning Commission

d. Tree Committee

e. Communications & Engagement

f. Southfield School Board

g. Chamber of Commerce

14. **Unfinished / New Business**

15. **Public Comment** (speakers are limited to 3 minutes)

16. **Mayor and Council Comments**

17. **Adjourn**

ADDRESSING THE CITY COUNCIL

-Your comments shall be made during the times set aside for that purpose.
-Stand or raise a hand to indicate that you wish to speak.
-When recognized, state your name and direct your comments and/or questions to any City official in attendance.
-Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to three (3) minutes during the frist and last occasion for citizen comments and questions and one opportunity of up to three (3) minutes during each public hearing.
-Comments made during public hearings shall be relevant to the subject of the public hearings being held.
-In addition to the opportunities described above, a citizen may respond to questions posed to them by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.
-No speakers may make personal or impertinent attacks upon any officer, employee, City Council member, or other elected Official that is unrelated to how the officer, employee, or City Council member or other Elected Official performs their duties.
-No person shall use abusive or threatening language toward any individual when addressing the City Council.
-Attendees may video record, audio record, and livestream public meetings. Recording devices may be handheld or tripod-mounted, provided they do not block aisles, exits, views, or spreakers, and may be set up or adjusted quietly at any time during the meeting. Recording equipment must operate without flash or other disruptive lighting or noise. The presiding officer may require equipment to e relocated if it creates a safety or access concern. Attendees may not place recording devices unreasonably close to others without their consent or use recording equipment to intimidate, threaten, harass, or otherwise disrupt the meeting. Participation in a public meeting, including speaking during public comment or addressing the public body, is a public act and may be recorded from a reasonable distance.
-The Mayor shall direct any person who violates this section to be orderly and silent. If a person addressing the Council refuses to become silent when so directed, such person may be deemed by the Mayor to have committed a "breach of the peace" by distrupting and impeding the orderly conduct of the public meeting of the City Council and may be ordered by the Mayor to leave the meeting. If the person refuses to leave as directed, the Mayor may direct any law enforcement officer who is present to escort the violator from the meeting

Maner Costerisan



City of Lathrup Village, Michigan

Audit Presentation for the Year Ended June 30, 2026

Presented by: Tyler P. Baker, CPA, CGFM, Principal

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Opinions

- Unmodified 
- Qualified
- Adverse

- or -

- Disclaimer

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Responsibilities of Management for the Financial Statements

- The financial statements are yours, not ours
- Management is responsible for the preparation and fair presentation
- Management is also responsible for internal control

Auditor's Responsibilities for the Audit of the Financial Statements

- Obtain *reasonable* assurance
- Financial statements are free from *material* misstatement, whether due to fraud or error
- Issue an auditor's report

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Governmental Funds Balance Sheet

Snapshot



As of June 30, 2026

- Assets
- Liabilities
- Deferred Inflows
- Fund Balance

Governmental Fund Balance



Total Fund Balance

- $3,139,164

Fund Balance Classifications



Five Possible Classifications

- Nonspendable
- Restricted
- Committed
- Assigned
- Unassigned

Unrestricted Fund Balance



Assigned + Unassigned

- Assigned fund balance = None in current year
- Unassigned fund balance = $949,474

Fund Balance/ Expenditures



1.7 Month of Operations

- $949,474/ $6,860,366 = 13.8%

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General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balances

Total Revenues = $5,609,006

Expenditures = $5,332,830

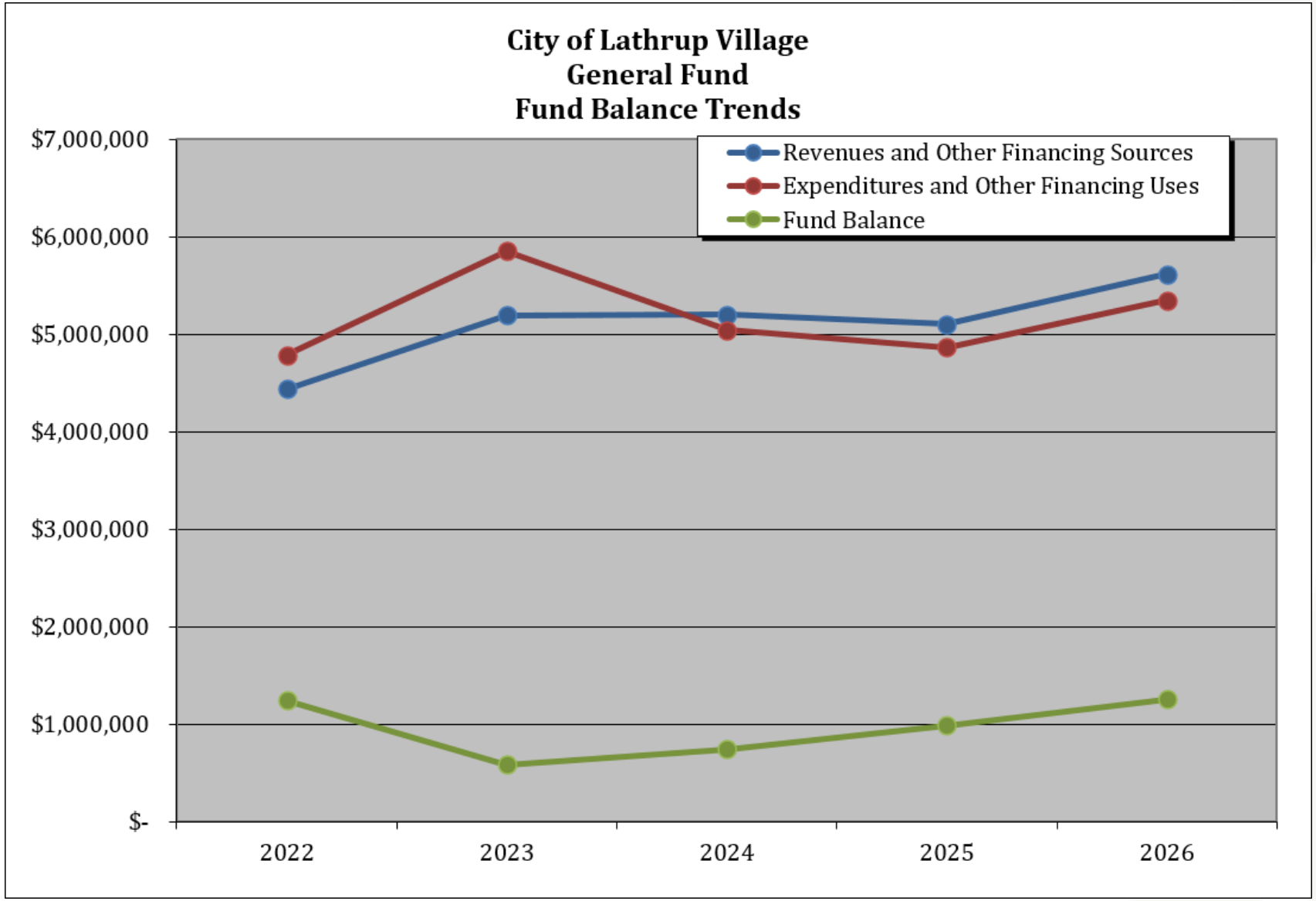
Other Financing Sources (Uses) = $(8,384)

Net Change in Fund Balance = $267,792

Ending Fund Balance = $1,254,248

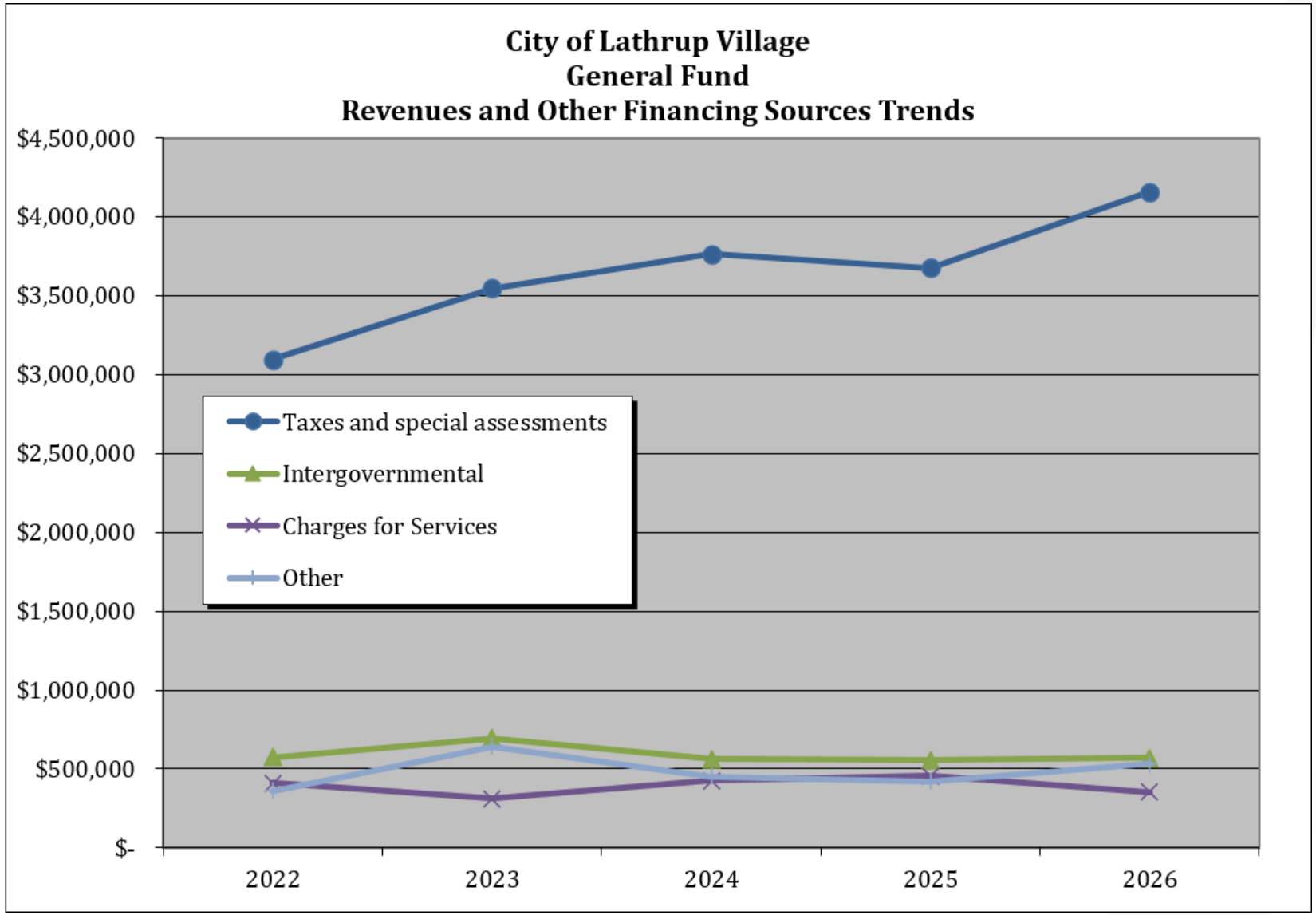
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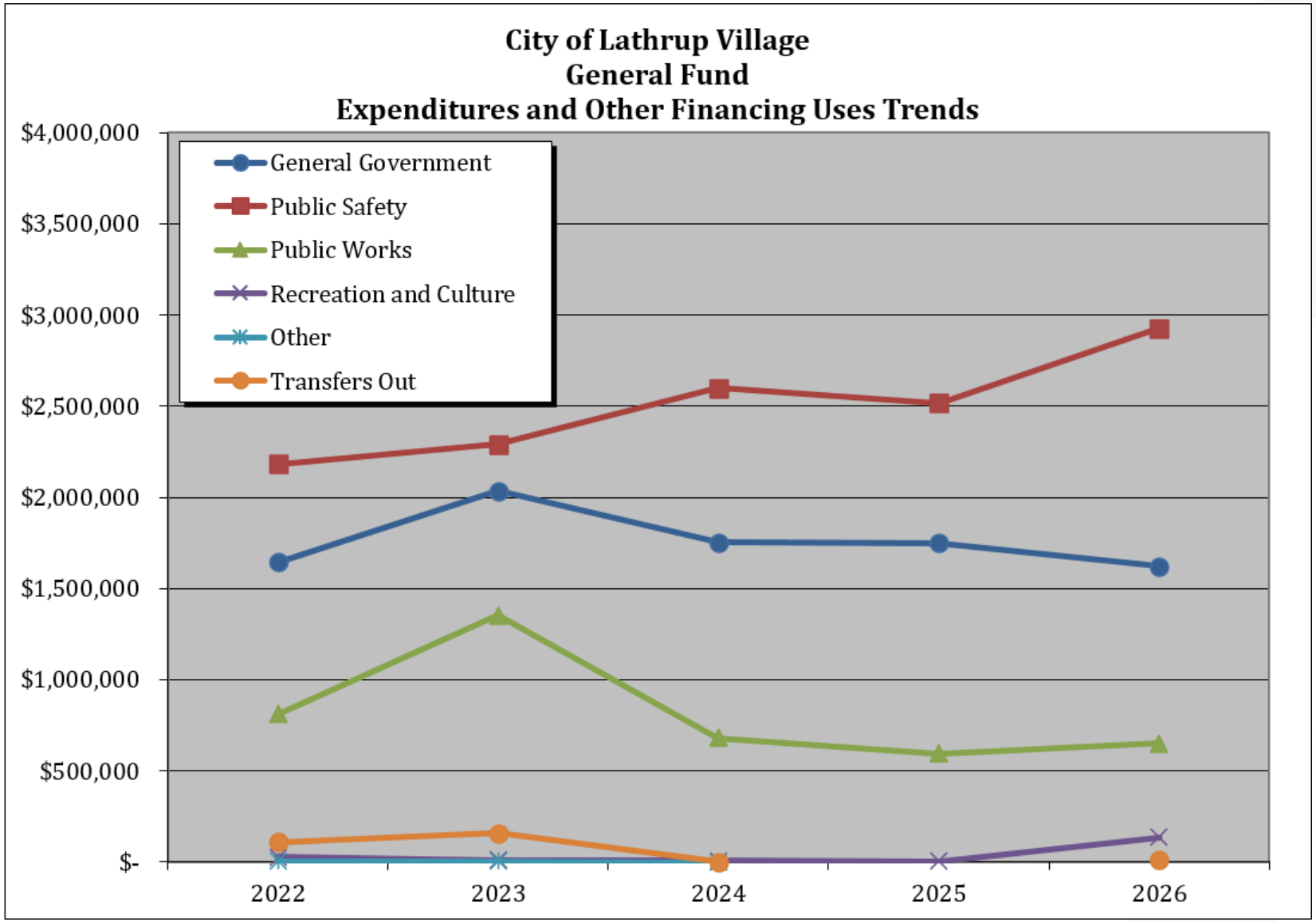
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Water and Sewer Fund

Statement of Revenues, Expenses, and Changes in Net Position

Total Operating Revenues = $2,302,997

Total Operating Expenses = $2,565,481

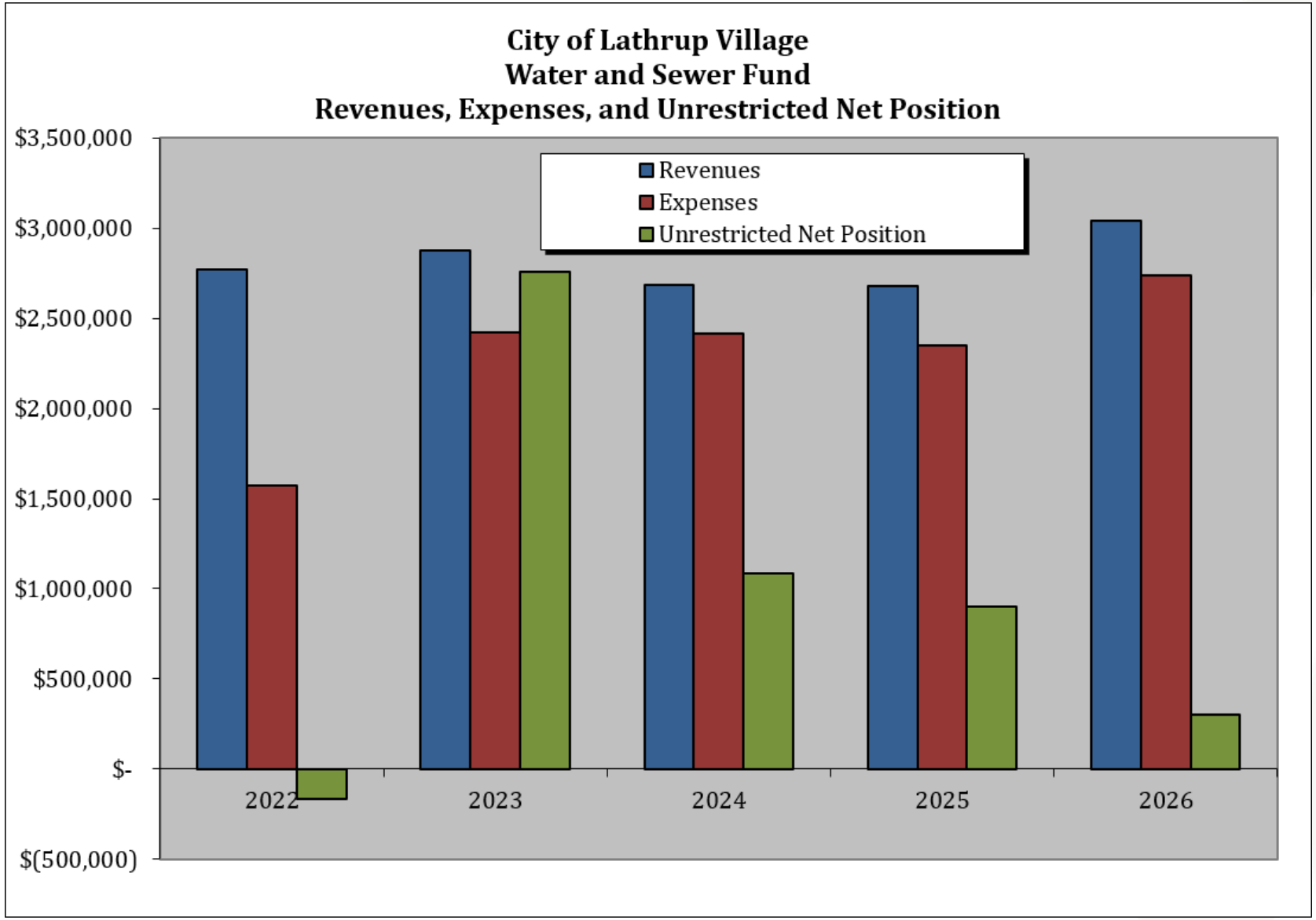
Nonoperating Revenues (Expenses) = $563,093

Net Change in Net Position= $300,609

Ending Total Net Position = $9,228,755

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Pension

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Changes in Total Pension Liability										
Service cost	$ 14,383	$ 34,374	$ 33,370	$ 58,960	$ 56,707	$ 58,205	$ 59,127	$ 61,401	$ 65,460	$ 82,950
Interest	616,964	623,164	627,904	610,178	615,604	610,908	623,086	623,735	637,504	612,822
Difference between expected and actual experience	93,681	32,699	19,035	272,856	22,665	(263,611)	(83,540)	(73,176)	(211,835)	252,035
Changes of assumptions	107,058	(19,825)	55,168	-	270,517	267,386	264,344	-	-	-
Benefit payments including employee refunds	(743,222)	(750,212)	(684,942)	(684,405)	(616,440)	(604,252)	(621,481)	(616,381)	(612,152)	(554,952)
Other	-	-	-	-	-	-	-	-	(93,953)	-
Net Change in Total Pension Liability	88,864	(79,800)	50,535	257,589	349,053	68,636	241,536	(4,421)	(214,976)	392,855
Total Pension Liability, beginning	8,957,284	9,037,084	8,986,549	8,728,960	8,379,907	8,311,271	8,069,735	8,074,156	8,289,132	7,896,277
Total Pension Liability, ending	$ 9,046,148	$ 8,957,284	$ 9,037,084	$ 8,986,549	$ 8,728,960	$ 8,379,907	$ 8,311,271	$ 8,069,735	$ 8,074,156	$ 8,289,132
Changes in Plan Fiduciary Net Position										
Contributions - employer	$ 345,138	$ 312,480	$ 292,272	$ 294,918	$ 258,690	$ 211,512	$ 199,230	$ 157,170	$ 100,914	$ 74,706
Contributions - employee	15,135	18,036	22,442	26,948	28,427	29,489	30,089	31,517	38,023	135,489
Net investment income (loss)	1,014,340	472,255	677,538	(802,841)	891,818	846,102	784,097	(244,887)	809,627	671,396
Benefit payments including employee refunds	(743,222)	(750,212)	(684,942)	(684,405)	(616,440)	(604,252)	(621,481)	(616,381)	(612,152)	(554,952)
Administrative expense	(12,777)	(13,890)	(14,097)	(13,156)	(10,587)	(12,378)	(13,498)	(12,458)	(12,866)	(13,283)
Other	-	-	-	-	-	-	-	-	(93,953)	-
Net Change in Plan Fiduciary Net Position	618,614	38,669	293,213	(1,178,536)	551,908	470,473	378,437	(685,039)	229,593	313,356
Plan Fiduciary Net Position, beginning	6,456,738	6,418,069	6,124,856	7,303,392	6,751,484	6,281,011	5,902,574	6,587,613	6,358,020	6,044,664
Plan Fiduciary Net Position, ending	$ 7,075,352	$ 6,456,738	$ 6,418,069	$ 6,124,856	$ 7,303,392	$ 6,751,484	$ 6,281,011	$ 5,902,574	$ 6,587,613	$ 6,358,020
Employer's Net Pension Liability	$ 1,970,796	$ 2,500,546	$ 2,619,015	$ 2,861,693	$ 1,425,568	$ 1,628,423	$ 2,030,260	$ 2,167,161	$ 1,486,543	$ 1,931,112
Plan Fiduciary Net Position as a percentage of the Total Pension Liability	78.21%	72.08%	71.02%	68.16%	83.67%	80.57%	75.57%	73.14%	81.59%	76.70%
Covered Payroll	$ 98,579	$ 229,007	$ 309,205	$ 366,011	$ 385,192	$ 447,808	$ 457,801	$ 477,215	$ 504,653	$ 647,096
Employer's Net Pension Liability as a percentage of covered payroll	1999.20%	1091.91%	847.02%	781.86%	370.09%	363.64%	443.48%	454.13%	294.57%	298.43%

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OPEB

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Changes in Total OPEB Liability									
Service cost	$ 3,728	$ 6,035	$ 5,755	$ 7,977	$ 16,282	$ 80,712	$ 64,528	$ 53,004	$ 58,875
Interest	173,041	159,324	174,118	183,331	135,804	184,803	205,246	194,817	180,037
Difference between actual and expected experience	109,143	14,829	(213,636)	(9,780)	(141,665)	(48,359)	123,103	-	-
Change in Assumptions	22,409	(280,506)	(378,728)	(339,497)	(2,809,918)	(299,252)	688,405	307,745	(280,471)
Benefit payments including employee refunds	(223,369)	(178,199)	(162,573)	(189,703)	(161,023)	(136,024)	(147,716)	(167,338)	(177,091)
Net Change in Total OPEB Liability	84,952	(278,517)	(575,064)	(347,672)	(2,960,520)	(218,120)	933,566	388,228	(218,650)
Total OPEB Liability - beginning	2,619,444	2,897,961	3,473,025	3,820,697	6,781,217	6,999,337	6,065,771	5,677,543	5,896,193
Total OPEB Liability - ending	$ 2,704,396	$ 2,619,444	$ 2,897,961	$ 3,473,025	$ 3,820,697	$ 6,781,217	$ 6,999,337	$ 6,065,771	$ 5,677,543
Changes in Plan Fiduciary Net Position									
Contributions-employer	$ 273,369	$ 228,199	$ 212,573	$ 239,703	$ 311,023	$ 336,024	$ -	$ -	$ -
Net investment income	97,805	50,323	42,312	25,334	(26,190)	13,080	-	-	-
Benefit payments including employee refunds	(223,369)	(178,199)	(162,573)	(189,703)	(161,023)	(136,024)	-	-	-
Administrative expense	(1,251)	(1,108)	(904)	(637)	(469)	(101)	-	-	-
Net Change in Plan Fiduciary Net Position	146,554	99,215	91,408	74,697	123,341	212,979	-	-	-
Plan Fiduciary Net Position - beginning	601,640	502,425	411,017	336,320	212,979	-	-	-	-
Plan Fiduciary Net Position - ending	$ 748,194	$ 601,640	$ 502,425	$ 411,017	$ 336,320	$ 212,979	$ -	$ -	$ -
Employer's Net OPEB Liability	$ 1,956,202	$ 2,017,804	$ 2,395,536	$ 3,062,008	$ 3,484,377	$ 6,568,238	$ 6,999,337	$ 6,065,771	$ 5,677,543
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	27.67%	22.97%	17.34%	11.83%	8.80%	3.14%	0.00%	0.00%	0.00%
Covered Payroll	$ 118,133	$ 229,007	$ 172,200	$ 204,228	$ 264,171	$ 340,772	$ 340,935	$ 311,227	$ 316,913
Employer's Net OPEB Liability as a percentage of covered payroll	1655.93%	881.11%	1391.14%	1499.31%	1318.99%	1927.46%	2052.98%	1948.99%	1791.51%

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Findings – Management Letter

Prior Year – 2 Findings in the Previous Year

Current Year Findings – None Noted in Current Year

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Thank You for the Opportunity to Provide Services for City of Lathrup Village!



Tyler P. Baker, CPA, CGFM
Principal

tbaker@manercpa.com

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CITY OF LATHRUP VILLAGE
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING
(Zoning Variance)

RE: 28939 Southfield Road Appeal #2026-02
Lathrup Village, Michigan

TO PROPERTY OWNERS OR PARTIES OF INTEREST:

The Zoning Board of Appeals for the City of Lathrup Village will hold a Public Hearing on an appeal filed by Lathrup Village Convenience, Inc. of the Exxon gas station at 28939 Southfield Road, Lathrup Village, Michigan 48076, to obtain a variance from the City of Lathrup Village Zoning Ordinance, Section 4.7. Hours of Operation, which states that no place of business shall be open between the hours of 11:00 p.m. and 7:00 a.m. the following day. The applicant is requesting that their business be permitted to remain open between the hours of 6:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.

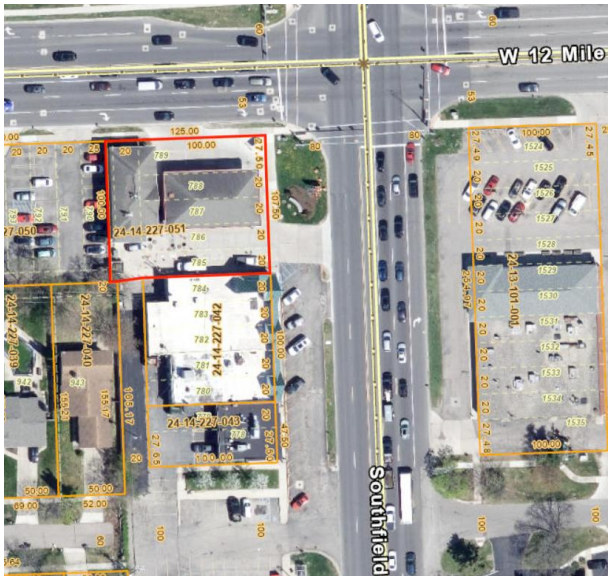
Approval of the Zoning Board of Appeals is required.

PLEASE TAKE NOTICE: That a Public Hearing has been scheduled for Monday, October 19th, 2026, at 7:30 p.m. in the Council Chambers (upper level) in the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan, to hear and record the public hearing on this appeal. Any member of the public may express their view on this appeal in writing by submitting their written comments to the City Clerk prior to 4:30 p.m. on the date of the hearing, or they may appear in person or authorize another person to represent them at the hearing. Written communications may be sent to the City Clerk at the address of City Hall at 27400 Southfield Road, Lathrup Village, Michigan 48076 before 4:30 PM on October 19, 2026.

Alisa Emanuel
City Clerk
27400 Southfield Road
Lathrup Village, Michigan 48076
(248) 557-2600, ext. 226

October 1, 2026

City of Lathrup Village
Zoning Board of Appeals
27400 Southfield Road
Lathrup Village, MI 48076



ZBA Review

Site:	28939 Southfield Road
Applicant:	Lathrup Village Convenience, Inc.
Plan Date:	October 1, 2026
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-14-227-051

Dear Zoning Board of Appeals:

We have reviewed the request for variance referenced above and a summary of our findings is below.

SUMMARY OF FINDINGS

Existing Conditions

1. **Summary.** The 0.31-acre site is zoned CV – Commercial Vehicular District and is located at the southwest corner of Southfield and 12 Mile Roads. In 2013, the City approved a Special Land Use (SLU) request for the site to operate as a gas station. The existing building consists of one floor and a 2,123 square foot tenant space used as convenience store retail in tandem with the adjacent 12-pump, covered fuel stations. The 2013 City Council resolution approved the SLU with the explicit condition that the hours of operation are limited to 7:00 A.M. – 11:00 P.M. Monday – Sunday, as established in in Section 4.7 of the zoning ordinance. Approval of the Special Land Use did not include permission to sell alcohol at the site. The site is accessible from driveways along both Southfield and 12 Mile Roads, and the abutting properties on all sides are zoned CV – Commercial Vehicular, except the parcel north of 12 Mile Road, within the City of Southfield, is zoned B2 – Planned Business.

Proposed

2. **Variance Requested.** To allow an existing gas station and convenience store to operate within the hours of 6:00 A.M. and 12:00 A.M., Monday through Sunday, in lieu of the ordinance-required 7:00 A.M. – 11:00 P.M.

   In addition to the variance request to operate the business with extended hours, the applicant is simultaneously seeking a Special Land Use request to sell alcohol within the existing convenience store. The request for extended operating hours is independent of the City's approval or denial of the Special Land Use request to sell alcohol. The applicant states that if both the request for extended hours and the request to sell alcohol are approved, the business will not sell alcohol outside of the 7:00 A.M. – 11:00 P.M. allowable operating hours established by Section 4.7 of the zoning ordinance. No changes to the 2013-approved site plan are proposed with these requests.

3. **Standards for Considering Variance Requests**. Section 7.7.14. provides the criteria for the applicant to present and the ZBA to consider when considering variance requests. **The applicant's responses to the nine criteria are provided in *italics* below:**

   A. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship will result to the applicant if the strict letter of the regulations are carried out. Mere inconveniences or increased development costs shall not be deemed hardships under the terms of this provision.

      This is a small, fully built fueling site on a seven-lane road carrying roughly 51,800 vehicles a day next to a freeway interchange. Because of where it sits and what it is, the ordinance hours keep the station closed during the early morning and late evening traffic that this particular road generates.

   B. The factual circumstances upon which an application for a deviation is based are unique to the property for which the deviation is sought, and are not applicable to the city generally, or to other property within the same zoning classification.

      The situation is unique to this property. It is the northernmost station in the city, on the city's busiest frontage, and at the boundary with Southfield, where competing stations keep longer hours. Other properties in the CV district and elsewhere in the city are not in that position.

   C. Any alleged practical difficulty or unnecessary hardship caused by this ordinance has not been created by any persons presently or previously having an interest in the property.

      Nothing I, or any prior owner did, created the difficulty. The site, its access, and its location were established long before I operated the station.

   D. The proposed deviation will not adversely affect the purpose or objectives of this ordinance, nor impair the adequate supply of light and air to adjacent property, nor increase the hazard from fire, flood, and other dangers of said property, nor diminish the marketable value of adjacent lands and buildings, nor increase the congestion in public streets.

      Granting the variance will not work against the purpose of the ordinance. No construction is proposed, so there is no effect on light or air. Lighting, access, and the building stay as they are, and two additional hours of an existing business does not change the value of neighboring property. The traffic during those hours is a small share of a road that already carries more than 50,000 vehicles a day.

   E. The proposed deviation will not otherwise impair the public health, safety, comfort, and general welfare.

      The variance will not harm public health, safety, comfort, or welfare. The station is staffed, lit, and covered by security cameras whenever it is open. An open, lit, and staffed business on the corridor early in the morning and late at night helps safety rather than hurting it.

   F. The benefit to the applicant will be real and substantial and any detriment to the neighboring property owners and occupants or the community at large is not substantial or is illusory. Benefits and detriments shall be determined in relation to the factors which impair the value and use of properties as related in D & E, above.

      The benefit to my business is real: I can serve the traffic on my own frontage during the hours that traffic is there. The harm to anyone else is not real. Those same vehicles are already on Southfield Road at those hours. The only question is whether they stop inside the city or just outside of it.

   G. The applicant is both willing and able to provide additional amenities beyond those minimally required by this ordinance and/or restrict the use of the property beyond those limitations placed on the property by this ordinance so that the fair market value of neighboring properties will be enhanced beyond the values which would accrue to them if the property were developed and used in strict conformity with the ordinance.

I am willing to accept conditions beyond what the ordinance requires. I will keep exterior lighting aimed away from neighboring property and no brighter during the extra hours, keep security cameras running, make recordings available to the Lathrup Village Police Department on request, allow no outdoor display, outdoor seating or loitering at any hour, schedule fuel and merchandise deliveries outside the extra hours, and pick up litter on the site and along the road daily.

H. The same or a substantially similar request shall not have been presented to the council in the form of a petition for a zoning amendment and been expressly denied and rejected after a public hearing.

No petition for a zoning amendment asking for the same or a similar change has been presented to the Council and denied after a public hearing.

I. Any special criteria listed for specific deviations in Sections 3.2.2, 4.1.4, and 5.13.15.

I am not aware of any other criteria in the ordinance that apply to a deviation from Section 4.7.

Staff will be available to discuss this review at the next ZBA meeting.

Respectfully,

Giffels Webster

Eric Pietsch
Senior Planner

CITY OF LATHRUP VILLAGE ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING (Zoning Variance)

RE: 26727 Southfield Road

TO PROPERTY OWNERS OR PARTIES OF INTEREST:

The Zoning Board of Appeals for the City of Lathrup Village will hold a Public Hearing on an appeal filed by Mr. Javante Shammami, president of Village Square Market. and tenant 26727 Southfield Road, Lathrup Village, Michigan 48076 to obtain a variance from Section 4.7 of the City of Lathrup Village zoning ordinance as it relates to the operating hours of an existing business as follows:

1. Section 4.7 states – …no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Article 7 Administration and Enforcement.

   The applicant is requesting a variance to allow an existing gas station and convenience store to operate from 6:00 A.M. to 12:00 P.M. Monday through Sunday in lieu of the hours of 7:00 A.M. to 11:00 P.M. allowed by the ordinance.

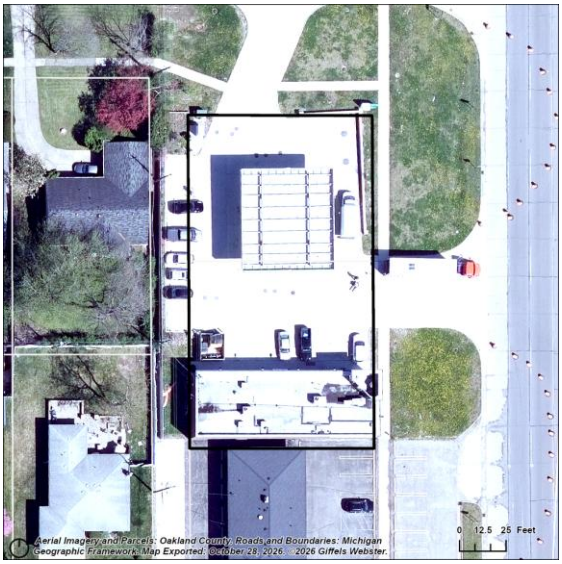
   Approval of the Zoning Board of Appeals is required.

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Alisa Emanuel
City Clerk
27400 Southfield Road
Lathrup Village, Michigan 48076
(248) 557-2600, ext. 226

November 20, 2026

City of Lathrup Village
Zoning Board of Appeals
27400 Southfield Road
Lathrup Village, MI 48076



ZBA Review

Site:	26727 Southfield Road
Applicant:	Village Square Market, Inc.
Plan Date:	October 29, 2026
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-23-229-029; -018

Dear Zoning Board of Appeals:

We have reviewed the request for variance referenced above and a summary of our findings is below.

SUMMARY OF FINDINGS

Existing Conditions

1. **Summary.** The 18,000 square foot (0.41-acre) site is zoned CV – Commercial Vehicular. Properties to the north, south, and east (across Southfield Road) are also zoned CV – Commercial Vehicular. A 20-ft. wide public alley separates the subject site from the parcels to the west, which are zoned R-1 – Single-family residential. The site received two Special Land Use approvals: 1) to be used as a convenience/retail store and gas station and 2) for alcoholic beverages to be sold on the premises. The applicant is seeking variance relieve to allow for extended hours of operation as further explained below.

Proposed

2. **Variance Requested (as originally submitted).** To allow an existing gas station and convenience store to operate within the hours of 6:00 A.M. and 12:00 A.M., Monday through Friday and 7:00 A.M. and 12:00 A.M. Saturdays in lieu of the ordinance-required 7:00 A.M. – 11:00 P.M. (Sunday hours will remain as-is: 8:00 A.M. and 11:00 P.M., which is within the allowable hours).

   Special Land Uses. This variance request also requires an amendment to the following two approved Special Land Uses (SLU):

   1) January 28, 2019: City Council approved, by resolution, a SLU request for the site to operate as a gas station in the Commercial Vehicular district. The approved SLU included a condition that the facility operate within the hours of 7:00 A.M. – 11:00 P.M., which is the standard daily time period allowed by the Zoning Ordinance.

2) May 20, 2024: City Council approved, by resolution, a SLU request allowing the business to sell alcohol on the premises. The approved SLU also included the condition that the facility operate within the hours of 7:00 A.M. – 11:00 P.M.

In addition to this variance request to operate the business with extended hours, the Planning Commission is required to first hold a public hearing and make a recommendation to the City Council whether the specific condition should continue to be part of this special use approval.

At their meeting and public hearing held on November 17, 2026, the Planning Commission recommended the City Council amend the approved 2019 and 2024 Special Land Use agreements to allow for modified hours of operations, with a specific recommendation that the hours of operation be no earlier than 6:00 A.M and no later than 11:00 P.M. The approved motion also included the requirement that no alcohol shall be sold between 6:00 A.M. and 7:00 A.M. on any day of the week. ***Should the City Council grant the amendments for modified hours of operation, the Zoning Board of Appeals will consider both the applicant's variance request for extended hours as well as the Planning Commission's recommendation as explained herein.***

3. **Standards for Considering Variance Requests**. Section 7.7.14. provides the criteria for the applicant to present and the ZBA to consider when considering variance requests. **The applicant's responses to the nine criteria are provided in *italics* below:**

   A. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship will result to the applicant if the strict letter of the regulations are carried out. Mere inconveniences or increased development costs shall not be deemed hardships under the terms of this provision.

      We plan to service the community with hours of operation for folks with different schedules.

   B. The factual circumstances upon which an application for a deviation is based are unique to the property for which the deviation is sought, and are not applicable to the city generally, or to other property within the same zoning classification.

      We would like to be open as long as possible to offer convenience. If there are specific hours that are a bit longer than what we have now, we're open to that.

   C. Any alleged practical difficulty or unnecessary hardship caused by this ordinance has not been created by any persons presently or previously having an interest in the property.

      We have not been able to accommodate requests from the community who shop with us by being available at certain times. Lower hours have impacted our employees' hourly wages as well.

   D. The proposed deviation will not adversely affect the purpose or objectives of this ordinance, nor impair the adequate supply of light and air to adjacent property, nor increase the hazard from fire, flood, and other dangers of said property, nor diminish the marketable value of adjacent lands and buildings, nor increase the congestion in public streets.

      In the past we have made adjustments and removed lights affecting nearby homes if it seems like it was a disturbance. More than willing to work with the community.

   E. The proposed deviation will not otherwise impair the public health, safety, comfort, and general welfare.

      We stand by the community and want to offer a safe and clean C-store to shop in.

   F. The benefit to the applicant will be real and substantial and any detriment to the neighboring property owners and occupants or the community at large is not substantial or is illusory. Benefits and detriments shall be determined in relation to the factors which impair the value and use of properties as related in D & E, above.

Convenance, clean, and safety is what we want to offer to the community. That's what separates us. I know firsthand what it's like shopping in stores that feel like the opposite.

G. The applicant is both willing and able to provide additional amenities beyond those minimally required by this ordinance and/or restrict the use of the property beyond those limitations placed on the property by this ordinance so that the fair market value of neighboring properties will be enhanced beyond the values which would accrue to them if the property were developed and used in strict conformity with the ordinance.

We are definitely willing to work with the city and community on any request or suggestions made.

H. The same or a substantially similar request shall not have been presented to the council in the form of a petition for a zoning amendment and been expressly denied and rejected after a public hearing.

We have not applied for this request before. We were notified that we were working longer than hours of operation allowed and immediately made the change to 7am-11pm that night.

I. Any special criteria listed for specific deviations in Sections 3.2.2, 4.1.4, and 5.13.15.

Our goal is to service the community based on what our customers request. We try to go above and beyond with service and offering.

Staff will be available to discuss this review at the next ZBA meeting.

Respectfully,

Giffels Webster

Eric Pietsch
Senior Planner

City Council Study Session

Monday, October 19, 2026, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor at 6:14 PM (moved to the Community Room)

Present: Kantor, Garrett, Jennings, Sousanis, Hammond
Absent: n/a
Also Present: City Administrator Greene, City Clerk Emanuel, City Attorney Baker

2. **Discussion Items**

A. PILOT Ordinance Update

Councilmembers, City Administrator Greene, and Attorney Baker discussed in part:

- Review of the PILOT that the City approved
- This is Workforce Housing, not low-income and not Section 8
- This is not a redo of the ordinance; this is an amendment
- The taxes from the School Building go to the DDA now, not the City
- Benefits to the City over the years to the City's General Fund
- 40 years versus 30 years for the PILOT
- The Covenant terms and that there are checks and balances in the Covenant regarding the School project
- Penalty wording that was put into the PILOT
- Community Benefit from the Developer; the developer has agreed to some Community Benefits and is open to more
- The wording of the Ordinance and Resolution do not match, and this is what we are trying to change, to have them match for MSHDA
- This is a different financing mechanism than other PILOT ordinances
- The reason MSHDA is requiring a 40-year loan is that they are at risk; they are putting in money for the project
- Does the Planning Commission consider financing in their approval
- The PILOT ordinance is not the place to implement a documented Public Benefit; there can be a written understanding of what the Developer's benefit would be, an enforceable agreement
- Providing an annual benefit after the PILOT is complete
- Market Research has been done, and it has shown that a project for the School site without a PILOT has not been identified that could pay at ad valorem tax rates, so we need to work with the Developer

B. City Triangle Lot - Request for Qualifications Submission – not discussed due to time constraints

C. Regular Meeting Agenda Items – none

3. **Public Comments**

Bob Brim commented in part: about high-rises in Royal Oak, taking an ordinance from Ferndale, representing the residents instead of the developer, and the Council maintaining the budget.

Lisa Fort commented in part: about what it means to be a good neighbor; she understands the frustration of the residents, that when in negotiation you want to know what the other side is saying, those that spoke for Surnow not having a concept of what people in the room are going through, concern with a 24-month penalty bill, agreeing to a benefit with nothing in writing, and concerned residents being left out of the process.

Diane Anderson commented in part: that she has ties to Lathrup since 1951, that Kelly and Bruce promised a Town Hall and didn't have one but had several for what they wanted - the Headlee Override; there has been duress from Surnow threatening to tear the building down, preservation grants were not looked for, and demolition by neglect.

Jonathan Tara commented in part: that he is from Detroit, then moved to San Diego and moved to Lathrup Village thinking it is a safe place; he read in the packet about abandoned bikes and several break-ins; there is a history of letting properties go, until they have to tear them down or go fallow.

Shelly Reeves commented in part: that concerned citizens did what the City would not; a lot of people care, they just didn't know (what was going on), not here to support a 30 or 40 year PILOT, this might be our out, and she is asking Council to show how the City can still afford the services they have today; they have a responsibility to residents.

Susan Wilson, a 21-year resident, commented in part: Thanks to Council and fellow residents, she appreciates the help and volunteer work. This matter will fundamentally shape the community for 40 years; they (Residents) were led to believe it was 15 years, now 40 under the guise of State funding. She thinks it will be a net financial loss. The City has issues with Water and Sewer fees, so why give a massive tax break to a private corporation, and this is compromising the single largest investment that residents have: their homes.

Sandra Willis, a resident of 11 years, commented in part: about a letter to Council that was approved, where is the letter? Is it that it (the School) cannot be torn down, they are going to build on it, and that will be a problem since there is asbestos, and we need more clarity; she says it is a no.

Teddy Andrews, 22-year resident, commented in part: that residents have lost a whole lot of privileges (chipping), thanked residents for being here, and thinks that we need a new

Charter to get rid of Council, let them know what we think, they are working for us, not Surnow.

Rebecca Milestone, lived here for 53 years, commented in part: that her main concern is everything is going up price-wise; criminals on parole get housing vouchers like candy; because of a job, there is a better solution than this; this is an aging Community, and she didn't know about this (PILOT). And wonders where the developer is from?

Autumn Sousanis commented in part that Attorney Baker has access to the letter and asked him to please read it out loud. We need Civic pride. When we lost the Parks and Recreation director, Marilou Redmond, now it (Parks and Recreation Committee) is volunteers; the School is on the Historic record, and standards were not honored by the Historic District Committee; the Planning Commission approved a changed plan because there is no longer a 3rd or 4th floor in the plan.

Andrea Bouchard commented in part: This is not what the City wants and asked Council to reject it. How many times are we going to move the goalposts? We changed from 10% to 4 or 5%, then changed to allow for 1st floor housing; when are we going to stop changing what we do for the project and demand the project work for Lathrup Village, and what is happening in the City with water and loss of services?

Garry Anderson, 22 year resident, commented in part: he has seen changes, in this Community, and is concerned about giving an abatement for 40 years, residents who won't be the beneficiaries of the benefits, thinks it is ridiculous, understand there are challenges we have a State with policies that impede you collecting taxes, it makes no sense for us to continue to lose services and not expect a Company to help us with that.

4. **Mayor and Council Comments** – none due to time constraints of the next Regular City Council Meeting starting

5. **Adjourn at** 7:31 pm

City Council Regular Meeting

Monday, October 19, 2026, at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor at 7:39 pm.

2. **Roll Call**

Present: Kantor, Garrett, Jennings, Sousanis, Hammond
Absent: n/a
Also Present: City Administrator Greene, City Clerk Emanuel, City Attorney Baker

3. **Pledge of Allegiance**

4. **Approval of Agenda**

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Jennings, to approve the agenda.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

5. **Presentations**

   A. Proclamation - Family Court Awareness Month 2026

6. **Zoning Board of Appeals**

   A. Public Hearing - Variance Request - 28939 Southfield Road (Exxon)

   Moved by Mayor Pro Tem Garrett, seconded by Councilmember Hammond, to close the City Council meeting and open the ZBA meeting.

   Public Hearing opened at 7:42 pm

   Diane Anderson expressed in part that there is no need to have a business in Lathrup Village open at 11:00 pm.

   Lillian Kyser Lowery expressed in part that they (the gas station) were violating the time ordinance and now they are asking for permission; they didn't consider the rules, and their price of gas is higher than others.

   Melvin Baggs, resident since 1989, expressed that, in part, his main concern is the water bill going up.

Mathew Tomo, representing the Exxon Gas Station, expressed in part that Lathrup Village has another Gas station open until this time; they have been operating outside of the ordinance hours already, and hopes the Council will approve the variance.

Attorney Baker commented in part that they are operating without a Business license, and that would need to be addressed, and the business has been operating under a special land use that was approved in 2013; an express condition of that special land use is that their hours are from 7:00 am to 11:00 p.m., which is what our ordinance allows for; the Planning Commission will have the variance of hours request before them at tomorrow night's meeting. Attorney Baker recommended that this be adjourned until next month's regular City Council meeting.

Councilmember Sousanis commented in part that he found no variance on record for the BP Gas station, but they list their hours online from 6:00 am to midnight.

Public Hearing closed at 7:54 PM

B. Request to Approve Variance Request - 28939 Southfield Road (Exxon)

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to table the request for the variance for 28939 Southfield Road until the November regular City Council meeting, and continue the Public Hearing on said variance.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: n/a
Motion Passed

Moved by Councilmember Sousanis, seconded by Councilmember Hammond, to conclude the ZBA meeting and reconvene the City Council meeting.

7. **Public Comment for Items on the Agenda** (speakers are limited to 3 minutes)

Lillian Kyser Lowery expressed in part: that in some cases, for safety, bikes need to go on sidewalks and she does not want people charged for that, and asked if there were 3 proposals for item F (Engineering Professional Services for El Dorado Water Main improvements) and on item H (CivicPlus Statement of Work – AAM Select Agenda/Meeting Management Software) did we look at other proposals?

Jonathan Tara, expressed in part: inquiring about a development proposal for a triangle, and if the DDA ever pay for that (Councilmember Sousanis stated that the DDA was looking at the one on the East and this is for the West side), Mayor Kantor said the item was on the Study Session and it was tabled.

Leslie Valiant expressed, in part, that she is against the School project; it is nothing like preserving it, it is too dense, and that the Council did not do due diligence to investigate the impact that the project would have and that the process went fast.

Dennis Nordmoe expressed in part: that people want to preserve the School as a Centerpiece of the community, and asked how people want to tax the School once it is built; would it be taxed to a degree that the plan to keep it open and develop it would not be sustainable.

Susan Wilson expressed, in part, that she appreciates the work the board does for Lathrup Village, and commented that she believes that there are other options for the School site and mentioned several ideas and plans.

Autumn Sousanis, expressed in part: there is a new group a 501c4 called Historic Preservation Lathrup Village, and that they will be supportive of (Ms. Wilson's ideas/initiative) and will go after preservation money, that no one has gone after, and the Historic District Commission can take back a Historic registered building if they find it will be better served as a public building used for the community.

Jon Ruud, resident since 1979, expressed in part: that he doesn't think this is a good idea for the community; this is not architectural integrity; we would put in folks that want to live there that would not have an ownership stake in the Community, and we need residents with a financial stake in the Community. Forty years is a long time to have this abatement; we need owners, not tenants.

Andrea Bouchard expressed, in part: she is afraid; the fear of losing a deal should not be greater than the fear of making a bad one; thinks we are selling ourselves short; a development is not a win just because it gets built; a year ago Mayor Pro Tem Garrett promised us a Town Hall, and it never happened.

Diane Anderson expressed, in part: contracts are not written in concrete; you can void them; a developer has threatened the Council that they will tear it down if you don't give me what we want; everyone doesn't see what is on the internet (should have been more promotion of a Town Hall); there has been a lack of transparency; questions asked and not answered. It is not too late to void this contract.

Tracey Williams expressed in part: Lathrup Village people want to preserve Lathrup; however, it cannot remain the same. If the City wants to survive, it needs tax revenue, and property taxes are how they get revenue/drives the City. If the city doesn't change even how they attract businesses, it is known as a city not welcome to change, and if we want it to survive and not be absorbed into Southfield, we have to do something.

Adam Laurie, Southfield resident and former Lathrup Village resident, expressed in part: observing this since beginning, a lot are just hearing about this, new coming in at this point and time, clear that Surnow has been looking for solutions for them and the community, the Council has been working on this for years, put in a lot of work on this project and the way Council and Surnow is being characterized is unjust, the building is very old and expensive, this was the most viable solution that they have come up with, they own the property, they are a private company, if they can't find anything it is going to be torn down, and there are several options then. There has to be middle ground; this is so divisive it is the residents and the business community. We have to work together.

Angela Blue, Lathrup Blvd., 34-year resident, expressed in part: This is what happens when you try to keep everything to yourself. This is what happens. We have a company, and they want 40 years. When the people are kept out of it, the mix, you've got to start telling us what is going on; we need

to be more transparent with the residents of the City. She is thankful someone took the time to put this (notice) on her door.

Debbie Holtlan Dunn, Lathrup Blvd., expressed in part: coming to meetings regarding the School for at least 3 years it was not a surprise to her, she feels both Council and Surnow have gone back and forth, Surnow listened and tried to make changes, it has been vacant for as long time realize she is in the minority, it has been vacant for a very long time, and they can decide because we don't own the land or the School, she is not sure it is the best thing, but a sitting building doesn't have the Historic value especially with what is inside.

Tanya Patton, California Drive, expressed in part: she lives close to the School; it opens to the back of her yard; she moved here 25 years ago; what drove them here was home ownership; would never move here if she knew there was a possibility that in her backyard there would be 150 apartments, and it is not like it will bring any money to the City. She thought we still had a chance to reverse this. She does not think the residents were pulled in on this before; it is like you are putting renters before owners, and she is not sure how that will affect their property value.

Letters read by Mayor Kantor:

Christina Schindler – expressed in part: Supports the efforts to give plan to repurpose positive step.

Trevor and Lisa Baker – expressed in part: Support new life for existing bldg. In need of improvements; aesthetic benefits and generate customers for nearby businesses, positive ripple effect, improve appearance of the community, urge Council to support it.

Courtney Essenmacher - expressed in part: The School is in decay with little other interest, there is little other land available in Lathrup Village, she doesn't think tax break is right for the Community, not against multi housing, but thinks that it is not right for Lathrup Village, and we should search for options.

Rob Mantian - Expressed in part: Support for redevelopment, transforming into affordable housing, it is long overdue; surrounding community gets benefits, like the Dog Park, powerful opportunity to optimize updated surrounding spaces, encourage leadership asks for additional mutual benefits for the community come to fruition.

Ronald Jirovec – expressed in part: Support in favor of transformation of an abandoned school building into affordable housing benefits residents and brings much needed additional revenue to the City.

Diane Damskey – expressed in part: What benefit to residents? DDA revenues do not necessarily benefit residents. Lathrup Village homeowners pay among the highest taxes, but giving a tax break to a company, lighting around the building, and increased traffic affect neighbors. What would benefit Lathrup Village would be the DDA and Surnow working together to create something for the Community, and the lack of a Town Hall and transparency contributed to the lack of support for this project.

Councilmember Hammond read:

Cora Morgan – expressed in part: support the PILOT ordinance, the PILOT ordinance will not move forward without this amendment, it is in the best interest of the City, the City will finally get some

tax money form the property(approx. 40k), to help prevent cuts in services, it has been a blight sitting vacant and unused, now there will be new residents who will patronize businesses in the City, this is not Section 8, MSHDA clearly stated that and that it could not be, and it is not low income, that is blatant misinformation to turn people against this, this is workforce housing, infrastructure studies found it will be able to handle it. Other proposals will not bring in the income needed.

Mayor Kantor read:

Donald and Nancy Perchard - expressed in part: Support for the project, like the idea that this project will afford others to be able to live in our beautiful city.

Marjorie Cannon – expressed in part: full support of the current proposal to sell the School to a developer and convert it into apartments.

Michael and Maureen Meldrum – expressed in part: support for the project; it adds residents to our population, we feel that Lathrup lags behind Southfield, Oak Park, and Beverly Hills in land development.

Keely Watson - expressed in part: support of the development of the Annie Lathrup School property; she was recently made aware that the City does not currently collect tax revenue from the property, but through this proposal the DDA agreed to share a portion of tax revenue with the City, and she looks forward to a positive relationship with Surnow and his commitment to a yearly donation for the upkeep of our parks.

8. **Consent Agenda**

A. Approval of Minutes

i. 9-14-26 - City Council Study Session

ii. 9-21-26 - City Council Study Session

iii. 9-21-26 - City Council Regular Meeting

iv. 10-5-26 - City Council Study Session

B. Building & Code Enforcement Report

C. Community & Economic Development/DDA Report

D. Finance Department Monthly Report

E. Lathrup Village Police Department Monthly Report

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Sousanis, to approve the Consent Agenda without the 9-21-26 City Council Regular Meeting and 10-5-26 Study Session minutes.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Hammond, to approve the 9-21-26 City Council Regular Meeting with the addition to show the vote for item C.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Garrett, to approve the 10-5-26 Study Session minutes with the requested edit correction on p. 24, of the wording: “from AMI to 120% AMI.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

9. **Action Requests - For Consideration / Approval**

A. TABLED ITEM - First Reading - Ordinance #2026-01 - PILOT Ordinance - An Ordinance to Amend Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as Amended, MCL 125.1401, ET SEQ.

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Hammond, to take item 9.A. off the table for the first reading of ordinance #2026-01 PILOT ordinance.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Sousanis, to table the first reading of Ordinance #2026-01 PILOT ordinance.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

B. Request to Adopt Ordinance #2026-02 - Electric Bicycles - An Ordinance to Add Article VII to Chapter 74. Traffic and Vehicles, Sections 74-110 through 74-119, and by Amending

Chapter 46. Miscellaneous Offenses, Forfeitures and Penalties, Article XII. Parks and Recreation Protection, Section 46-179

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to adopt Ordinance #2026-02 - Electric Bicycles - An Ordinance to Add Article VII to Chapter 74. Traffic and Vehicles, Sections 74-110 through 74-119, and by Amending Chapter 46. Miscellaneous Offenses, Forfeitures and Penalties, Article XII. Parks and Recreation Protection, Section 46-179, with the modification to Section 74-117 penalties to state the 1st 2 violations of this article are municipal civil infraction punishable by a fine of not more than $100 for the first or second offense.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

C. Request to Adopt Ordinance #2026-04 - Alcohol Use on City Property - An Ordinance to Amend the City of Lathrup Village Code of Ordinances at Chapter 46. Miscellaneous Offenses, Provisions, Forfeitures and Penalties, Article XII. Parks and Recreation, by Amending Section 46-176. Conduct Within Parks

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Hammond, to adopt Ordinance #2026-04 - Alcohol Use on City Property - An Ordinance to Amend the City of Lathrup Village Code of Ordinances at Chapter 46. Miscellaneous Offenses, Provisions, Forfeitures and Penalties, Article XII. Parks and Recreation, by Amending Section 46-176. Conduct Within Parks

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

D. Request to Approve Resolution #2026-16 - Council Rules of Order & Procedures - Proclamations Procedures Update

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Jennings, to approve Resolution #2026-16 - Council Rules of Order & Procedures - Proclamations Procedures Update

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

E. Request to Approve Resolution #2026-17 - Deciding the Appeal of Joshua Hunter Under the Michigan Freedom of Information Act, MCL 15.240

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Garrett, to approve Resolution #2026-17 - Deciding the Appeal of Joshua Hunter Under the Michigan Freedom of Information Act, MCL 15.240

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

F. Request to Approve Agreement for Engineering Professional Services for El Dorado Water Main Improvements

Moved by Councilmember Jennings, seconded by Councilmember Hammond, to approve Agreement for Engineering Professional Services for El Dorado Water Main Improvements with Giffels Webster for an estimated cost of $161,879.

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

G. Request to Approve Agreement between the City of Lathrup Village & the City of Ferndale Regarding Use of Southwest Storage Area

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Garrett, to approve the agreement between the City of Lathrup Village & the City of Ferndale Regarding Use of Southwest Storage Area

Yes: Kantor, Garrett, Hammond, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

H. Request to Approve the CivicPlus Statement of Work - AAM Select Agenda/Meeting Management Software

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Jennings, to approve the CivicPlus Statement of Work - AAM Select Agenda/Meeting Management Software

Yes: Kantor, Hammond, Garrett, Jennings, Sousanis
No: N/A
Absent/Excused: N/A
Motion Passed

I. Request to Approve Volunteer Request & Approval Program

Moved by Councilmember Jennings, seconded by Councilmember Hammond, to approve Volunteer Request & Approval Program

Yes: Kantor, Hammond, Garrett, Jennings, Sousanis
No: N/A

Absent/Excused: N/A
Motion Passed

10. **City Administrator Report** - None

11. **City Attorney Report** – looked up LV Petro, and in 2023 they did apply for eight variances, but they were all related to signs, and their approved special land use resolution limits their hours to 7:00 am to 11:00 pm, so if they are operating outside of that, our Code Officer should address that. LV Petro is the BP Station.

12. **Reports of Boards, Commissions, and Committees**

    a. Downtown Development Authority – At the last meeting, there was a proposal to renew the Flock cameras, and that was defeated. There was a proposal to cover the remaining cost of the proposed playscape for $28,000 that was approved. The DDA does own a triangular parcel, and the board did approve negotiating with MGM Improvement Services for a sale of that property. If the property is sold, it would still have to go through all of the site planning processes; the DDA did request that they consider scaling down the project and making it smaller.

    b. Parks & Recreation – The Fall Fest last Saturday, went great, thanks to the Committee members for all the work the great work they did on that, and thanks to Michigan First for sponsoring the pumpkins, thanks to the Lathrup Village Homeowner's Association for the money for the petting zoo, and thanks to Meredith Rogowski for doing a great job spinning the tunes. There is a new program called Bingocize, it is a combination of Bingo and exercise. It's from 1:00 pm to 2:00 pm, and the first two sessions are on October 20th and October 27th if you want more information or to register www.nkfm.org/bingocize, we are working with Ed Bloundin to bring back his wreath-making class and succulent class.

    c. Planning Commission – At the September 15, 2026 meeting there was a Public Hearing on the Artisan Manufacturing ordinances, which were subsequently brought to Council for review and adoption, they had discussion about changing dates of their meetings so they occur before City Council meetings and decided to set that up when they set the calendar for 2027, we reviewed the Comprehensive Plan update specifically focused on Future Land Use and Goals and Objectives sections, and had a conversation about whether to rezone single family residential properties that are inside of the Village Center Zoning District, and had a discussion about potentially introducing a new zone for parks and greenspaces, the next meeting is tomorrow, on the agenda is a special land use application for 28939 Southfield Road the Exxon station and a review of the first draft of the final Master Plan.

    d. Tree Committee – they are re-applying for the U.S. Tree Council and other grant opportunities, and waiting to hear back on a grant that they applied for a month ago.

    e. Communications & Engagement – they completed their survey and got a good response of roughly 230, primarily people identifying as residents; they plan to relaunch for Businesses, and will be presenting those results to the DDA, and the results and preliminary takeaways to Council, at the next Study Session or next spot available.

f. Southfield School Board - had some ribbon cuttings; at their meetings, they have had posters up of the options that residents would like to see in McIntyre (their Community Center); Lathrup (High School) is getting torn down currently; Thompson ribbon cutting is tomorrow at 4:30 pm

g. Chamber of Commerce – Gathered at Levey Middle School's ribbon cutting on September 29th

13. **Unfinished / New Business** None

14. **Public Comment** (speakers are limited to 3 minutes)

Autumn Sousanis, commented in part: that for the September Council meeting minutes, her public comment was misquoted, even though they are not verbatim, it was misconstrued in a way that it changed the meaning of what she said, she Looked up the MSHDA housing at Civic Center and at Northland, there are 90 units of workforce housing going in at Civic Center of the 577 units, and 100% of the thousands at Northland that are MSHDA workforce housing, and she is curious why not all letters that were submitted were read out loud tonight.

Jonathan Tara commented in part: thanks to Shelly Reeves and everyone that got the word out, it really proves the power of the printed page, and he is glad it still works. He urges Council to reinstate the quarterly newsletter and thinks that it was the last time people were well informed; he thinks we would not have had the surprise of the water bill and chipping (if it was in a printed newsletter). He commented on the Audio problems of the meeting that occurred downstairs and the lack of sound. He thought the School project issue monopolized the time of the Council, DDA, and the Planning Commission to the detriment of other issues; it is a disappointing and uninspiring plan.

Susan Wilson commented in part: Thank you for the information that was given by Surnow, and that she wished it had come sooner, and residents could have asked questions. She thinks they are mischaracterizing some problems, like the direct increase in population and the problems that will come forth; it will impact sewage, traffic, and roads; the Electrical grid; a massive stormwater retention pond or underground fault must be built to prevent local flooding, and asked who is thinking about these things along with the reduced value of their homes.

Diane Anderson commented in part: that she thinks people who are commenting that are relatives of Council members should identify themselves in advance; private property is controlled by ordinances and zoning. There is money with Historic preservation in Michigan with grants, and yet no one takes it up.

Erica Reed commented in part that she commends Councilmembers for their tireless work, working to come to some type of resolution. Something has to be done with that school. Someone said that we can't stay stuck in the past, but we need to come to a happy medium, and I love the comments and the presentation that Surnow showed. We can hold them accountable, but we can't leave the building doing nothing. If they do refinance, can it be a condition for Lathrup Village Council to revisit the PILOT program? Did they look at other options? Let us as a City renegotiate with them. Let that be a facility for residents. Oak Park is doing a beautiful job with their area.

15. **Mayor and Council Comments**

Mayor Kantor commented in part:

- Thanks to everyone for coming out
- Expected several people but not this many
- Had to come upstairs because of the recording
- Lots of comments about transparency; this process has been going on for years – there have been a lot of different proposals
- This is the 27th meeting that we have addressed this topic where it has been on the agenda, and those meetings have been announced:
    - 18 City Council meetings
    - 2 DDA meetings
    - 5 Planning Commission meetings
    - 2 HDC-Historic District Commission meetings
    - The Town Hall was on June 23, 2025, about the PILOT
- We have not rushed through this process; the information has been out there for residents
- The City does put information out, and part of being a responsible resident is to make some effort to find out what is going on in their City to determine if they are interested
- To Autumn Sousanis, every communication that he received, every email he responded to, and asks if they want it read at Council
- To Jonathan Tara, agree 100% about reinstating the quarterly (Newsletter), but there is a cost to that
- To Diane Anderson, there is no requirement to disclose a relationship with someone providing public comment, but you don't have a problem with a spouse of a Council person speaking 3 times
- Thanks to Code Officer Ron Lammers, he is doing a really great job, compliance-over-ticketing approach
- Consumers Power and the project they are doing; residents were informed of the work
- Southfield Fire Department – had both their Open House (Oct 18, 2026) and the Fire Ops training for elected officials; both events were eye-opening experiences about what an incredible, talented, knowledgeable, friendly, professional Fire Department we have, with the capabilities and equipment that they have; we are lucky to have them.
- To Susan Wilson, the Sewage system has more than enough capacity; the proposal requires an underground tank to store stormwater; degradation of the road – road funding is partially based on population
- To Erica Reed, they did look at other options, and if they refinance and it was not a government-aided mortgage, then the by-right extensions are not applicable; they would not have the same option

Councilmember Hammond commented in part:

- Suggestion of condos for the School project; as far as he knows, there are no grants for structures like that, and Surnow looked at it
- Lathrup Village's population peaked in 1970; now those people are dispersed among the community, but they were flushing toilets, using sprinklers - which they can't do at the School; context is important
- Mailers were great, but the content of the message is important; a non-controversial paper will not get as much of a reaction

Councilmember Sousanis commented in part:

- Agreeing with what Mayor Pro Tem Garrett said about hating the idea and not the people, we occasionally disagree; he believes people are working in good faith towards their values; we don't always agree on the same thing; I believe it more now that I am on Council
- Having that many people show up is a success and what we should hope for; that is what we have been shooting for; it is a win across the board, and we should find a way to accommodate more people
- It is not fair to say everybody should have already been aware of the meetings and been at the meeting; it is up to us (the City) to find ways to get the turnout like it was today
- It does do anything to further the conversation with misguided thought or bad faith
- Having that many people show up is what we should hope for, and I had fun, and having those people there is what we were shooting for
- Everyone should have been at the 28 meetings; it is not fair to think they should be as engaged about things like the Exxon hours, compared to those that came out because of the flyer, glad it was tabled
- Find ways to accommodate more people

Councilmember Jennings commented in part:

- Surprised at the amount of people that came out tonight, and he enjoyed the amount of people that showed interest
- We need to figure out some way to make sure people are informed and engaged. Through the Communication and Engagement Committee, it is a struggle because of the financing
- Hopeful we will have this kind of engagement going forward

Mayor Pro Tem Garrett commented in part:

- Thank you to Mayor Kantor for thinking on his feet fast (moving the Study Session downstairs); we must give Jim time to set up downstairs
- There were 28 meetings since 2024 regarding the School, and for 15 years she has seen every project that they have tried to do
- To Diane, it is not Lathrup Village's building; it is their building
- She remembers the traffic when it was a School; they were beaten down badly when it was going to be a different kind of School, then a Flea Market (retail on the bottom and offices on top), and then they were going to do a land swap from City Hall to the school, and there was no money; they have tried; no one has liked any of these ideas
- Not really thrilled with the apartments, but the building is terrible on the inside, and there are issues with people breaking into the building. As soon as they did 696 to Lathrup, everything changed. Crossing Southfield scares her; someone was killed on Southfield Road when she was in Middle School; things have to change
- We do have ordinances in place
- Hate the policy or idea, you don't have to hate the person who said it

16. **Adjourn**

Moved by Councilmember Hammond, seconded by Councilmember Sousanis to adjourn at 11:36 pm.

City Council Study Session

Monday, November 09, 2026, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor at 6:00pm

Present: Kantor, Sousanis, Jennings
Also Present: City Administrator Greene, City Clerk Emanuel, City Attorney Baker
Absent: Garrett, Hammond

2. **Discussion Items**

A. City Triangle Lot - Request for Qualifications Submission

Councilmembers, City Administrator Greene, and Attorney Baker and MGM Restoration Representatives discussed in part:

- What drew the Developer to the Triangle lots
- The lots present great difficulty; this is a complex development strategy
- They have looked at the going rates/market for property in Lathrup Village, and the cost of the project
- They plan to put 6 or 8 luxury townhomes per lot to be a viable project, for sale, not for leasing, two and a half stories high
- As of now, the project falls within the Village Center District, in the Master Plan
- Looking for an okay to start negotiating; if it is approved, it still has to go through the site plan process
- This is the 3rd request, and this was the only submission this time
- It is okay to see what we can get for the property; it can pique people's interest in the property – it will help us understand what is possible
- The DDA thought the project on the East side was a little too big for that site

B. Municipal Park Playground Surfacing

Councilmembers, City Administrator Greene, and Attorney Baker discussed in part:

- Turf is replaced in 10 x 10 sections
- Turf around high-impact areas
- Estimated cost of $51,000 to $91,000 for replacement costs
- Lifetime estimated at 15-20 years with usage and weather
- The thing that PIP can do that wood chips can't, and accessibility – is there a way to limit the amount of PIP – like a hybrid design
- Getting information about EWF – Engineered Wood Fiber

- We are not paying much due to the grant, but for the size of the Park, a house can be purchased for less than this Park – it would help to understand costs of these items – can we get more playground for this price?

C. Southfield Fire Services

Councilmembers, City Administrator Greene, and Attorney Baker, along with Chief Thorington, discussed in part:

- Options including:
  - Keeping the Southfield Fire Department and EMS Services from them
  - Keeping the Southfield Fire Department and outsourcing EMS
  - Contracting with the Southfield Fire Department for both Fire Services and Emergency Services, along with transferring the Police Department into Southfield as well
- The Response times and quality of service from the Southfield EMS vs. private companies
- If the Fire Truck showed up 1st, since they are all CPR trained, who would transport the patient
- If we went with a Private company for EMS, and Southfield Fire Department showed up, they would not be sending an ambulance, just the Fire Department – and discussion of even though all the Southfield Fire Department members are trained in CPR and have Advanced Life Support on all units, what the Southfield Fire Department response/actions would be in relation to the Private Company already being contracted for the EMS call (and what happens if the Fire Department gets to the call first)
- There are 122 Fire Fighters Paramedics Advanced Life Support; when ambulances are busy, they still have everything they need – if you go with Private services, Southfield will not be providing the EMS services
- They have a program coming where you can register if you have someone with certain needs in your house that the EMS should know about in case they are called to your home
- Private EMS is profit-driven; there is a revolving door of employees; private company response times should be considered
- Southfield Fire Department knows the area/City
- There is a feed from High School to the Southfield Fire Department, keeping local people involved in work in the Community
- Approx. 500 EMS calls per year from the City of Lathrup Village
- CA Greene asked about Fire and EMS Services; it was the Southfield Fire Department that included the Police option to see if there was a savings for the City of Lathrup Village
- Councilmember Sousanis expressed, in part: he feels like this is a dead end and there will be no support for this, and he doesn't think there will be an ambulance company private vendor that will be able to offer similar services that the Southfield Fire Department offers

- The City has agreements with various vendors and employees – like the taser contract or the Chief's contract, and the City will have to either buy out or keep paying those contracts; thus, the cost savings will probably be lower than expected if the City were to outsource Police Services
- This issue was brought up years ago, and the liability issue came up, and Southfield was not willing to accept Liability in Lathrup Village, and the cost savings would be lower than expected because of the Liability
- We know the Southfield Fire Department, and they know us; they are close and provide a service that probably can't be matched in quality

D. Library Services

Councilmembers, City Administrator Greene, and Attorney Baker discussed in part:

- The Library millage passed; this is a discussion to see which Library we choose
- Re-negotiating the contract will probably drive the cost up
- Adding an opt-out line in case the millage fails in five years
- A shorter termination clause in the contract
- Residents probably believe the millage was for us to stay with the Southfield Public Library
- Both Berkley and Southfield libraries offer digital services
- Choosing the Berkley Library will allow the millage to be reduced
- Whoever we go with, we should have an on-site Library drive

E. Communications & Engagement Survey Summary

Councilmembers, City Administrator Greene, and Attorney Baker discussed in part:

- 230 Valid submissions – 184 electronic and 46 paper
- 222 identified as residents: 3 as businesses; 5 did not specify
- Questions included:
    - Current sources of City Information: 60.9% City Email/text newsletter
    - Southfield Sun 54.3
    - City Website
- Satisfaction with City Communications –
- Information residents want – City projects and policies, council meeting summaries, public safety alerts top 3
- Preferred ways to receive updates
- Preferred engagement opportunities with Community Events and Town Halls as the 2 top choices
- Interest in Community engagement
- Written Responses – timeliness & explanation, Reach & Channel Choice, Useful, Accessible Information, Questions & Participation
- Making something that we send out to residents at least once a year – a smaller newsletter than we used to do

- It was $1450 to send the surveys to every address
- There are extra surveys, and they plan to pass them out to Businesses to get their input
- The Committee will provide the Council a Communication plan in April

3. **Public Comments**

Diane Damskey, commented in part: people here thought there was not enough information, a lack transparency regarding the Development, I hope you have talked with the people that live across the street from the property, should not contribute to a private company's development, we don't have money for many things – we don't for that, the toxic playground materials – a bad financial move for Lathrup Village, putting money down and then maintaining it – fix what we have now, do a normal playground.

Lauren Beras commented in part: she hopes we are not considering giving up our Police; it is amazing to know them and have access so quickly, and EMS Service (from Southfield Fire Department). She experienced help from them and is thankful they knew what to do before the ambulance got there.

Susan Wilson, commented in part: agreement with Lauren Beras's comments on the Police and Fire Department, she worked in trauma and can speak to the expert training that Southfield Fire Department has and thinks it is foolish to outsource, the School project with the PILOT tax break for 40 years, is a flawed deal out of desperation (don't have to accept it), alternative idea was delivered today to the City Administrator a Memorandum and Resolution, asks Council to honor the trust of voters who elected you, step back and review this plan, and urge you to add the Resolution to your agenda for the next meeting.

Jonathan Tara, commented in part: thanks to the volunteers who painted Sarrackwood Park it looks great, he believe they both (Southfield and Berkley Libraries) are members of The Library network with varying levels of service though, and the ballot language saying: the City's Library services contract – sounds like the existing Library contract and thinks most voters thought that is what they are voting for, the triangle proposal had 5 structures not 5 units, he has been noticing a lack of civic pride with trash bags and boxes not broken down with pushback from sanitation personnel who have to deal with that, let's get this under control.

Karen Miller commented in part: she agrees with Jonathan that people feel tricked (library millage); she referenced a Chart with Residents at the top - everything done should be with a focus on Residents; she would like to see a comparison of revenue generated by Residents versus Businesses; she believes residents generate more than businesses; only the owner pays the property taxes; excessive time and attention spent bringing businesses to Lathrup Village; some Apartments did not have water meters for a while but were back billed; Skylar Laundromat is paying a low amount.

Leslie Balian commented in part: that it is premature to have the Triangle lots up for sale (referencing the current Master Plan approved in 2021 and the revisions that are soon to

be in place in the Master Plan); no changes have been made for adding or subtracting open spaces; reminded Council in the Master Plan survey there was support for open spaces and Parks, and the Comprehensive Plan Garden City Movement reserve open spaces in the article.

Autumn Sousanis, commented in part: Aware of triangle property in question, it is a nice distinctive thing about Lathrup, she disagrees with the developer and his lawyer about it not being developed because it is too difficult, past Council leadership did not approve it, adding incongruous structure of building – it should remain a naturalized green space, a pocket Park, this would be a community amenity, with many benefits of green spaces, (showed photos/renderings of paths, dog walking, people talking in a green space), 1 triangle had a house, so there is already a water source and ready to go, this idea does not have to rely on tax dollars.

Yvette Collins commented in part: if people don't live right next to or near the Triangle lot and School site, sometimes they are not directly impacted and don't understand. The apartments would be in their backyard and next door to them; it would be noisy hearing doors closing. She likes the peace in her backyard, and the parking will be an issue.

Lauren Leonard commented in part that she wanted the City to add a definition of Quails to amend Chapter 10, Article IV, Sections 10-129 to 10-133 to permit twelve (12) coturnix quail OR six (6) hen chickens under the same terms that currently govern the keeping of chickens. Quails are quieter, lighter weight, they can't really fly/can't escape, and are fewer nuisances than chickens that our City Code already permits.

Reed Boskey commented in part that he supports the Quail amendment. He is allergic to Chickens, he works at a plant nursery in Plymouth, and has done some identifying of plants in the Triangle lots and found that most are invasive species. He is willing to offer his help/advise to help make them natural habitats with species to help and make them more welcoming and to support birds and wildlife, and to talk about options.

Rick Wisz commented in part: if the Triangle developments would compete for residents with the Surnow School apartment project, how many are possible - affect infrastructure - are they looking for another PILOT program, how much are we going to commit to, where will traffic go and parking.

Billy Whitehouse, commented in part: if not cash for it, table that plan, that at the end mentioned can we kick in, the whole playground - we had metal monkey bars with wood chips they are cool, Autumn's project is a cool alternative we can do that, the Community will pay for what we like, keep services secure, Library millage we spoke, segment email list suggested an AI query portal tech is evolving, the triangles are beneficial for a City trying to come up with more income.

Christina Schindler commented in part: she is opposed to the Triangle being sold to a developer; it is the only green we have left, that area is half the size of her property, she

doesn't understand what that would look like, and when she voted for millage it was for wherever they can get services, and if it can save money she is all for it (Berkley versus Southfield Library).

Diane Anderson commented in part: many points that she wanted to express were already said by others in this meeting; over the last 10 years there had been a lack of consultation, information, and Town Halls, with fidelity to Surnow more important than to residents, commented on the residents who came out to the last meeting, and a Special meeting to race through the first reading of the forty-year extension.

Kathry Minock commented in part: she realized the DDA Board members are not Lathrup Village residents; maybe their interest is not the same (as residents). She doesn't understand the disconnect - transparency looking out for residents; that is what we want you (Council) to do; please consider residents.

Lillian Kyser-Lowery commented in part: that Mel.org is a resource for libraries; behind Roseland Blvd. are the medical buildings, and for 4 years there was a light beaming in her yard, her eyes, and there was a rule, and Steve (former Code Enforcement Officer) fixed it; please don't do that to the Lady on Eldorado. Can Surnow do their project without help? They did in Birmingham; why not here?

Mayor Kantor read emailed comments from Gary Barnes commenting in part: against the PILOT for the School project, raises questions about fairness and 4 decades of tax relief, sets a precedent future developers may expect, market conditions can change over 40 years, the development should pay its own way, 40 years longer than many mortgages.

4. **Mayor and Council Comments**

Mayor Kantor commented in part:

- Re: Triangle spaces, when the RFQ went out, it was not only for a building; it could be a green space, and challenge residents to come up with a proposal, and I put that out there again to put together a proposal
- Garbage: that is not in a can should be put in a bag at the curb
- To Leslie, agree with you; need to see what is in the new Master Plan
- To: Lauren Leonard and Reed Boskey, we will look at the Quail amendment
- Dec 2nd Ornament making class, Dec. 3rd wreath making class, Dec 4th Winterfest 6-8pm, starting Nov 29th and other dates Winter Market Maker's Mile

Councilmember Sousanis commented in part:

- Good to hear from so many people in the Public; smaller meeting but good turnout and comments on different topics
- Optimistic that this Council is open to broadening its conversation on any topic
- The more we understand the Community, the more we can represent it

- Facing us is what Community do we want to be, thinks the Master Plan coming at this time is a good thing, allow it to inform their decisions, not going to all agree - different points of view, but there are themes that the Community agrees on

Councilmember Jennings commented in part:

- Backyard poultry: why is it limited to that certain Quail
- Thanks for the notes and feedback on the Condos
- Asked Diane Anderson about Preservation Michigan: what exactly are you looking for the Council to do
    - Diane Anderson responded in part: Preservation Michigan points out what direction to go to repurpose the exteriors and interiors of Historic buildings

5. **Adjourn** at 8:14 pm

City Council Special Meeting

Monday, November 16, 2026, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor at 6:01 pm in the Community Room

2. **Roll Call**

Present: Kantor, Garrett, Jennings, Sousanis, Hammond
Absent: n/a
Also Present: City Administrator Greene, Attorney Baker, City Clerk Emanuel

3. **Pledge of Allegiance**

4. **Approval of Agenda**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve the agenda.
Yes: Kantor, Garrett, Jennings, Sousanis, Hammond
No: n/a
Absent: n/a

5. **Public Comments for Items on the Agenda**

Kim Hodge, commented in part: that she supports the PILOT program- it is good for City and Community - it is not profit over people - watched School deteriorate over time, time to let developer do what they want to do - process has been going on for 2 years and people have had many opportunities to give input, City has given information, but could do better giving information - she organized meetings invited Residents adjacent to the project and invited representatives from Surnow and they asked them questions and 18 of the 22 have signed a letter of support - when people sit down calm respectful is a to better way to make an informed decision - misinformation spread has harmed the Community and shame if they are doing it intentionally.

Lauren Beras commented in part: her support to allow the 40-year agreement as required - understands residents' concerns of developer's financial benefit, but there are misconceptions this is not raising property taxes, not coming out of residents' pockets - MSHDA financial development structure with a substantial long-term investment with risks - doesn't see how allowing 40 years is a loss to the community – turn into something productive, preserve this piece of history while providing housing - asks Council to support PILOT update.

Autumn Sousanis, commented in part: the City used to provide quarterly newsletters and those were done away with - the lack of Community traces back to the lack of a Town Hall and communication to residents with this project - interesting Kim Hodge organized her own Town Hall with select residents and the VP of Surnow Jordan, you partnered to spread your side of this ides, don't let numbers confuse you – the DDA that takes the lion's share of taxes – we don't need housing in Lathrup Village, Lathrup

Village is comparable to Beverly Hills, protect what is special about Lathrup Village and the Historic property – 40 year PILOT is a giant mistake for Lathrup Village.

Jonathan Tara commented in part: Thank you for having the meeting in the Community Room; he can hear everything that is said - not all comments so far have been about the PILOT because the PILOT is driven by that project - why rushing because of 1 single project, set some rules about workforce housing developed under this program - thinks Surnow had a tell in their design - No rush to do this, only 1 party in a hurry, Surnow.

Mr. Patton commented in part: he lives behind the School, and has observed what is going on in that area for the last 25 years; he is not for the PILOT and doesn't want to wait 40 years; he won't be around - slow down, assess the project, 18 of 22 is not 81% of community it is of those who came to Kim's home - slow this down, that is why we put you in the office – get the gaps of inconsistent communication filled in.

Billy Whitehouse commented in part: locking in this 40-year PILOT is not in the best interest of the Community - when granting 40 years, not making a decision for today binding future until 2066 - existing framework of 15-year term and options, moving to guaranteed 40-year strips away – sets a precedent, creating a permanent policy change, every future developer will walk into chambers expecting the same.

Tracey Williams, commented in part: consider what are options for Lathrup Village, the building sitting empty for 14 years takes millions to rehab and asbestos abatement – in spirit of Lathrup Village which has a reputation of saying no to business - the PILOT is an opportunity to get tax revenue for the City – to get housing, to make Southfield Road something beautiful for Lathrup Village - a Community Center or Church there would be no tax revenue – the deadline date for approval is set by MSHDA not by Surnow, lets think of opportunities and not be quick to say No.

Dennis Nordmoe commented in part: incorporates a viable plan for the redevelopment without public investment and transitions it to full tax after the mortgage is paid off - cash advantage to City as previous use as a school was nontaxable.

Diane Damskey commented in part: auto-renew 40 years without oversight versus the original wording; Surnow can ask for anything, but Council's role is to represent Residents' interests; it is not our job to take the risk for the Developer - have the 15-year PILOT and the 5-year check-ins, the City only gets $37,000 a year in the beginning, that is not enough - auto renewal worst decision for residents.

Jim Johnson, San Jose, 31 years, commented in part: against signing up for a 40-year PILOT, it is unconscionable; none of the people will be here in 40 years and you are sticking them with it – adding housing, how can that not add to the cost of Police, Fire, Garbage, and Water? It will affect all of us – if Surnow cannot move forward without this concession, why should residents have to pay for that – this should not be a Council decision.

Lillian Kyser-Lowery commented in part: the deadline is that program runs several times a year; we don't have to rush for this – the developer can find other sources of funding, other projects they have found funding for - what we are getting wouldn't help pay for chipping or other services - seen in the News when we have rushed to decisions – look at the total picture: $35,000 we lose more than we gain; if giving us a million, okay.

Shelly Reeves commented in part: she lives directly behind the School - heard letters supporting, know those residents don't know the whole picture - now asking for the 40 years - the new cost of infrastructure, all services we depend on, not opposition to development – but to not anything at any price – don't mistake orchestrated consent for informed consent – the potential developers of the triangle asked for MSHDA too - urge Council to vote no and put an end.

Carol Greene, commented in part: currently approximately 1700 residential units and each pay an average of $5,000 a year in taxes, $65000 is what just 13 houses pay in annual taxes, same amount for the City under this PILOT, the math doesn't compute to me, hope it won't to you.

Diane Anderson commented in part: referenced literature she had passed out of the 4 horsemen of the apocalypse to 4 Councilmembers - we are a Bedroom community; MSHDA has no place in Lathrup Village - PILOT is to reward Surnow for demolition by neglect; having the unscheduled meeting tonight, people kept in the dark all of a sudden realize anger is growing - most important property - Council to change the ordinances, through the PILOT.

Susan Wilson commented in part: urge Council to vote no on the 40-year tax abatement and 1st floor zoning changes - 40-year tax break to 2066, goes against wishes of 200 residents that showed up opposing this – generates roughly $23,000 in taxes now, with almost zero demand on infrastructure – plan adds congestion on Southfield Road and traffic on residential streets - leaving it as is while we wait is a better option, respect neighborhood scale and vote no.

Ted Andrews commented in part: from my heart ask Kantor and Garrett who live in the City why turn it over to the people on the front row (Surnow Company), and give it away, they are laughing it is a joke to them –PILOT how come up 40 years, at first 30 years, y'all did this under the table, all of sudden we are here - you don't care about community.

Pamela Perkins, commented in part: behind potential development, Mayor and Council recognize importance of redeveloping it and potential development with more housing, but concern that the Pilot is 40 years across multiple generations - City projections, improve, but not guarantees that it would adequately cover expenses it makes: Police, Fire, and Infrastructure, who assumes cost if municipal expenses increase beyond projections or they fails to meet obligations, concerned if anticipated revenues do not keep pace – opposed to 40 year – Council responsibility is to ensure any agreement serves the long term financial accountability and protection of Lathrup Village - hope this will be considered.

David Harrison, 50-year resident on San Quentin Drive, commented in part: What does PILOT mean? Are they paying in one lump sum?

Timothy Hillman commented in part: doesn't disapprove generally; developer suggested 40 years, wants clarity on what exactly MSHDA requires, read the letter in the packet; doesn't sound like they are requiring it - but it is unattractive to the developer – if so, how does the City, the Community benefit from granting this concession.

Andrea Brouchard, Wiltshire Blvd., 40 yr resident, commented in part: is it a good financial deal for Lathrup Village not for Developer, or better than empty building this is a Lathrup Village decision, your responsibility is to residents - projected revenue is approximately 1/3 of projected tax revenue deserves scrutiny with the City's current financial situation – Mayor Kantor originally said we would not accept less than 10% but accepted 4%, for a City our size to dismiss the importance of a project of this size –

support that it is deteriorating and an eye sore, the condition is different than the PILOT - Surnow understood the risk and made that investment decision themselves, why be an obligation to tax payers.

Terry McNeal San Diego Blvd., commented in part: PILOT based on Workforce tenants to fill the units, MSHDA feels it is a high risk - the housing demand seems to be based on a small survey years ago – MSHDA feels like there might not be enuf demand at these rates, if not the whole project may fail Mayor Kantor, asked for comments to relate to PILOT – well the PILOT is the latch if we go ahead with a risky project how does the PILOT protect the City from demolition costs, what happens to the building, we are like Junior debt holders, any liens have no chance of being collected - It is transferrable to a new owner - thinks they don't want to do it too risky.

Karen Harris, Cambridge Blvd, commented in part: thanks to Council and the Planning Commission, for two years the information has been available; it is out there easy to find, if not someone from the City can help you with that, would rather a 15-year PILOT, but if that is not an option I want it to go ahead – let's get it done, get started, shovels in the ground.

Emailed Public Comments read by Mayor Kantor and Councilmember Hammond:

Robin Roberts commented in part: that 40 years is too long a commitment and burden to place on future residents – the impact is unknown; please do not approve the PILOT extension.

Liza Rafe commented in part: she wants this project done and the school stabilized, the property developed, and the city to get past this division and move on – she is not comfortable with a 40-year agreement and tying the hands of future generations, and wondered why it changed when the original agreement was sufficient previously – if Surnow wants this badly enough, they will figure out a way to do this without impacting our City for 40 years.

Phyllisa Windham, Shane Montoya, Shannon Burke, Reannon Robinson, Julio Meija, Kim Hodge, Tom Brodzik, Michael O'Brien, Lisa O'Brien, Declan O'Brien, Tonya Bloxom, Galena Ziberman, Michael LaFleur, Paula LaFleur, Matthew LaFleur, Michael Madigan, Richard Reeves, Marcina Mills Bowers, Gabrielle Davis, Samantha Davis, Joy Powell, Patty Madigan Perency, and Mark Perency as a group all signed a letter that commented in part: residents and homeowners on California Drive and surrounding streets express support for the Surnow Company's School adaptive use proposal – for 14 years it has sat vacant, the proposed project offers a practical path to preserve the historic core of the building and it aligns with the vision for mixed-use revitalization the Village Center and convert a long-unused parcel into housing, community-oriented spaces, and activity that will support business.

Joy Powell commented in part that she lives close to the proposed project and it will directly affect her neighborhood, and wants to state clearly that she is in support of moving it forward. This proposal offers the City a significant opportunity to accomplish three important goals: replace a deteriorating site with new housing, restore the School for useful and attractive public purposes, and generate additional revenue to support City services.

Natalie Hall commented in part: that she attended an information meeting with Kim Hodge and Tom Brodzik, and Surnow adequately explained the need for the 40-year term and also addressed her concerns for noise, light, and traffic, and encouraged the Council members to vote in favor; it's the best option for preserving the historic school.

Mark Dizik, Rainbow Dr., commented in part that he served on the Planning Commission during the initial approval of the proposal – disappointment on what was said about the PILOT at the last meeting – that is the State of Michigan – the Government that we put in place, and with that our City Government has to deal with (the rules) – Surnow is a good Company, good developments. Good work; their properties are clean. The State of Michigan is elected by the people of the State; those are the rules we live by. We can move forward, knowing they will not put garbage on their property.

6. **Action Requests - For Consideration / Approval**

   A. TABLED ITEM - First Reading - Ordinance #2026-01 - PILOT Ordinance - An Ordinance to Amend Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as Amended, MCL 125.1401, ET SEQ.

Moved by Mayor Pro Tem Garrett, seconded by Councilmember Jennings to move item 6.A. Ordinance #2026-01 – PILOT Ordinance off the table.

Yes: Kantor, Garrett, Jennings, Hammond
No: Sousanis
Absent: n/a
Motion Carried

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Garrett to approve the first reading of Ordinance #2026-01 – PILOT Ordinance and schedule a second reading for November 23, 2026.

Yes: Kantor, Garrett, Hammond
No: Sousanis, Jennings
Absent: n/a
Motion Carried

7. **Public Comment**

Karen Harris commented in part: According to the Associated Press, University High is in the top 15 in the United States; imagine if everyone sent their kids to that school again, right there in our backyard.

Jonathan Tara commented in part: prefers meetings to be in the Community Room over upstairs and asked why we use the upstairs room – when the meeting packet was available and uploaded and with version 7 have we met the requirement - concerned the City Attorney has crossed over to advocacy, lost objectivity - is open unprotected parking a way to get to work on time (re: the School project)?

Shelly Reeves commented in part: Tonight you voted to advance despite concerns that residents brought before you; it doesn't benefit, but puts a burden on residents. Your decisions will follow you behind it - Mayor was gavel happy only to those who oppose it; thanks, Councilmember Sousanis, for regarding residents' concerns - to those who oppose tonight, see me after this meeting to pursue a recall; we can begin that now - return for second reading meeting and urge a

no vote, do not give them the courtesy of disappointing us in private, Council, there is still time to change course.

Dennis Nordmoe commented in part: Our Commercial frontage is declining on Southfield and - contrary to some images, the approved design is physically proportionate to the Historic School it highlights - traffic will be less than when it was a school and had 350 students - our Community's population is aging; it would be a good fit for those aging out of their homes – we need an infusion of young adults; think it is a benefit to the City.

Timothy Hillman, San Quentin, commented in part: don't oppose the project or agreement - still unclear how an unrestricted 40-year PILOT instead of the current PILOT wording – benefits he heard tonight are the same as it is currently written, City making a big concession, not fair that there isn't a big benefit to the City, should not be shy to ask for some of the things we need, reasonable to ask them for things.

Phyllis Windham commented in part: it directly impacts her; at the meeting it was chaos and caused her anxiety, and she left; being rude got to stop - 14 years this landmark stood vacant, now a hindrance to what we can become back in productive use aligns with mixed use and will support nearby residents - temporary construction is an ordinary cost of progress.

Kim Hodge commented in part: gaining new households contributes to the City's long-term fiscal health; new neighbors and activity can attract businesses, welcome new residents rather than let it sit idle. Thank you for your commitment to Lathrup Village, and she read names on the letter.

Diane Damskey commented in part: That was her grade school; it does need to be redeveloped. From a financial review doing a 40 year PILOT is not a financial option, need something in return, $37,000 is more than 0, but we need more - people very concerned with affordability the water bill, the taxes - to just give this up giving away leverage and nothing in return – give up right to review it, need to get something – can't give away for free.

Andrea Brouchard commented in part: Thank you, Councilmember Sousanis, for asking the hard questions. You were the only one really asking about the risks for Lathrup - where is the fight for us? Our attorney said MSHDA wrote this; the only reason we are here is this project. Allow Surnow to take risk for their own project; read letter – if it is an eyesore, you, Council, are not doing your job; protect long-term generations of residents that will have no say - a decision this large should be on the ballot for residents, not Council.

Autumn Sousanis commented in part: Historic District Commission recognized the plan did not meet all 10 standards (noteworthy one: scale, size, and location). They repeated that when they approved the proposal, they were misled by the Attorney standing in at the time, saying 9 of 10 is okay, too tall and spans 2 football fields too close to sidewalk and follows Master Plan mistake Giffels Webster we pay, they have led us astray in our Master Plan - developers lie – café is not a café there is no water source – proceed with a lot more caution.

Diane Anderson commented in part: glad for a call for your resignation, Scott - concerned Giffels Webster engage in push polling to get answers they want - to Karen with your comments that people should be more engaged - Heritage matters, we can reclaim and undo the damage that has been done.

Billy Whitehouse commented in part: City Center better than adding apartments; how many stacked on Parcel – long-term economic value, buyers want quality architectural character - Village of Rochester designed as a cohesive walkable downtown, Brighton keeps tax dollars circulating locally – Lathrup Village has the location and history; let's hold out honors our heritage of good living.

Carol Greene, commented in part: concerns – capital improvement plan listed replacing a water main from 12 to California with an 8 inch main, now plans say a 12 inch main – it would service this development, what the connection is, if related to project who is paying – Concern traffic and roads, Lathrup Blvd is a cut thru for many people already and in bad shape although the traffic study doesn't support it, it will be a problem – people will cut through Lathrup Blvd. plan of a directed driveway that would be supported by Lathrup Village Police not traffic enforcement, and we are already down - accommodating development so much development not residents.

Mr. Perrk commented in part: worked in construction and as a demolition contractor, building sat 14 years already condition – break down of asbestos only go in suited up, longer you let that wait and the cost to fix that will grow the abatement will probably be $6 million, just because of the expense and time frame of the abatement - you don't know if the plaster has lead in it - they might not even know what they are running into, can't do a complete survey of the building - situation limits the number of anyone who will go in there - do something or will be tearing it down, concern of legacy, my reading of the deeds couldn't live here in 1930 because he is Eastern European.

Jim Johnson commented in part: problem we are not talking about if the cost of renovating the building is more than anyone has anticipated – is the City responsible to pay the money back to the State - lot of we will talk about it later - Council represents residents; have your own personal agendas; needs to be put to a full City vote.

Susan Wilson commented in part: disappointed to see City Council moved ahead with the first reading - framing as first reading when it converts it under Meetings Act - under your scope must be a formal written opinion by the Attorney - splitting must comply with capture rules - transparency problem MSHDA items not in record for residents to view - do not have to accept the offer on the table.

Perry MacNeil commented in part: would each unit have their own meters and pay the RW-Ready Water and RS-Ready Sewer fees?

Bruce Powell commented in part: this will directly affect the neighborhood, but supports it; proposal offers way to replace deteriorating site and preserve School - City should hold them to standards.

Emailed Public comments letters read by Mayor Kantor and Councilmember Hammond:

Samantha Davis commented in part: writing to express support for the proposed Surnow housing development at the School site and to encourage the City Council to vote "yes" on the PILOT ordinance.

Mariana and Rodrigo Steganha commented in part: this project would be beneficial for the City and local businesses; more families would bring additional customers and support to local businesses, and we hope everyone can find a solution that works in the best interest of all parties involved.

Marianne Herr commented in part: that she attended a meeting hosted by Kim Hodge and one of the developers regarding the proposed School project, and after hearing the presentation and discussion, is in support of moving forward with the project.

Thomas Lee of Angeles Fashions commented in part that he has proudly been part of the community since 2018, and is excited about the possibility of a new development and would welcome more residents living nearby and believes that it would enhance the appearance, the vitality of the area, and have a positive impact on businesses and the Community.

Senator Jeremy Moss and State Representative Jason Hoskins commented in part: support for the proposed adaptive reuse and revitalization project at the historic Annie Lathrup School, led by the Surnow Company and the City of Lathrup Village – The proposed project will restore this iconic building, preserve its historic architecture while making essential updates to mechanical, electrical, plumbing, and elevator systems. Additionally, the project will construct new and much-needed workforce housing to address local housing needs.

Kirsti Hart-Negrich commented in part: concerns for division in the Community regarding the School project – the School is owned by Surnow and the City does not have the money to buy it back or a say in what happens with it other than city regulations and ordinances – the Surnow Brothers have been working hard listening to residents' concerns and desire to keep the original building; they have a lot invested and could sue the City for money already used on designs and studies.

Karen Copus commented in part: the Council has been entrusted by residents to act in accordance with the rules and regulations that are in the City bylaws – as stated in the organizational chart, residents are at the top of the pyramid, Mayor and Council beneath them – thank you for the time and effort that it takes to weigh the facts, read the ordinances and laws, and only then, try to make wise decisions – the 40-year PILOT allowance would not be a wise decision.

Attorney Baker did receive a proposal – the land is privately owned; eminent domain usually market rate plus, and it is not guaranteed, utilizing a PILOT pause call for researching suggestion alternative funding – been discussed rehabbing project – Historic tax credit – CA did look at the funding sources, do not begin to cover the costs, City received it and did look at it and did give a response to the submitter.

8. **Mayor and Council Comments**

Mayor Pro Tem Garrett commented in part:

- When it does not go your way or in your favor, disturbing - sat on Council for 15 years voluntarily, when you had no idea what I went through to show up for residents whether you voted for me or not, I support the people that do and do not support me, just like there was a line that said they do not want it to go through, there are people that do want it to go through, you can hate the policy, don't have to show so much hate to the people
- Comes to my administration – when I first came to Lathrup Village, after living down the street all my life, I have seen the change. I sat on Council when so many businesses came here, and we rejected them, and they are on the other side now. Lathrup Village was stagnant, and it picked up again; change is scary, but it has to happen
- People were mad when we brought the bus route to Lathrup Village
- Not sure it is the best project, but sat through proposals that didn't come to fruition
- Love how you came together, even if to smear my name, but came together. Lathrup Village has got to get into the business of business; businesses also pay taxes

Councilmember Jennings commented in part:

- Need to work on communication on this project
- Voted no, but still stands with the vote the Council made

Councilmember Hammond commented in part:

- Suggestions there could be other projects at this property; if that was a really viable use of that property, the Surnow Company would have looked into that, or someone else would have approached Surnow wanting to do that; waiting produces risk as well
- Don't agree with taking any offer, but we went through a list of offers; not likely that something would come in heaps of this
- Concerns about loan and PA 33 excuse this property; alternative passing up on this project tough decision, took in very carefully about messages of support and against the project and will think about all of those things carefully

Councilmember Sousanis commented in part:

- Unfairly characterize the whole Council by Mayor
- All we can speak to is this moment in time
- Glad to see discourse stay high – turned off when people spoke divisively, even though people should have known already – they can differ
- Risk to the City and to the Developer – balancing those 2 things we will have to vote on
- Ready to Serve for the Building is 1 cost, but if everyone, it potentially can lower everyone's RS cost, interesting to know
- Biggest problem: upstairs room, can't hear; for $800 the City can fix the problem, and Council should approve that; LVTV said the cost is actually $1,100

Mayor Kantor commented in part:

- Thanks to everyone for and against; some have left; weigh comments as to others that I hear at Office Hours, and been to every house in the last 2 years, heard from people that they don't care what you do, just do something, been through this over and over and haven't found anything that works,
- OMA violation – Meeting was noticed well over a week – Agenda was published meeting requirements of OMA
- Water Meters – up to developer
- Cost of renovation – issue developer – developer responsible for paying – City not responsible
- Water main paid for fully by a grant
- Upstairs Chambers use - we don't have this volume every time, and we accrue cost setting up microphones and video here – 90% of the time upstairs is fine

9. **Adjourn**

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Garrett to adjourn at 9:35 pm.

Memorandum

To: Mayor and City Council

From: Mike Greene, City Administrator

Date: November 10, 2026

Re: Monthly Approval of Disbursements

Attached are reports for the Cities Monthly Disbursements for the Month of October 2026.

MOTION:

OCTOBER DISBURSEMENTS W/ SALARY INCLUDED			
FUND 101	GENERAL FUND	$	588,451.60
FUND 202	MAJOR ROADS	$	8,196.52
FUND 203	LOCAL ROADS	$	45,505.76
FUND 258	CAPITAL FUND	$	-
FUND 397	ROAD MILLAGE FUND	$	-
FUND 494	DOWNTOWN DEV. AUTH	$	35,811.71
FUND 592	WATER & SEW	$	224,591.74
TOTAL DISBURSEMENTS		**$**	**902,557.33**

BUDGET REPORT (REVENUES VERSUS EXPENDITURES) FOR MONTH ENDED October 31, 2026

	Revenues Through 10/31/2026	Expenses Through 10/31/2026	Revenues Over (Under) Expenses
101-GENERAL FUND	4,223,899	2,001,941	2,221,957
202-MAJOR STREET FUND	156,997	30,209	126,788
203-LOCAL STREET FUND	72,149	79,339	(7,190)
397-ROADS MILLAGE BOND FUND	514,025	70,375	443,650
494-DOWNTOWN DEVELOPMENT AUTHORITY	488,187	158,874	329,313
592-WATER & SEWER FUND	1,509,778	1,299,941	209,837
262- FEDERAL FORFEITURE FUND	61	10,000	(9,939)
737-OPEB FUND	4,316	396	3,919
GRAND TOTAL ALL FUNDS	6,969,410	3,651,075.00	3,318,335

CITY OF LATHRUP VILLAGE

Disbursement Report

Period covered 09/14/2026-09/27/2026

Gross Payroll:

Payroll Department	Amount	Personnel
Admin	$21,501.48	Greene, Miller, Townsend, Bobcean, Emanuel,Singleton
DDA	$5,130.94	Bloom, Kennedy
Bldg Mnt	$0.00	
Police	$56,542.91	Alexander,Button, Gijsbers, Cehic,Doheny, Mateyak,Moilanen, Huston, Hutson, Cory, Lawrence, Roberts, Stajich, Zang
DPS	$0.00	
Water	$0.00	
Recreation	$0.00	

Total Gross	$83,175.33
Deductions	$40,099.23
Net Payroll	$43,076.10

*** Fund Totals Include Gross Payroll**

General Fund	$78,044.39
Major Road Fund	$0.00
Local Road Fund	$0.00
Capital Acquisition Fund	$0.00
Road Bond	$0.00
Downtown Development Authority	$5,130.94
Water & Sewer Fund	$0.00
Total	$83,175.33

CITY OF LATHRUP VILLAGE

Disbursement Report

Period covered 09/28/2026-10/11/2026

Gross Payroll:

Payroll Department	Amount	Personnel
Admin	$21,666.49	Greene, Miller, Townsend, Bobcean, Lammers, Emanuel,Singleton
DDA	$5,130.94	Bloom, Kennedy
Bldg Mnt	$0.00	
Police	$41,626.81	Alexander,Button, Cehic, Cory,Doheny, Mateyak, Gijsbers, Huston, Hutson, Lawrence, Moilanen, Roberts, Stajich, Zang
DPS	$0.00	
Water	$0.00	
Recreation	$0.00	

Total Gross	$68,424.24
Deductions	$25,348.14
Net Payroll	$43,076.10

*** Fund Totals Include Gross Payroll**

General Fund	$510,407.21
Major Road Fund	$8,196.52
Local Road Fund	$45,505.76
Capital Acquisition Fund	$0.00
Road Bond	$0.00
Downtown Development Authority	$30,680.77
Water & Sewer Fund	$224,591.74
Total	$819,382.00

INVOICE GL DISTRIBUTION REPORT FOR CITY OF LATHRUP VILLAGE
EXP CHECK RUN DATES 10/01/2026 - 10/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000.000					
101-000.000-028.096	TAXES RECEIVABLE-PERSONAL PRO	OAKLAND COUNTY TREASURER	10350 CITY OF LATHRUP VILLAGE	(2.05)	53135
101-000.000-206.000	TAX OVERAGE REFUND	FORECLOSURE ASSET MANAGE	SUMMER TAX REFUND	453.97	53161
101-000.000-206.000	TAX OVERAGE REFUND	LERETA LLC - REFUND DEPT	SUMMER TAX REFUND	3,999.99	53166
101-000.000-232.000	EMPLOYEE PAYROLL-MEDICAL W/H	CLIFTON GRANT	GENERAL MAINTENANCE	(21.35)	53103
101-000.000-232.000	EMPLOYEE PAYROLL-MEDICAL W/H	AFLAC	ACCT# F2X51	602.80	257
101-000.000-232.000	EMPLOYEE PAYROLL-MEDICAL W/H	CLIFTON GRANT	GENERAL MAINTENANCE	(21.35)	53157
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	CELESTE WORSHAM	MEETING PLACE DEPOSIT REFUND	50.00	53101
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	DARRICK THOMAS	COMMUNITY ROOM AUDIO DISCOUNT	45.00	53109
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	HUGH BENNETT	COMMUNITY ROOM DEPOSIT REFUND	300.00	53121
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	JEANENA WILSON	COMMUNITY ROOM DEPOSIT REFUND	300.00	53124
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	KIM JOHNSON	COMMUNITY ROOM DEPOSIT REFUND	300.00	53126
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	LESTER THOMAS	COMMUNITY ROOM DEPOSIT REFUND	300.00	53130
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	TONY WILLIAMS	COMMUNITY ROOM DEPOSIT REFUND	300.00	53144
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	AUDREY ARMSTRONG	COMMUNITY ROOM DEPOSIT REFUND	300.00	53150
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	ONNEESHA WILLIAMS	COMM. RM CANCELLATION	150.00	53172
101-000.000-245.000	RENTAL SECURITY DEPOSITS HELD	RAHMAN FUNERAL HOME	COMMUNITY ROOM DEPOSIT REFUND	300.00	53175
101-000.000-246.000	POLICE UNION DUES	COMMAND OFFICERS ASSN. O	DUES HUTSON/ROBERTS	140.00	53104
101-000.000-246.000	POLICE UNION DUES	MICHIGAN ASSOCIATION OF	NOVEMBER 2026 UNION DUES.	575.96	53168
101-000.000-283.000	PERFORMANCE BONDS	SMOLYANOV HOME IMPROVEME	BD Payment Refund	97.50	53180
101-000.000-295.000	DEFERRED REVENUE-PERSONAL PRO	OAKLAND COUNTY TREASURER	10350 CITY OF LATHRUP VILLAGE	2.05	53135
101-000.000-409.000	DELQ PERSONAL PROPERTY REVENU	OAKLAND COUNTY TREASURER	10350 CITY OF LATHRUP VILLAGE	(2.05)	53135
		Total For Dept 000.000		8,170.47	
Dept 100.000 GOVERNMENT SERVICES					
101-100.000-710.000	UNEMPLOYMENT INSURANCE	MICHIGAN MUNICIPAL LEAGU	QUARTER ENDING 09.30.26	6.68	53148
101-100.000-732.000	CODE ENFORCEMENT	PARADISE GARDEN LANDSCAP	18254 MEADOWOOD ORDINANCE LAWN MAINTE	266.00	269
101-100.000-804.000	BUILDING TRADE INSPECTION	MCKENNA & ASSOC.	BUILDING DEPARTMENT SERVICES AUGUST 0	26,573.49	267
101-100.000-804.500	PERMIT TECH SERVICES	MCKENNA & ASSOC.	BUILDING DEPARTMENT SERVICES AUGUST 0	2,337.50	267
101-100.000-805.000	CABLE TELEVISION	COMCAST 8700	UTILITIES OCT 11, 2026 TO NOV 10, 202	272.90	264
101-100.000-805.000	CABLE TELEVISION	C V STUDIOS	LVTV SERVICES OCTOBER 2026	4,222.00	53154
101-100.000-808.000	COMMUNITY CENTER EXPENDITURE	CLIFTON GRANT	COMMUNITY ROOM AND ADDITIONAL WORK	1,917.50	53103
101-100.000-808.000	COMMUNITY CENTER EXPENDITURE	CLIFTON GRANT	COMMUNITY ROOM AND ADDITIONAL WORK	950.00	53157
101-100.000-808.000	COMMUNITY CENTER EXPENDITURE	CLS CONTINENTAL LINEN SE	CLEANING SUPPLIES	63.78	53158
101-100.000-810.000	AUDITING & ACCOUNTING	CBIZ BENEFITS & INSURANC	FINANCIAL REPORTING	6,681.03	262
101-100.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	11,330.04	53167
101-100.000-822.000	LEGAL SERVICES	BAKER LEGAL	LEGAL SERVICES GENERAL RETAINER	4,807.50	244
101-100.000-848.000	GOVERNMENT OPERATIONS	ADP, INC	WORKFORCE NOW ESSENTIAL TIME AND ATTE	124.89	53092
101-100.000-848.000	GOVERNMENT OPERATIONS	RICOH	PRINTER 10/26/2026 -11/25/2026	146.50	53141
101-100.000-848.000	GOVERNMENT OPERATIONS	POINT & PAY	MONTHLY FEE SEPTEMBER 2026	50.00	53174
101-100.000-848.001	TECHNOLOGY	VC3 INC	CLOUD PROTECTION AND CLOUD DATA RECOV	293.72	253
101-100.000-848.001	TECHNOLOGY	APPTEGY, INC.	THRILLSHARE MEDIA ALERTS & ENGAGE SUB	2,000.00	259
101-100.000-848.001	TECHNOLOGY	APPTEGY, INC.	THRILLSHARE MEDIA SUBSCRIPTION	7,620.48	259
101-100.000-848.001	TECHNOLOGY	VC3 INC	CLOUD PROTECTION AND CLOUD DATA RECOV	295.90	273
101-100.000-848.001	TECHNOLOGY	VC3 INC	PFF - MFA AND GOV MIGRATION FOR SLCGP	21,053.03	273
101-100.000-848.001	TECHNOLOGY	VC3 INC	SERVICE CONTRACT BUNDLE-ANNUAL BILLIN	17,303.07	273
101-100.000-848.001	TECHNOLOGY	BS & A SOFTWARE	PERMIT APPLICATION (7/7/2026 - 10/5/2	178.00	53153
101-100.000-850.000	TELEPHONE EXPENDITURES	INTERMEDIA.NET INC	TECHNOLOGY CHARGES SEP 02, 2026 - OCT	637.74	53122
101-100.000-850.000	TELEPHONE EXPENDITURES	SCANSOURCE	INTERMEDIA OCT 2026	627.64	53178
101-100.000-850.000	TELEPHONE EXPENDITURES	VERIZON WIRELESS	CELLULAR SERVICE	233.64	53185
101-100.000-882.000	PLANNING/CONSULTING FEES	GIFFELS-WEBSTER ENG INC	LATHRUP VILLAGE DDA - PLANNING SERVIC	3,279.17	246
101-100.000-900.000	PRINTING/PUBLICATION COSTS	21ST CENTURY MEDIA- MICH	CAMPAIGN: 147000 - CC 2026 MEETING DA	76.90	53149
101-100.000-901.000	POSTAGE FEES	UNITED STATES POSTAL SER	WATER BILLS POSTAGE	810.62	53090

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 100.000 GOVERNMENT SERVICES					
101-100.000-901.000	POSTAGE FEES	PITNEY BOWES GLOBAL FINA	POSTAGE REFILL ACCT 8000-9090-1041-00	400.00	255
101-100.000-901.000	POSTAGE FEES	PITNEY BOWES GLOBAL FINA	METER FOR MARCH	425.19	256
101-100.000-915.000	MEMBERSHIPS	MICHIGAN MUNICIPAL TREAS	MEMBERSHIP RENEWAL - MUNICIPALITY -	198.00	53133
101-100.000-964.000	REFUNDS AND REBATES	OAKLAND COUNTY TREASURER	10350 CITY OF LATHRUP VILLAGE	724.62	53135
		Total For Dept 100.000 GOVERNMENT SERVICES		115,907.53	
Dept 101.000 ADMINISTRATION					
101-101.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	3,755.48	53095
101-101.000-723.000	RETIREE HEALTH CARE - OPEB	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	1,193.94	53097
101-101.000-818.000	ELECTIONS	AMAZON CAPITAL SERVICES	ELECTION SUPPLIES	126.18	243
101-101.000-818.000	ELECTIONS	UNITED STATES POSTAL SER	POSTAL PERMIT PI-143	100.00	53091
101-101.000-818.000	ELECTIONS	ELECTION SOURCE	CANVAS BALLOT BAG	314.34	53120
101-101.000-818.000	ELECTIONS	LASONYA MURPHY	ELECTION CLOSET, TABULATOR TRAINING,	129.68	53127
101-101.000-818.000	ELECTIONS	PRINTING SYSTEMS, INC.	ELECTION MATERIAL	172.07	53139
101-101.000-818.000	ELECTIONS	PRINTING SYSTEMS, INC.	ELECTION VOTER RESPONSE FORMS	174.60	53139
101-101.000-818.000	ELECTIONS	PRINTING SYSTEMS, INC.	ELECTION VOTER INFOR CARD STOCK	83.82	53139
101-101.000-818.000	ELECTIONS	C & G NEWSPAPERS	NEWSPAPER AD	775.50	260
101-101.000-818.000	ELECTIONS	LASONYA MURPHY	ELECTION HELP: BALLOTS IN ORDER FOR A	243.75	53165
101-101.000-822.371	LEGAL SERVICES - CODE ENFORCEME	BAKER LEGAL	LEGAL SERVICES GENERAL RETAINER	2,665.00	244
		Total For Dept 101.000 ADMINISTRATION		9,734.36	
Dept 201.000 BUILDING & GROUNDS					
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	CLIFTON GRANT	GENERAL MAINTENANCE	467.02	53103
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	CLIFTON GRANT	SPOUSAL SUPPORT	601.75	53103
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	AFLAC	ACCT# F2X51	238.44	257
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	CLIFTON GRANT	COMMUNITY ROOM AND ADDITIONAL WORK	170.00	53157
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	CLIFTON GRANT	SPOUSAL SUPPORT	601.75	53157
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	CLIFTON GRANT	GENERAL MAINTENANCE	467.02	53157
101-201.000-920.000	UTILITIES	CONSUMERS ENERGY	UTILITIES 09/04/2026 - 10/05/2026 AC	539.73	53105
101-201.000-920.000	UTILITIES	CONSUMERS ENERGY	UTILITIES 09/04/2026 - 10/05/2026 ACC	181.49	53107
101-201.000-920.000	UTILITIES	DTE ENERGY	UTILITIES AUG 29, 2026- SEP 29.2026 A	2,142.20	53110
101-201.000-920.000	UTILITIES	DTE ENERGY	UTILITIES AUG 29, 2026- SEP 29, 2026	226.98	53112
101-201.000-920.000	UTILITIES	DTE ENERGY	UTILITIES AUG 29.2026 SEP 29, 2026 AC	79.10	53113
101-201.000-920.000	UTILITIES	DTE ENERGY	UTILITIES AUG 29. 2026 SEP 29, 2026 A	29.12	53114
101-201.000-920.000	UTILITIES	DTE ENERGY	UTILITIES 09/01/2026 - 09/30/2026 ACC	2,322.43	53117
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	ERC-LED	MAINTENANCE	451.81	245
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	PLUMBING TECHS	SLOAN VALVE REPLACEMENT 2ND FLOOR MEN	510.00	53138
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	KONE INC.	ELEVATOR MAINTENANCE	296.51	53146
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	MISTER MAT RENTAL SERVIC	MAT RENTAL	196.40	268
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	POWERVAC	GREASE TRAP CLEANING	225.00	270
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	J.C. EHRLICH	PEST CONTROL	165.15	53162
101-201.000-938.000	PARKING LOT & GROUNDS	AMAZON CAPITAL SERVICES	BUILDING SUPPLIES GATOR COVER	43.19	243
101-201.000-938.000	PARKING LOT & GROUNDS	PARADISE GARDEN LANDSCAP	RESTORATION ANNIE LATHRUP PARK	1,354.04	249
101-201.000-938.000	PARKING LOT & GROUNDS	J. SIMON & SONS ELECTRIC	ELECTRICAL SERVICE CALL TO REPAIR EXT	99.00	53123
		Total For Dept 201.000 BUILDING & GROUNDS		11,408.13	
Dept 301.000 POLICE DEPARTMENT					
101-301.000-703.000	EMPLOYEE TAXES & BENEFITS DO NO	ANES CEHIC	POLICE BOOT REIMBURSEMENT	100.00	53093
101-301.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	9,236.52	53095
101-301.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CROSS-BLUE SHIELD	11/01/26 - 11/30/26 GROUP 7006048 DIV	37.25	53098
101-301.000-723.000	RETIREE HEALTH CARE - OPEB	BLUE CROSS-BLUE SHIELD	11/01/26 - 11/30/26 GROUP 7006048 DIV	13,625.62	53099
101-301.000-723.000	RETIREE HEALTH CARE - OPEB	BLUE CROSS-BLUE SHIELD	((MO/YEAR)) GROUP 7006048 DIVISION #	2,751.54	53151
101-301.000-723.000	RETIREE HEALTH CARE - OPEB	BRIAN AVEDISIAN	SOCIAL SECURITY RETIREE OBLIGATION (P	396.94	53152

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 301.000 POLICE DEPARTMENT					
101-301.000-726.000	OFFICE SUPPLIES	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	88.54	258
101-301.000-729.000	OFFICE MACHINE MAINTENANCE	XEROX CORPORATION	METER USAGE SEPTEMBER 2026	59.46	53145
101-301.000-829.000	POLICE UNIFORMS & CLEANING	PRIORITY ONE EMERGENCY,	ROBERTS BADGE	145.99	53140
101-301.000-836.000	PRISONER LOCKUP	CITY OF BERKLEY	Q3 2026 PRISONER BOARD	1,200.00	53156
101-301.000-839.000	CPE - CONTINUED PROFESSIONAL ED	DEWOLF & ASSOCIATES	DISCIPLINE AND DISCIPLINARY INVESTIGA	890.00	53159
101-301.000-848.001	TECHNOLOGY	OAKLAND COUNTY TREASURER	CLEMIS MEMEBERSHIP JUL-SEPT 2026	3,031.50	53171
101-301.000-850.000	TELEPHONE EXPENDITURES	VERIZON WIRELESS	CELLULAR SERVICE	233.63	53185
101-301.000-860.000	VEHICLE EXPENSE	BIRMINGHAM OIL CHANGE CE	VEHICLE MAINTENANCE	99.97	53094
101-301.000-860.000	VEHICLE EXPENSE	O'REILLY	VEHICLE MAINTENANCE	46.13	53134
101-301.000-860.000	VEHICLE EXPENSE	CANFIELD EQUIPMENT SERVI	2022 TAHOE RADAR SWAP	300.00	261
101-301.000-860.000	VEHICLE EXPENSE	US BANK VOYAGER FLEET SY	GAS EXPENSE	7,397.74	53184
101-301.000-910.000	PROFESSIONAL DEVELOPMENT / TRAI	JEREMY HUSTON	MICHIGAN ASSOCIATION OF HOSTAGE NEGOT	112.52	53163
101-301.000-910.000	PROFESSIONAL DEVELOPMENT / TRAI	KEITH ROBERTS	MICHIGAN ASSOCIATION OF HOSTAGE NEGOT	386.04	53164
		Total For Dept 301.000 POLICE DEPARTMENT		40,139.39	
Dept 335.000 FIRE & DISPATCH SERVICES (CONTRACTED)					
101-335.000-828.000	CONTRACTED FIRE SERVICES	CITY OF SOUTHFIELD	FIRE SERVICE CONTRACT 1ST QUARTER	198,114.50	53102
		Total For Dept 335.000 FIRE & DISPATCH SERVICES (CONT		198,114.50	
Dept 401.000 PUBLIC SERVICES					
101-401.000-801.000	PROFESSIONAL & CONTRACTUAL	LATHRUP SERVICES, LLC	PUBLIC SERVICES FOR SEPTEMBER 2026	11,825.82	53128
101-401.000-860.000	VEHICLE EXPENSE	SULLIVANS FLEET SERVICE	VEHICLE REPAIR VIN GHHR6829	4,710.57	53182
101-401.000-920.000	UTILITIES	CONSUMERS ENERGY	UTILITIES 09/04/2026 - 10/05/2026 ACC	145.67	53106
101-401.000-920.000	UTILITIES	DTE ENERGY	UTILITIES SEP 1, 2026 SEP 30.2026 ACC	87.21	53116
101-401.000-920.000	UTILITIES	DTE ENERGY	UTILITIES SEP 2.2026. OCT 1, 2026 ACC	21.25	53118
101-401.000-920.000	UTILITIES	DTE ENERGY	UTILITIES SEP 3.2026. OCT 2, 2026 ACC	19.07	53119
101-401.000-920.000	UTILITIES	COMCAST 5838	UTILITIES OCT 09, 2026 TO NOV 08, 202	287.85	263
		Total For Dept 401.000 PUBLIC SERVICES		17,097.44	
Dept 502.000 REFUSE					
101-502.000-801.001	SOCRRA	SOCRRA	REFUSE/WASTE SEPTEMBER 2026 MID-MONTH	13,655.85	251
101-502.000-801.001	SOCRRA	FONTENOT SERVICES LLC	EMERGENCY STORM-DEBRIS CHIPPING SERVI	14,688.00	266
101-502.000-801.001	SOCRRA	SOCRRA	REFUSE/WASTE SEPTEMBER 2026 MONTH	15,303.85	271
101-502.000-801.001	SOCRRA	SOCRRA	REFUSE/WASTE AUGUST 2026 SPECIAL CHAR	284.33	271
		Total For Dept 502.000 REFUSE		43,932.03	
Dept 601.000 RECREATION					
101-601.000-812.000	COMMUNITY EVENTS	CAROUSEL ACRES	PETTING FARM ON SATURDAY, OCTOBER 17,	550.00	53100
101-601.000-812.000	COMMUNITY EVENTS	CHRISTINE SCHINDLER	PARK & REC FALL FEST	48.56	53155
101-601.000-813.000	CHILDREN/YOUTH ACTIVITIES	JOE RANDAZZO'S FRUIT & V	PUMPKINS, BALE, STALK AND APPLE CIDER	261.50	53125
101-601.000-970.000	CAPITAL EXPENDITURE	SINCLAIR RECREATION, LLC	ENGINEERING - DIGITAL STAMPED DRAWIN	1,750.00	53179
		Total For Dept 601.000 RECREATION		2,610.06	
		Total For Fund 101 GENERAL FUND		447,113.91	
Fund 202 MAJOR STREET FUND					
Dept 702.000 MAJOR STREET					
202-702.000-801.000	PROFESSIONAL & CONTRACTUAL	LATHRUP SERVICES, LLC	PUBLIC SERVICES FOR SEPTEMBER 2026	6,105.47	53128
202-702.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	1,676.85	53167
202-702.000-864.000	TRAFFIC CONTROLS	ROAD COMM. FOR OAKLAND C	SIGNAL MAINTENANCE	169.69	53142
202-702.000-864.000	TRAFFIC CONTROLS	ROAD COMM. FOR OAKLAND C	SIGNAL MAINTENANCE	244.51	53176
		Total For Dept 702.000 MAJOR STREET		8,196.52	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 202 MAJOR STREET FUND					
		Total For Fund 202 MAJOR STREET FUND		8,196.52	
Fund 203 LOCAL STREET FUND					
Dept 703.000 LOCAL STREET					
203-703.000-801.000	PROFESSIONAL & CONTRACTUAL	LATHRUP SERVICES, LLC	PUBLIC SERVICES FOR SEPTEMBER 2026	6,105.47	53128
203-703.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	1,676.85	53167
203-703.000-861.000	ROAD MAINTENANCE	GIFFELS-WEBSTER ENG INC	LATHRUP VILLAGE 2026 CRACK SEALING PR	819.17	246
203-703.000-861.000	ROAD MAINTENANCE	ROAD COMMISSION FOR OAKL	2026 CHLORIDE PROGRAM BREAKDOWN OF CH	2,798.33	53177
203-703.000-868.000	NON-MOTOR FACILITIES	DORNBOS SIGN,INC	GALV U-CHANNEL POST	917.50	53160
203-703.000-920.000	UTILITIES	DTE ENERGY	UTILITIESAUG 28, 2026. SEP 28, 2026 A	20.96	53115
203-703.000-970.000	CAPITAL EXPENDITURE	GIFFELS-WEBSTER ENG INC	RAINBOW CIRCLE PAVEMENT RESURFACING	1,255.00	246
203-703.000-970.000	CAPITAL EXPENDITURE	PRO-LINE ASPHALT PAVING	RAINBOW CIRCLE IMPROVEMENTS	31,912.48	250
		Total For Dept 703.000 LOCAL STREET		45,505.76	
		Total For Fund 203 LOCAL STREET FUND		45,505.76	
Fund 494 DDA CONSTRUCTION FUND (CAPITAL PROJECTS)					
Dept 000.000					
494-000.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	1,730.69	53095
494-000.000-723.000	RETIREE HEALTH CARE - OPEB	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	132.66	53097
494-000.000-804.500	PERMIT TECH SERVICES	MCKENNA & ASSOC.	BUILDING DEPARTMENT SERVICES AUGUST 0	1,912.50	267
494-000.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	362.56	53167
494-000.000-845.000	STREETSCAPING	LUCENT LANDSCAPE & LIGHT	HOLIDAY LIGHTS 50% DEPOSIT TO SCHEDUL	5,000.00	53131
494-000.000-846.000	MUSIC FESTIVAL EXP	LAUREN BERAS	REIMBURSMENT FOR SOCIAL MEDIA ADS PUR	303.60	53129
494-000.000-846.000	MUSIC FESTIVAL EXP	MICHAEL ZANG	FOOD AND BEVERAGES FOR ONSITE PERSONN	147.57	53132
494-000.000-882.000	PLANNING/CONSULTING FEES	GIFFELS-WEBSTER ENG INC	LATHRUP VILLAGE DDA - PLANNING SERVIC	2,276.25	246
494-000.000-910.000	PROFESSIONAL DEVELOPMENT / TRAI	MICHIGAN DOWNTOWN ASSOC.	DDA FINANCIAL MANAGEMENT: RELATIONSHI	55.00	53169
494-000.000-915.000	MEMBERSHIPS	SOUTHFIELD AREA CHAMBER	2026-2027 CHAMBER MEMBER CONNECTOR RE	325.00	53181
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	LAWN FERTILIZER AND WEED CONTROL PROG	1,061.00	249
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	WEED CONTROL ON HARD SURFACES - 09/21	1,352.00	249
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	BI-WEEKLY BED MAINTENANCE (MAY - OCTO	265.00	249
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	II-MILE SERVICE DRIVE 2026 MONTHLY LA	1,400.00	249
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	MONTHLY LAWN MAINTENANCE (MAY - OCTOB	1,400.00	254
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	LAWN FER!IIIZER AND VLEED CONTROL PRO	1,061.00	254
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	LAWN FERTILIZER AND WEED CONTROL PROG	1,061.00	254
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	WEED CCNTROL ON HARD SURFACES - 08/17	1,352.00	254
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	BI-WEEKLY BED MAINTENANCE (MAY - OCTO	265.00	254
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	1131 - LANDSCAPE MAINTENANCE CONTRACT	1,859.00	269
494-000.000-933.000	REPAIRS & MAINTENANCE	PARADISE GARDEN LANDSCAP	MAINTENANCE SERVICES - 09/28/2026	2,228.00	269
		Total For Dept 000.000		25,549.83	
		Total For Fund 494 DDA CONSTRUCTION FUND (CAPITAL PRO		25,549.83	
Fund 592 WATER & SEWER FUND					
Dept 000.000					
592-000.000-275.000	OVERPAYMENTS AND REFUNDS PAYABL	PANERA LLC UTILITIES	REFUND FOR OVERPAYMENT ON 27651 SOUTH	5,339.77	53173
592-000.000-275.000	OVERPAYMENTS AND REFUNDS PAYABL	THE SURNOW COMPANY	REFUND FOR OVERPAYMENT ON 27651 SOUTH	189.44	53183
		Total For Dept 000.000		5,529.21	
Dept 536.000 WATER DEPARTMENT					
592-536.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	775.59	53095
592-536.000-723.000	RETIREE HEALTH CARE - OPEB	BLUE CARE NETWORK	I 11/300026 GROUP 129718 SUBGROUP # 0	2,783.94	53096
592-536.000-801.000	PROFESSIONAL & CONTRACTUAL	LATHRUP SERVICES, LLC	PUBLIC SERVICES FOR SEPTEMBER 2026	6,860.63	53128
592-536.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	1,676.85	53167
592-536.000-856.000	ADMINISTRATION & ENGINEERING	HUBBELL, ROTH & CLARK, I	LATHRUP VILLAGE EPA WATER SYSTEM RISK	47.51	248

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 WATER & SEWER FUND					
Dept 536.000 WATER DEPARTMENT					
592-536.000-860.000	VEHICLE EXPENSE	SULLIVANS FLEET SERVICE	VEHICLE REPAIR VIN GHHR6829	4,710.57	53182
592-536.000-944.000	WATER PURCHASES	SOUTHEAST OAKLAND COUNTY	WATER PURCHASE	27,108.30	272
592-536.000-970.200	W-CAP - LEAD & COPPER LINE REPL	GIFFELS-WEBSTER ENG INC	LEAD AND COPPER MATERIAL DISTRIBUTION	698.00	246
592-536.000-970.300	W-CAP - WATER METERS/TOWER	FERGUSON WATERWORKS	METER ACCOUNT REG P/C	630.06	265
592-536.000-970.426	W-CAP - 2026 WATER MAIN REPLACE	GIFFELS-WEBSTER ENG INC	2027 SOUTHFIELD ROAD WATER MAIN	900.00	246
592-536.000-970.426	W-CAP - 2026 WATER MAIN REPLACE	GIFFELS-WEBSTER ENG INC	2026 SOUTHFIELD ROAD WATER MAIN	6,664.00	246
592-536.000-974.000	WATER MAIN PROJECT	EAGLE LANDSCAPING & SUPP	ENGLISH (SUN/SHADE) AND TOP SOIL	179.99	53186
		Total For Dept 536.000 WATER DEPARTMENT		53,035.44	
Dept 537.000 SEWER DEPARTMENT					
592-537.000-718.000	HEALTH INSURANCE PREMIUMS (CURR	BLUE CARE NETWORK	11/01/2026 TO 11/30/2026 GROUP 129718	775.59	53095
592-537.000-801.000	PROFESSIONAL & CONTRACTUAL	LATHRUP SERVICES, LLC	PUBLIC SERVICES FOR SEPTEMBER 2026	6,860.63	53128
592-537.000-801.000	PROFESSIONAL & CONTRACTUAL	WHITE TAIL FENCING LLC	1/2 DOWN FOR CHAIN LINK AND WOOD FENC	2,707.50	53147
592-537.000-810.000	AUDITING & ACCOUNTING	MANER COSTERISAN	2026 AUDIT	1,676.85	53167
592-537.000-939.000	SEWER SYSTEM MAINTENANCE	SUNDE BUILDING INC.	INSTALLATIONS AND REPAIRS MADE IN TH	8,600.00	252
592-537.000-939.000	SEWER SYSTEM MAINTENANCE	OAKLAND COUNTY WATER RES	SEWER SYSTEM MAINTENANCE JULY 1 - SEP	23,377.50	53137
592-537.000-939.000	SEWER SYSTEM MAINTENANCE	NICO INCORPORATED	PAVEMENT REPAIRS	7,460.00	53170
592-537.000-940.000	RENT & UTILITIES WATER & SEWE	DTE ENERGY	UTILITIESAUG 29. 2026 SEP 29, 2026 AC	955.54	53111
592-537.000-942.000	SEWAGE DISPOSAL EXPENSE	OAKLAND COUNTY TREASURER	SPECIAL ASSESSMENTS SEPTEMBER 2026	92,674.75	53136
592-537.000-947.000	RETENTION TANK UTIL-GAS	CONSUMERS ENERGY	UTILITIES 09/04/2026 - 10/05/2026 ACC	21.00	53108
592-537.000-957.000	INDUSTRIAL SURCHARGE/NON-RESI	GREAT LAKES WATER AUTHOR	AUGUST 2026 INDUSTRIAL WASTE CONTROL	1,605.73	247
592-537.000-970.800	S-CAP - MANHOLES	SUNDE BUILDING INC.	INSTALLATIONS AND REPAIRS MADE IN TH	9,800.00	252
592-537.000-970.800	S-CAP - MANHOLES	NICO INCORPORATED	PAVEMENT REPAIRS	6,400.00	53170
592-537.000-970.900	S-CAP - SEWER LINING	GIFFELS-WEBSTER ENG INC	2026 CIPP SEWER LINING	3,112.00	246
		Total For Dept 537.000 SEWER DEPARTMENT		166,027.09	
		Total For Fund 592 WATER & SEWER FUND		224,591.74	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 101 GENERAL FUND	447,113.91
Fund 202 MAJOR STREET	8,196.52
Fund 203 LOCAL STREET	45,505.76
Fund 494 DDA CONSTRUCT	25,549.83
Fund 592 WATER & SEWER	224,591.74
Total For All Funds:	750,957.76

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 000.000						
101-000.000-401.000	CITY TAXES	3,126,050.00	2,986,287.11	17,039.50	139,762.89	95.53
101-000.000-402.000	REFUSE COLLECTION TAXES	477,993.00	447,900.19	2,555.68	30,092.81	93.70
101-000.000-409.000	DELQ PERSONAL PROPERTY REVENU	3,090.00	418.72	11.93	2,671.28	13.55
101-000.000-415.000	MISCELLANEOUS REVENUE	8,000.00	2,438.22	140.78	5,561.78	30.48
101-000.000-416.001	PROPERTY & LIABLITY DIVIDEND REVENUE	8,000.00	3,360.00	0.00	4,640.00	42.00
101-000.000-419.000	AT&T LEASE (12 MILE)	63,000.00	10,655.64	5,327.82	52,344.36	16.91
101-000.000-421.000	AMERICAN TOWER LEASE (SUNNYBROOK)	68,326.00	15,216.24	3,804.06	53,109.76	22.27
101-000.000-427.033	SPECIAL ASSESSMENT - PA 33 PUBLIC SAFET	192,000.00	182,455.64	1,137.44	9,544.36	95.03
101-000.000-445.000	PENALITIES AND INTEREST ON TAXES	43,000.00	7,972.78	2,873.74	35,027.22	18.54
101-000.000-447.000	TAX 1% ADMINISTRATIVE FEE	117,800.00	87,780.74	559.92	30,019.26	74.52
101-000.000-448.000	INSURANCE REIMBURSEMENT	2,428.00	3,649.04	0.00	(1,221.04)	150.29
101-000.000-455.000	METRO AUTHORITY-FEE	19,000.00	0.00	0.00	19,000.00	0.00
101-000.000-456.000	BUILDING PERMITS	72,100.00	68,407.31	26,927.51	3,692.69	94.88
101-000.000-457.000	ZONING, SITE, SPECIAL PERMITS	16,480.00	9,192.00	2,670.00	7,288.00	55.78
101-000.000-458.000	PLUMBING/HEATING PERMITS	30,900.00	8,855.00	2,295.00	22,045.00	28.66
101-000.000-459.000	ELECTRICAL PERMITS	20,600.00	6,402.00	865.00	14,198.00	31.08
101-000.000-460.000	LICENSES/REGISTRATIONS & ETC DUE TO CIT	18,025.00	2,752.00	1,017.00	15,273.00	15.27
101-000.000-461.000	DOG & CAT LICENSES	515.00	2.50	0.00	512.50	0.49
101-000.000-470.000	RECREATION SPECIAL PROGRAMS	4,120.00	720.00	135.00	3,400.00	17.48
101-000.000-470.001	DOG PARK REVENUE	0.00	15.00	0.00	(15.00)	100.00
101-000.000-470.002	COMMUNITY GARDEN REVENUE	500.00	0.00	0.00	500.00	0.00
101-000.000-475.000	COMM ROOM & BLDG RENT REVENUE	103,000.00	38,105.75	2,950.00	64,894.25	37.00
101-000.000-477.000	CABLE TV FRANCHISE FEES	80,000.00	3,349.61	3,349.61	76,650.39	4.19
101-000.000-540.000	302 TRAINING FUNDS-REVENUES	2,000.00	2,350.04	2,350.04	(350.04)	117.50
101-000.000-543.000	FEDERAL/STATE GRANT	9,765.00	129,767.00	0.00	(120,002.00)	1,328.90
101-000.000-545.000	POLICE ACTIVITY - CPE REVENUE	11,000.00	0.00	0.00	11,000.00	0.00
101-000.000-545.500	POLICE ACTIVITY REIMBURSEMENT	1,854.00	7,032.86	3,803.04	(5,178.86)	379.33
101-000.000-546.000	POLICE CHARGES FOR SERVICES	15,450.00	1,608.00	149.00	13,842.00	10.41
101-000.000-569.000	OTHER STATE GRANTS	2,349.00	267.24	0.00	2,081.76	11.38
101-000.000-573.001	LCSA REVENUE	37,000.00	20,351.46	20,351.46	16,648.54	55.00
101-000.000-574.000	STATE SHARED REVENUES	480,000.00	86,410.35	86,397.45	393,589.65	18.00
101-000.000-607.000	FOIA FEES	800.00	376.39	0.00	423.61	47.05
101-000.000-612.000	DISTRICT COURT FINES	51,500.00	15,738.53	4,677.71	35,761.47	30.56
101-000.000-627.000	SIDEWALK REVENUES	9,810.20	600.00	0.00	9,210.20	6.12
101-000.000-628.000	WEED/CODE ENFORCEMENT REVENUE	10,300.00	0.00	0.00	10,300.00	0.00
101-000.000-632.000	PUBLIC SERVICES REIMBURSEMENT	36,050.00	0.00	0.00	36,050.00	0.00
101-000.000-664.000	INTEREST INCOME- LEASES	77,000.00	0.00	0.00	77,000.00	0.00
101-000.000-665.000	INVESTMENT INTEREST	100,000.00	44,716.03	12,638.03	55,283.97	44.72
101-000.000-669.000	DPS BLDG RENT FROM WATER	4,917.00	1,229.25	0.00	3,687.75	25.00
101-000.000-671.000	ADMINISTRATIVE REV RD FUND	4,000.00	1,000.00	0.00	3,000.00	25.00
101-000.000-676.001	EMPLOYEE BENEFIT CONTRIBUTION	36,200.00	11,485.93	3,097.64	24,714.07	31.73
101-000.000-681.000	SALE OF ABANDONED PROPERTY	100.00	1,030.00	0.00	(930.00)	1,030.00
101-000.000-682.000	SALE OF FIXED ASSET	1,000.00	14,000.00	0.00	(13,000.00)	1,400.00
Total Dept 000.000		5,366,022.20	4,223,898.57	207,124.36	1,142,123.63	78.72
TOTAL REVENUES		5,366,022.20	4,223,898.57	207,124.36	1,142,123.63	78.72
Expenditures						
Dept 000.000						
101-000.000-941.000	CONTINGENCY	33,289.00	0.00	0.00	33,289.00	0.00
Total Dept 000.000		33,289.00	0.00	0.00	33,289.00	0.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
Dept 100.000 - GOVERNMENT SERVICES						
101-100.000-708.000	PROPERTY & LIABILITY INSURANC	47,380.00	49,298.55	0.00	(1,918.55)	104.05
101-100.000-710.000	UNEMPLOYMENT INSURANCE	60.00	6.68	0.00	53.32	11.13
101-100.000-712.000	HEALTH INSURANCE OPT-OUT	5,150.00	0.00	0.00	5,150.00	0.00
101-100.000-724.000	WORKER'S COMP INSURANCE	0.00	2,449.00	0.00	(2,449.00)	100.00
101-100.000-726.000	OFFICE SUPPLIES	6,000.00	848.83	130.97	5,151.17	14.15
101-100.000-732.000	CODE ENFORCEMENT	3,000.00	1,145.20	0.00	1,854.80	38.17
101-100.000-733.000	CASH SHORT/OVER	0.00	(5.62)	(10.00)	5.62	100.00
101-100.000-802.000	TAX TRIBUNAL RETURNS	1,000.00	0.00	0.00	1,000.00	0.00
101-100.000-804.000	BUILDING TRADE INSPECTION	103,000.00	44,566.54	0.00	58,433.46	43.27
101-100.000-804.500	PERMIT TECH SERVICES	0.00	7,012.50	0.00	(7,012.50)	100.00
101-100.000-805.000	CABLE TELEVISION	55,500.00	15,451.60	4,494.90	40,048.40	27.84
101-100.000-808.000	COMMUNITY CENTER EXPENDITURE	45,000.00	9,420.65	2,931.28	35,579.35	20.93
101-100.000-810.000	AUDITING & ACCOUNTING	27,100.00	18,011.07	11,330.04	9,088.93	66.46
101-100.000-822.000	LEGAL SERVICES	60,000.00	8,672.50	0.00	51,327.50	14.45
101-100.000-832.000	CITIZEN COMMUNICATION/PR	1,400.00	15.00	0.00	1,385.00	1.07
101-100.000-848.000	GOVERNMENT OPERATIONS	30,000.00	9,836.60	271.39	20,163.40	32.79
101-100.000-848.001	TECHNOLOGY	85,500.00	64,853.91	25,414.80	20,646.09	75.85
101-100.000-850.000	TELEPHONE EXPENDITURES	17,500.00	5,981.22	1,499.02	11,518.78	34.18
101-100.000-860.000	VEHICLE EXPENSE	4,000.00	1,241.33	250.00	2,758.67	31.03
101-100.000-880.000	CDBG EXPENDITURES	7,000.00	0.00	0.00	7,000.00	0.00
101-100.000-882.000	PLANNING/CONSULTING FEES	20,000.00	14,073.68	3,279.17	5,926.32	70.37
101-100.000-900.000	PRINTING/PUBLICATION COSTS	11,330.00	985.12	174.00	10,344.88	8.69
101-100.000-901.000	POSTAGE FEES	8,500.00	3,462.59	822.21	5,037.41	40.74
101-100.000-910.000	PROFESSIONAL DEVELOPMENT / TRAINING	6,000.00	947.68	114.52	5,052.32	15.79
101-100.000-915.000	MEMBERSHIPS	11,500.00	1,351.00	198.00	10,149.00	11.75
101-100.000-955.000	MISCELLANEOUS EXPENDITURES	5,000.00	1,002.98	0.00	3,997.02	20.06
101-100.000-964.000	REFUNDS AND REBATES	0.00	784.96	0.00	(784.96)	100.00
Total Dept 100.000 - GOVERNMENT SERVICES		560,920.00	261,413.57	50,900.30	299,506.43	46.60
Dept 101.000 - ADMINISTRATION						
101-101.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	416,000.00	0.00	(90,181.81)	416,000.00	0.00
101-101.000-702.000	WAGES - FULL TIME	0.00	117,947.06	114,795.56	(117,947.06)	100.00
101-101.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	73,932.00	0.00	(12,286.24)	73,932.00	0.00
101-101.000-704.000	WAGES - PART TIME	0.00	4,430.25	4,430.25	(4,430.25)	100.00
101-101.000-709.000	FICA (6.2+1.45=7.65%)	0.00	9,245.98	9,245.98	(9,245.98)	100.00
101-101.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	19,000.00	2,790.54	1,392.25	16,209.46	14.69
101-101.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	161,000.00	57,022.12	14,255.53	103,977.88	35.42
101-101.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	72,000.00	15,070.72	3,755.48	56,929.28	20.93
101-101.000-719.000	HOSPITALIZATION INSURANCE	5,000.00	0.00	0.00	5,000.00	0.00
101-101.000-721.000	DATA PROCESING & ASSESSING SVCS	51,000.00	50,000.00	0.00	1,000.00	98.04
101-101.000-723.000	RETIREE HEALTH CARE - OPEB	22,000.00	8,242.64	1,193.94	13,757.36	37.47
101-101.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	2,025.32	2,025.32	(2,025.32)	100.00
101-101.000-738.000	457 DEF COMP MATCH (DH)	0.00	1,975.86	1,975.86	(1,975.86)	100.00
101-101.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	2,286.11	2,286.11	(2,286.11)	100.00
101-101.000-818.000	ELECTIONS	50,000.00	14,294.59	787.77	35,705.41	28.59
101-101.000-822.371	LEGAL SERVICES - CODE ENFORCEMENT	20,000.00	8,090.00	0.00	11,910.00	40.45
101-101.000-847.000	BOARD OF REVIEW	600.00	0.00	0.00	600.00	0.00
101-101.000-955.000	MISCELLANEOUS EXPENDITURES	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 101.000 - ADMINISTRATION		891,532.00	293,421.19	53,676.00	598,110.81	32.91
Dept 201.000 - BUILDING & GROUNDS						

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-201.000-801.000	PROFESSIONAL & CONTRACTUAL	31,000.00	11,185.17	2,307.54	19,814.83	36.08
101-201.000-920.000	UTILITIES	63,000.00	20,835.09	2,326.18	42,164.91	33.07
101-201.000-930.000	BUILDING MAINTENANCE & REPAIR	50,000.00	8,062.58	2,309.10	41,937.42	16.13
101-201.000-930.001	BUILDING - GRANTS	5,358.65	0.00	0.00	5,358.65	0.00
101-201.000-936.000	EQUIPMENT MAINTENANCE	5,000.00	229.76	0.00	4,770.24	4.60
101-201.000-938.000	PARKING LOT & GROUNDS	6,000.00	1,706.85	99.00	4,293.15	28.45
Total Dept 201.000 - BUILDING & GROUNDS		160,358.65	42,019.45	7,041.82	118,339.20	26.20
Dept 301.000 - POLICE DEPARTMENT						
101-301.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	1,050,000.00	0.00	(218,648.68)	1,050,000.00	0.00
101-301.000-702.000	WAGES - FULL TIME	50,000.00	286,550.95	267,007.66	(236,550.95)	573.10
101-301.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	186,460.00	0.00	(28,023.71)	186,460.00	0.00
101-301.000-704.000	WAGES - PART TIME	50,000.00	29,894.22	16,527.73	20,105.78	59.79
101-301.000-705.000	HOLIDAY / UNUSED PTO EARNED - PAYOUT	0.00	15,454.50	15,454.50	(15,454.50)	100.00
101-301.000-708.000	PROPERTY & LIABILITY INSURANC	40,000.00	51,599.55	0.00	(11,599.55)	129.00
101-301.000-709.000	FICA (6.2+1.45=7.65%)	0.00	25,976.26	26,269.36	(25,976.26)	100.00
101-301.000-710.000	UNEMPLOYMENT INSURANCE	100.00	0.00	0.00	100.00	0.00
101-301.000-712.000	HEALTH INSURANCE OPT-OUT	10,300.00	0.00	0.00	10,300.00	0.00
101-301.000-713.000	WAGES - OVERTIME	0.00	12,813.42	17,828.52	(12,813.42)	100.00
101-301.000-713.500	OT-REIMBURSABLE	0.00	4,124.37	0.00	(4,124.37)	100.00
101-301.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	75,000.00	23,983.54	5,761.59	51,016.46	31.98
101-301.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	38,000.00	14,296.00	3,574.00	23,704.00	37.62
101-301.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	122,000.00	37,057.83	9,273.77	84,942.17	30.38
101-301.000-723.000	RETIREE HEALTH CARE - OPEB	188,000.00	64,784.29	14,022.56	123,215.71	34.46
101-301.000-724.000	WORKER'S COMP INSURANCE	0.00	19,000.00	0.00	(19,000.00)	100.00
101-301.000-726.000	OFFICE SUPPLIES	6,000.00	729.19	0.00	5,270.81	12.15
101-301.000-727.000	ROAD SUPPLIES	2,500.00	518.83	0.00	1,981.17	20.75
101-301.000-728.000	EVIDENCE SUPPLIES	1,000.00	243.68	0.00	756.32	24.37
101-301.000-729.000	OFFICE MACHINE MAINTENANCE	1,500.00	117.32	0.00	1,382.68	7.82
101-301.000-731.000	PUBLICATIONS/DOCUMENT REDUCIN	1,000.00	0.00	0.00	1,000.00	0.00
101-301.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	7,542.62	7,543.50	(7,542.62)	100.00
101-301.000-738.000	457 DEF COMP MATCH (DH)	0.00	721.51	721.51	(721.51)	100.00
101-301.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	3,148.51	3,148.51	(3,148.51)	100.00
101-301.000-821.000	POLICE RESERVES	500.00	0.00	0.00	500.00	0.00
101-301.000-823.000	FIREARMS TRAINING	7,000.00	153.72	0.00	6,846.28	2.20
101-301.000-825.000	ANIMAL CONTROL	200.00	0.00	0.00	200.00	0.00
101-301.000-826.000	COMMUNITY POLICING	1,250.00	318.25	0.00	931.75	25.46
101-301.000-827.000	302 TRAINING FUNDS EXPENDITURES	4,443.00	0.00	0.00	4,443.00	0.00
101-301.000-829.000	POLICE UNIFORMS & CLEANING	15,450.00	1,833.20	0.00	13,616.80	11.87
101-301.000-836.000	PRISONER LOCKUP	5,000.00	1,200.00	1,200.00	3,800.00	24.00
101-301.000-839.000	CPE - CONTINUED PROFESSIONAL EDUCATION	6,000.00	5,428.58	890.00	571.42	90.48
101-301.000-848.001	TECHNOLOGY	42,223.00	12,890.24	7,992.00	29,332.76	30.53
101-301.000-850.000	TELEPHONE EXPENDITURES	7,000.00	921.53	233.63	6,078.47	13.16
101-301.000-851.000	RADIO COMMUNICATIONS	14,500.00	30.20	0.00	14,469.80	0.21
101-301.000-860.000	VEHICLE EXPENSE	72,500.00	34,994.09	9,597.77	37,505.91	48.27
101-301.000-910.000	PROFESSIONAL DEVELOPMENT / TRAINING	16,000.00	2,005.93	498.56	13,994.07	12.54
101-301.000-915.000	MEMBERSHIPS	3,000.00	0.00	0.00	3,000.00	0.00
101-301.000-970.000	CAPITAL EXPENDITURE	80,000.00	45,217.00	0.00	34,783.00	56.52
Total Dept 301.000 - POLICE DEPARTMENT		2,096,926.00	703,549.33	160,872.78	1,393,376.67	33.55
Dept 335.000 - FIRE & DISPATCH SERVICES (CONTRACTED)						
101-335.000-828.000	CONTRACTED FIRE SERVICES	783,025.48	386,794.96	198,114.50	396,230.52	49.40

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Fund 101 - GENERAL FUND						
Expenditures						
101-335.000-828.500	CONTRACTED DISPATCH SERVICES	66,393.00	0.00	0.00	66,393.00	0.00
Total Dept 335.000 - FIRE & DISPATCH SERVICES (CONTRACTED)		849,418.48	386,794.96	198,114.50	462,623.52	45.54
Dept 401.000 - PUBLIC SERVICES						
101-401.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	16,240.00	0.00	0.00	16,240.00	0.00
101-401.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	0.00	5,831.24	1,457.81	(5,831.24)	100.00
101-401.000-726.000	OFFICE SUPPLIES	0.00	11.65	0.00	(11.65)	100.00
101-401.000-801.000	PROFESSIONAL & CONTRACTUAL	154,000.00	35,477.46	11,825.82	118,522.54	23.04
101-401.000-860.000	VEHICLE EXPENSE	4,000.00	10,293.37	4,710.57	(6,293.37)	257.33
101-401.000-890.000	PARK MAINTENANCE	2,000.00	0.00	0.00	2,000.00	0.00
101-401.000-891.000	TREE MAINTENANCE	5,000.00	0.00	0.00	5,000.00	0.00
101-401.000-920.000	UTILITIES	15,000.00	1,992.71	473.84	13,007.29	13.28
101-401.000-936.000	EQUIPMENT MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 401.000 - PUBLIC SERVICES		197,240.00	53,606.43	18,468.04	143,633.57	27.18
Dept 501.000 - LEAF COLLECTION						
101-501.000-976.000	ROAD EQUIPMENT MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00
101-501.000-978.000	REFUSE EQUIP/ROLLOFF EXPEND	9,500.00	0.00	0.00	9,500.00	0.00
Total Dept 501.000 - LEAF COLLECTION		10,500.00	0.00	0.00	10,500.00	0.00
Dept 502.000 - REFUSE						
101-502.000-801.001	SOCRRA	352,588.00	116,131.31	28,959.70	236,456.69	32.94
Total Dept 502.000 - REFUSE		352,588.00	116,131.31	28,959.70	236,456.69	32.94
Dept 601.000 - RECREATION						
101-601.000-712.000	HEALTH INSURANCE OPT-OUT	750.00	0.00	0.00	750.00	0.00
101-601.000-806.000	ADULT PROGRAMS	3,000.00	0.00	0.00	3,000.00	0.00
101-601.000-807.000	BUS TRANSPORTATION	1,000.00	0.00	0.00	1,000.00	0.00
101-601.000-811.000	SENIOR ACTIVITIES	3,000.00	0.00	0.00	3,000.00	0.00
101-601.000-812.000	COMMUNITY EVENTS	10,000.00	598.56	48.56	9,401.44	5.99
101-601.000-813.000	CHILDREN/YOUTH ACTIVITIES	4,000.00	261.50	261.50	3,738.50	6.54
101-601.000-815.000	COMMUNITY GARDEN	500.00	0.00	0.00	500.00	0.00
101-601.000-843.000	DOG PARK EXPENSES	250.00	0.00	0.00	250.00	0.00
101-601.000-884.000	CONCERTS IN THE PARK	750.00	459.00	0.00	291.00	61.20
101-601.000-970.000	CAPITAL EXPENDITURE	0.00	143,685.94	1,750.00	(143,685.94)	100.00
Total Dept 601.000 - RECREATION		23,250.00	145,005.00	2,060.06	(121,755.00)	623.68
Dept 790.000 - LIBRARY						
101-790.000-828.790	CONTRACTED LIBRARY SERVICES	190,000.00	0.00	0.00	190,000.00	0.00
Total Dept 790.000 - LIBRARY		190,000.00	0.00	0.00	190,000.00	0.00
TOTAL EXPENDITURES		5,366,022.13	2,001,941.24	520,093.20	3,364,080.89	37.31

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		5,366,022.20	4,223,898.57	207,124.36	1,142,123.63	78.72
TOTAL EXPENDITURES		5,366,022.13	2,001,941.24	520,093.20	3,364,080.89	37.31
NET OF REVENUES & EXPENDITURES		0.07	2,221,957.33	(312,968.84)	(2,221,957.26)	3,174,22

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 202 - MAJOR STREET FUND						
Revenues						
Dept 702.000 - MAJOR STREET						
202-702.000-556.000	OTHER STATE GRANTS	0.00	56,559.11	22,421.63	(56,559.11)	100.00
202-702.000-574.000	STATE SHARED REVENUES	450,000.00	87,026.04	39,959.16	362,973.96	19.34
202-702.000-665.000	INVESTMENT INTEREST	10,000.00	13,411.68	4,190.20	(3,411.68)	134.12
Total Dept 702.000 - MAJOR STREET		460,000.00	156,996.83	66,570.99	303,003.17	34.13
TOTAL REVENUES		460,000.00	156,996.83	66,570.99	303,003.17	34.13
Expenditures						
Dept 702.000 - MAJOR STREET						
202-702.000-702.000	WAGES - FULL TIME	0.00	2,155.32	2,155.32	(2,155.32)	100.00
202-702.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	2,194.00	0.00	(202.17)	2,194.00	0.00
202-702.000-705.000	HOLIDAY / UNUSED PTO EARNED - PAYOUT	6,500.00	0.00	(1,678.04)	6,500.00	0.00
202-702.000-709.000	FICA (6.2+1.45=7.65%)	0.00	161.65	161.65	(161.65)	100.00
202-702.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	306.00	104.06	23.24	201.94	34.01
202-702.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	29.91	29.91	(29.91)	100.00
202-702.000-738.000	457 DEF COMP MATCH (DH)	0.00	74.27	74.27	(74.27)	100.00
202-702.000-801.000	PROFESSIONAL & CONTRACTUAL	74,000.00	18,316.41	6,105.47	55,683.59	24.75
202-702.000-810.000	AUDITING & ACCOUNTING	3,500.00	1,676.85	1,676.85	1,823.15	47.91
202-702.000-856.000	ADMINISTRATION & ENGINEERING	5,000.00	1,000.00	0.00	4,000.00	20.00
202-702.000-861.000	ROAD MAINTENANCE	5,000.00	128.92	0.00	4,871.08	2.58
202-702.000-862.000	ROADSIDE MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00
202-702.000-864.000	TRAFFIC CONTROLS	30,900.00	754.96	0.00	30,145.04	2.44
202-702.000-866.000	SNOW & ICE REMOVAL	5,750.00	0.00	0.00	5,750.00	0.00
202-702.000-867.000	EQUIPMENT RENTAL	5,000.00	0.00	0.00	5,000.00	0.00
202-702.000-870.000	FORESTRY	20,000.00	5,806.45	0.00	14,193.55	29.03
202-702.000-941.000	CONTINGENCY	250,850.00	0.00	0.00	250,850.00	0.00
202-702.000-999.203	TRANSFER OUT TO LOCAL ROADS	50,000.00	0.00	0.00	50,000.00	0.00
Total Dept 702.000 - MAJOR STREET		460,000.00	30,208.80	8,346.50	429,791.20	6.57
TOTAL EXPENDITURES		460,000.00	30,208.80	8,346.50	429,791.20	6.57
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		460,000.00	156,996.83	66,570.99	303,003.17	34.13
TOTAL EXPENDITURES		460,000.00	30,208.80	8,346.50	429,791.20	6.57
NET OF REVENUES & EXPENDITURES		0.00	126,788.03	58,224.49	(126,788.03)	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 203 - LOCAL STREET FUND						
Revenues						
Dept 703.000 - LOCAL STREET						
203-703.000-415.000	MISCELLANEOUS REVENUE	5,645.00	0.00	0.00	5,645.00	0.00
203-703.000-556.000	OTHER STATE GRANTS	0.00	26,395.84	10,463.86	(26,395.84)	100.00
203-703.000-574.000	STATE SHARED REVENUES	212,550.00	40,614.51	18,648.38	171,935.49	19.11
203-703.000-665.000	INVESTMENT INTEREST	10,000.00	5,138.32	1,498.67	4,861.68	51.38
203-703.000-690.202	TRANSFER IN FROM MAJOR ROADS	50,000.00	0.00	0.00	50,000.00	0.00
Total Dept 703.000 - LOCAL STREET		278,195.00	72,148.67	30,610.91	206,046.33	25.93
TOTAL REVENUES		278,195.00	72,148.67	30,610.91	206,046.33	25.93
Expenditures						
Dept 703.000 - LOCAL STREET						
203-703.000-702.000	WAGES - FULL TIME	0.00	2,155.32	2,155.32	(2,155.32)	100.00
203-703.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	2,194.00	0.00	(202.17)	2,194.00	0.00
203-703.000-705.000	HOLIDAY / UNUSED PTO EARNED - PAYOUT	6,500.00	0.00	(1,678.04)	6,500.00	0.00
203-703.000-709.000	FICA (6.2+1.45=7.65%)	0.00	161.65	161.65	(161.65)	100.00
203-703.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	306.00	104.06	23.24	201.94	34.01
203-703.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	29.91	29.91	(29.91)	100.00
203-703.000-738.000	457 DEF COMP MATCH (DH)	0.00	74.27	74.27	(74.27)	100.00
203-703.000-801.000	PROFESSIONAL & CONTRACTUAL	74,000.00	18,316.41	6,105.47	55,683.59	24.75
203-703.000-810.000	AUDITING & ACCOUNTING	3,500.00	1,676.85	1,676.85	1,823.15	47.91
203-703.000-861.000	ROAD MAINTENANCE	80,000.00	10,819.76	2,798.33	69,180.24	13.52
203-703.000-862.000	ROADSIDE MAINTENANCE	1,000.00	2,498.54	0.00	(1,498.54)	249.85
203-703.000-866.000	SNOW & ICE REMOVAL	5,750.00	0.00	0.00	5,750.00	0.00
203-703.000-867.000	EQUIPMENT RENTAL	1,000.00	0.00	0.00	1,000.00	0.00
203-703.000-868.000	NON-MOTOR FACILITIES	1,000.00	917.50	0.00	82.50	91.75
203-703.000-870.000	FORESTRY	30,000.00	16,693.55	0.00	13,306.45	55.65
203-703.000-920.000	UTILITIES	200.00	61.93	0.00	138.07	30.97
203-703.000-941.000	CONTINGENCY	72,745.00	0.00	0.00	72,745.00	0.00
203-703.000-970.000	CAPITAL EXPENDITURE	0.00	25,829.36	0.00	(25,829.36)	100.00
Total Dept 703.000 - LOCAL STREET		278,195.00	79,339.11	11,144.83	198,855.89	28.52
TOTAL EXPENDITURES		278,195.00	79,339.11	11,144.83	198,855.89	28.52
Fund 203 - LOCAL STREET FUND:						
TOTAL REVENUES		278,195.00	72,148.67	30,610.91	206,046.33	25.93
TOTAL EXPENDITURES		278,195.00	79,339.11	11,144.83	198,855.89	28.52
NET OF REVENUES & EXPENDITURES		0.00	(7,190.44)	19,466.08	7,190.44	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 262 - FEDERAL FORFEITURES FUND						
Revenues						
Dept 000.000						
262-000.000-665.000	INVESTMENT INTEREST	400.00	60.76	9.43	339.24	15.19
Total Dept 000.000		400.00	60.76	9.43	339.24	15.19
TOTAL REVENUES		400.00	60.76	9.43	339.24	15.19
Expenditures						
Dept 000.000						
262-000.000-941.000	CONTINGENCY	400.00	0.00	0.00	400.00	0.00
262-000.000-970.000	CAPITAL EXPENDITURE	0.00	10,000.00	0.00	(10,000.00)	100.00
Total Dept 000.000		400.00	10,000.00	0.00	(9,600.00)	2,500.00
TOTAL EXPENDITURES		400.00	10,000.00	0.00	(9,600.00)	2,500.00
Fund 262 - FEDERAL FORFEITURES FUND:						
TOTAL REVENUES		400.00	60.76	9.43	339.24	15.19
TOTAL EXPENDITURES		400.00	10,000.00	0.00	(9,600.00)	2,500.00
NET OF REVENUES & EXPENDITURES		0.00	(9,939.24)	9.43	9,939.24	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 397 - ROAD MILLAGE BOND FUND						
Revenues						
Dept 000.000						
397-000.000-403.000	ROAD BOND DEBT TAXES	539,876.00	509,911.23	2,909.49	29,964.77	94.45
397-000.000-665.000	INVESTMENT INTEREST	7,000.00	4,113.65	1,168.60	2,886.35	58.77
397-000.000-695.000	ANTICIPATED USE OF FUND BALANCE	74,374.00	0.00	0.00	74,374.00	0.00
Total Dept 000.000		621,250.00	514,024.88	4,078.09	107,225.12	82.74
TOTAL REVENUES		621,250.00	514,024.88	4,078.09	107,225.12	82.74
Expenditures						
Dept 000.000						
397-000.000-720.000	INTEREST EXPENSE	140,750.00	70,375.00	0.00	70,375.00	50.00
397-000.000-725.000	PAYING AGENT FEES	500.00	0.00	0.00	500.00	0.00
397-000.000-905.000	BOND PRINCIPAL PAYMENTS	480,000.00	0.00	0.00	480,000.00	0.00
Total Dept 000.000		621,250.00	70,375.00	0.00	550,875.00	11.33
TOTAL EXPENDITURES		621,250.00	70,375.00	0.00	550,875.00	11.33
Fund 397 - ROAD MILLAGE BOND FUND:						
TOTAL REVENUES		621,250.00	514,024.88	4,078.09	107,225.12	82.74
TOTAL EXPENDITURES		621,250.00	70,375.00	0.00	550,875.00	11.33
NET OF REVENUES & EXPENDITURES		0.00	443,649.88	4,078.09	(443,649.88)	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)						
Revenues						
Dept 000.000						
494-000.000-407.000	TIFA-CAPTURE TAXES	470,000.00	428,747.71	4,811.16	41,252.29	91.22
494-000.000-409.000	DELQ PERSONAL PROPERTY REVENUE	1,000.00	(2,922.96)	(3,411.04)	3,922.96	(292.30)
494-000.000-410.000	TAX COLLECTED OTHER	38,000.00	33,882.10	636.53	4,117.90	89.16
494-000.000-415.000	MISCELLANEOUS REVENUE	4,000.00	800.00	800.00	3,200.00	20.00
494-000.000-614.000	MUSIC FEST REV	29,000.00	14,937.88	3,000.00	14,062.12	51.51
494-000.000-665.000	INVESTMENT INTEREST	30,000.00	12,741.83	3,758.99	17,258.17	42.47
Total Dept 000.000		572,000.00	488,186.56	9,595.64	83,813.44	85.35
TOTAL REVENUES		572,000.00	488,186.56	9,595.64	83,813.44	85.35
Expenditures						
Dept 000.000						
494-000.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	184,736.00	0.00	(38,828.52)	184,736.00	0.00
494-000.000-702.000	WAGES - FULL TIME	0.00	50,338.08	49,055.71	(50,338.08)	100.00
494-000.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	18,500.00	0.00	(4,252.14)	18,500.00	0.00
494-000.000-704.000	WAGES - PART TIME	0.00	2,328.62	2,328.62	(2,328.62)	100.00
494-000.000-709.000	FICA (6.2+1.45=7.65%)	0.00	3,936.93	3,936.93	(3,936.93)	100.00
494-000.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	9,250.00	2,521.29	574.22	6,728.71	27.26
494-000.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	15,000.00	5,692.20	1,423.05	9,307.80	37.95
494-000.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	19,000.00	7,317.79	1,730.69	11,682.21	38.51
494-000.000-723.000	RETIREE HEALTH CARE - OPEB	1,500.00	530.64	132.66	969.36	35.38
494-000.000-726.000	OFFICE SUPPLIES	3,500.00	609.32	0.00	2,890.68	17.41
494-000.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	863.76	863.76	(863.76)	100.00
494-000.000-738.000	457 DEF COMP MATCH (DH)	0.00	638.80	638.80	(638.80)	100.00
494-000.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	149.17	149.17	(149.17)	100.00
494-000.000-804.500	PERMIT TECH SERVICES	0.00	5,737.50	0.00	(5,737.50)	100.00
494-000.000-810.000	AUDITING & ACCOUNTING	1,000.00	362.56	362.56	637.44	36.26
494-000.000-822.000	LEGAL SERVICES	900.00	1,852.50	0.00	(952.50)	205.83
494-000.000-844.000	MAIN STREET PROGRAM	12,500.00	165.00	0.00	12,335.00	1.32
494-000.000-845.000	STREETSCAPING	19,500.00	5,000.00	5,000.00	14,500.00	25.64
494-000.000-846.000	MUSIC FESTIVAL EXP	10,000.00	23,978.07	0.00	(13,978.07)	239.78
494-000.000-882.000	PLANNING/CONSULTING FEES	20,000.00	10,828.75	3,692.50	9,171.25	54.14
494-000.000-900.000	PRINTING/PUBLICATION COSTS	2,000.00	240.00	0.00	1,760.00	12.00
494-000.000-901.000	POSTAGE FEES	250.00	0.00	0.00	250.00	0.00
494-000.000-910.000	PROFESSIONAL DEVELOPMENT / TRAINING	2,500.00	305.00	55.00	2,195.00	12.20
494-000.000-915.000	MEMBERSHIPS	500.00	575.00	0.00	(75.00)	115.00
494-000.000-933.000	REPAIRS & MAINTENANCE	64,500.00	29,448.63	2,440.00	35,051.37	45.66
494-000.000-941.000	CONTINGENCY	66,864.00	0.00	0.00	66,864.00	0.00
494-000.000-955.000	MISCELLANEOUS EXPENDITURES	24,000.00	3,711.53	0.00	20,288.47	15.46
494-000.000-968.001	DEPRECATION INFRASTRUCTURE	40,000.00	0.00	0.00	40,000.00	0.00
494-000.000-970.000	CAPITAL EXPENDITURE	26,000.00	1,742.42	0.00	24,257.58	6.70
494-000.000-971.000	SIGN GRANT PROGRAM	10,000.00	0.00	0.00	10,000.00	0.00
494-000.000-971.001	FACADE GRANT PROGRAM	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 000.000		572,000.00	158,873.56	29,303.01	413,126.44	27.78
TOTAL EXPENDITURES		572,000.00	158,873.56	29,303.01	413,126.44	27.78
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS):						

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 494 - DDA CONSTRUCTION FUND (CAPITAL PROJECTS)						
TOTAL REVENUES		572,000.00	488,186.56	9,595.64	83,813.44	85.35
TOTAL EXPENDITURES		572,000.00	158,873.56	29,303.01	413,126.44	27.78
NET OF REVENUES & EXPENDITURES		0.00	329,313.00	(19,707.37)	(329,313.00)	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 592 - WATER & SEWER FUND						
Revenues						
Dept 536.000 - WATER DEPARTMENT						
592-536.000-415.000	MISCELLANEOUS REVENUES	3,640.00	5.00	1.00	3,635.00	0.14
592-536.000-543.000	FEDERAL/STATE GRANTS	1,459,000.00	311,197.64	0.00	1,147,802.36	21.33
592-536.000-640.000	WATER SERVICE	879,000.00	389,977.46	89,146.19	489,022.54	44.37
592-536.000-640.001	BOND REVENUE	229,000.00	75,997.45	18,963.08	153,002.55	33.19
592-536.000-641.000	WATER & SEWER PENALTIES	33,150.00	18,376.10	7,213.31	14,773.90	55.43
592-536.000-642.000	METER CHARGE REVENUE	0.00	12.07	4.27	(12.07)	100.00
592-536.000-665.000	INVESTMENT INTEREST	35,000.00	0.00	0.00	35,000.00	0.00
Total Dept 536.000 - WATER DEPARTMENT		2,638,790.00	795,565.72	115,327.85	1,843,224.28	30.15
Dept 537.000 - SEWER DEPARTMENT						
592-537.000-641.000	WATER & SEWER PENALTIES	51,750.00	26,847.79	10,714.15	24,902.21	51.88
592-537.000-645.000	SEWAGE DISPOSAL REVENUE	1,934,000.00	676,033.68	159,082.03	1,257,966.32	34.96
592-537.000-651.000	INDUSTRIAL SURCHARGE	28,340.00	8,361.95	2,101.26	19,978.05	29.51
592-537.000-665.000	INVESTMENT INTEREST	30,000.00	2,968.58	190.09	27,031.42	9.90
592-537.000-695.000	ANTICIPATED USE OF FUND BALANCE	150,595.00	0.00	0.00	150,595.00	0.00
Total Dept 537.000 - SEWER DEPARTMENT		2,194,685.00	714,212.00	172,087.53	1,480,473.00	32.54
TOTAL REVENUES		4,833,475.00	1,509,777.72	287,415.38	3,323,697.28	31.24
Expenditures						
Dept 536.000 - WATER DEPARTMENT						
592-536.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	70,200.00	0.00	(17,203.20)	70,200.00	0.00
592-536.000-702.000	WAGES - FULL TIME	0.00	22,515.94	22,515.94	(22,515.94)	100.00
592-536.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	10,600.00	0.00	(1,769.58)	10,600.00	0.00
592-536.000-708.000	PROPERTY & LIABILITY INSURANC	13,500.00	13,965.20	0.00	(465.20)	103.45
592-536.000-709.000	FICA (6.2+1.45=7.65%)	0.00	1,684.26	1,684.26	(1,684.26)	100.00
592-536.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	3,500.00	1,207.15	264.89	2,292.85	34.49
592-536.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	76,000.00	28,673.48	7,168.37	47,326.52	37.73
592-536.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	4,500.00	3,102.36	775.59	1,397.64	68.94
592-536.000-720.000	INTEREST EXPENSE	113,813.00	29,859.37	0.00	83,953.63	26.24
592-536.000-723.000	RETIREE HEALTH CARE - OPEB	35,000.00	11,135.76	2,783.94	23,864.24	31.82
592-536.000-726.000	OFFICE SUPPLIES	350.00	351.23	0.00	(1.23)	100.35
592-536.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	391.01	391.01	(391.01)	100.00
592-536.000-738.000	457 DEF COMP MATCH (DH)	0.00	162.26	162.26	(162.26)	100.00
592-536.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	76.53	76.53	(76.53)	100.00
592-536.000-801.000	PROFESSIONAL & CONTRACTUAL	99,000.00	22,749.01	7,413.03	76,250.99	22.98
592-536.000-803.000	MEMBERSHIPS & MEETINGS	1,000.00	0.00	0.00	1,000.00	0.00
592-536.000-810.000	AUDITING & ACCOUNTING	3,618.00	1,676.85	1,676.85	1,941.15	46.35
592-536.000-856.000	ADMINISTRATION & ENGINEERING	0.00	2,700.65	0.00	(2,700.65)	100.00
592-536.000-860.000	VEHICLE EXPENSE	1,000.00	4,710.57	4,710.57	(3,710.57)	471.06
592-536.000-875.000	PENSION EXPENSE	25,000.00	0.00	0.00	25,000.00	0.00
592-536.000-900.000	PRINTING/PUBLICATION COSTS	2,700.00	558.00	0.00	2,142.00	20.67
592-536.000-902.000	BILLING SERVICES	13,000.00	2,748.62	100.36	10,251.38	21.14
592-536.000-935.000	EQUIPMENT REPLACEMENT	1,000.00	0.00	0.00	1,000.00	0.00
592-536.000-937.000	WATER SYSTEM MAINTENANCE	20,000.00	5,780.15	0.00	14,219.85	28.90
592-536.000-940.000	RENT & UTILITIES WATER & SEWE	5,310.00	1,229.25	0.00	4,080.75	23.15
592-536.000-941.000	CONTINGENCY	196,599.00	0.00	0.00	196,599.00	0.00
592-536.000-944.000	WATER PURCHASES	441,100.00	88,763.16	0.00	352,336.84	20.12
592-536.000-970.100	W-CAP - STOP BOX REPLACEMENT	1,000.00	0.00	0.00	1,000.00	0.00
592-536.000-970.200	W-CAP - LEAD & COPPER LINE REPLACEMENT	20,000.00	2,046.09	0.00	17,953.91	10.23
592-536.000-970.300	W-CAP - WATER METERS/TOWER	20,000.00	630.06	0.00	19,369.94	3.15

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 592 - WATER & SEWER FUND						
Expenditures						
592-536.000-970.426	W-CAP - 2026 WATER MAIN REPLACEMENT	1,459,000.00	459,342.75	0.00	999,657.25	31.48
592-536.000-970.427	W-CAP - 2027 WATER MAIN REPLACEMENT	0.00	900.00	0.00	(900.00)	100.00
592-536.000-970.500	W-CAP - FIRE HYDRANT REPLACEMENT	1,000.00	0.00	0.00	1,000.00	0.00
592-536.000-970.600	W-CAP - GATE VALVES	1,000.00	0.00	0.00	1,000.00	0.00
592-536.000-974.000	WATER MAIN PROJECT	0.00	3,023.15	179.99	(3,023.15)	100.00
Total Dept 536.000 - WATER DEPARTMENT		2,638,790.00	709,982.86	30,930.81	1,928,807.14	26.91
Dept 537.000 - SEWER DEPARTMENT						
592-537.000-701.000	PERSONAL SERVICES CONTROL - DO NOT USE	70,200.00	0.00	(17,203.20)	70,200.00	0.00
592-537.000-702.000	WAGES - FULL TIME	0.00	22,515.94	22,515.94	(22,515.94)	100.00
592-537.000-703.000	EMPLOYEE TAXES & BENEFITS DO NOT USE	78,840.00	0.00	(1,769.58)	78,840.00	0.00
592-537.000-708.000	PROPERTY & LIABILITY INSURANC	13,500.00	13,890.20	0.00	(390.20)	102.89
592-537.000-709.000	FICA (6.2+1.45=7.65%)	0.00	1,684.26	1,684.26	(1,684.26)	100.00
592-537.000-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	0.00	1,207.15	264.89	(1,207.15)	100.00
592-537.000-717.000	DEFINED BENEFIT PENSION PLAN CONTRIBUTI	0.00	23,324.96	5,831.24	(23,324.96)	100.00
592-537.000-718.000	HEALTH INSURANCE PREMIUMS (CURRENT EMPL	0.00	3,102.36	775.59	(3,102.36)	100.00
592-537.000-720.000	INTEREST EXPENSE	46,677.00	12,879.27	0.00	33,797.73	27.59
592-537.000-725.000	PAYING AGENT FEES	500.00	0.00	0.00	500.00	0.00
592-537.000-736.000	RETIREE HEALTH SAVINGS-CURRENT EMPL	0.00	391.01	391.01	(391.01)	100.00
592-537.000-738.000	457 DEF COMP MATCH (DH)	0.00	162.26	162.26	(162.26)	100.00
592-537.000-740.000	BENEFITS: LIFE INS/AD&D/LTD/ULLIANCE/ET	0.00	76.53	76.53	(76.53)	100.00
592-537.000-801.000	PROFESSIONAL & CONTRACTUAL	82,500.00	23,289.39	9,568.13	59,210.61	28.23
592-537.000-810.000	AUDITING & ACCOUNTING	3,618.00	1,676.85	1,676.85	1,941.15	46.35
592-537.000-856.000	ADMINISTRATION & ENGINEERING	0.00	235.91	177.33	(235.91)	100.00
592-537.000-905.000	BOND PRINCIPAL PAYMENTS	408,710.00	0.00	0.00	408,710.00	0.00
592-537.000-939.000	SEWER SYSTEM MAINTENANCE	98,607.00	45,512.50	7,460.00	53,094.50	46.16
592-537.000-940.000	RENT & UTILITIES WATER & SEWE	0.00	1,907.68	0.00	(1,907.68)	100.00
592-537.000-942.000	SEWAGE DISPOSAL EXPENSE	1,168,000.00	278,024.25	0.00	889,975.75	23.80
592-537.000-945.000	RETENTION TANK-UTIL ELEC	28,000.00	749.48	0.00	27,250.52	2.68
592-537.000-946.000	RETENTION TANK UTIL-WATER	2,000.00	691.66	177.60	1,308.34	34.58
592-537.000-947.000	RETENTION TANK UTIL-GAS	1,200.00	63.00	21.00	1,137.00	5.25
592-537.000-949.000	RETENTION TAN GENERATOR FUEL	500.00	0.00	0.00	500.00	0.00
592-537.000-951.000	RETENTION TANK BUILDING/EQUIP	3,500.00	0.00	0.00	3,500.00	0.00
592-537.000-953.000	RETENTION TANK EXCESS LIABIL	5,000.00	0.00	0.00	5,000.00	0.00
592-537.000-957.000	INDUSTRIAL SURCHARGE/NON-RESI	20,133.00	4,817.19	0.00	15,315.81	23.93
592-537.000-970.700	S-CAP - RETENTION TANK	151,200.00	0.00	0.00	151,200.00	0.00
592-537.000-970.800	S-CAP - MANHOLES	10,000.00	16,200.00	6,400.00	(6,200.00)	162.00
592-537.000-970.900	S-CAP - SEWER LINING	0.00	137,556.25	0.00	(137,556.25)	100.00
592-537.000-977.000	EVIRONMENT COMPL - NON CAPITA	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 537.000 - SEWER DEPARTMENT		2,194,685.00	589,958.10	38,209.85	1,604,726.90	26.88
TOTAL EXPENDITURES		4,833,475.00	1,299,940.96	69,140.66	3,533,534.04	26.89
Fund 592 - WATER & SEWER FUND:						
TOTAL REVENUES		4,833,475.00	1,509,777.72	287,415.38	3,323,697.28	31.24
TOTAL EXPENDITURES		4,833,475.00	1,299,940.96	69,140.66	3,533,534.04	26.89
NET OF REVENUES & EXPENDITURES		0.00	209,836.76	218,274.72	(209,836.76)	100.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 737 - OPEB FUND						
Revenues						
Dept 000.000						
737-000.000-664.000	INCOME	0.00	4,315.65	0.00	(4,315.65)	100.00
Total Dept 000.000		0.00	4,315.65	0.00	(4,315.65)	100.00
TOTAL REVENUES		0.00	4,315.65	0.00	(4,315.65)	100.00
Expenditures						
Dept 000.000						
737-000.000-700.000	FEE	0.00	396.49	0.00	(396.49)	100.00
Total Dept 000.000		0.00	396.49	0.00	(396.49)	100.00
TOTAL EXPENDITURES		0.00	396.49	0.00	(396.49)	100.00
Fund 737 - OPEB FUND:						
TOTAL REVENUES		0.00	4,315.65	0.00	(4,315.65)	100.00
TOTAL EXPENDITURES		0.00	396.49	0.00	(396.49)	100.00
NET OF REVENUES & EXPENDITURES		0.00	3,919.16	0.00	(3,919.16)	100.00
TOTAL REVENUES - ALL FUNDS		12,131,342.20	6,969,409.64	605,404.80	5,161,932.56	57.45
TOTAL EXPENDITURES - ALL FUNDS		12,131,342.13	3,651,075.16	638,028.20	8,480,266.97	30.10
NET OF REVENUES & EXPENDITURES		0.07	3,318,334.48	(32,623.40)	(3,318,334.41)	4,740,47

BakerLegal GROUP

27 S. Broadway St. Suite 2
Lake Orion, Michigan 48362

sbaker@bakerpllc.com

October 9, 2026

Via Email

Mike Greene
City Administrator

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Re: Legal Department Billing for September 1 through September 30, 2026

Dear Mr. Greene:

The following is our law firm's billing to the City of Lathrup Village for the month of September 2026:

General Retainer	$ 2,500.00
Prosecution/Code Enforcement	1,495.00
Special Legal Services	1,430.00
Downtown Development Authority Project Reimbursement	195.00
	$ 5,620.00

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

Very truly yours,

Baker Legal Group, PLLC

Scott R. Baker

Enclosures

BakerLegal GROUP

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(248) 230-4103

October 09, 2026

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Invoice Number: 1904
Invoice Period: 09-01-2026 - 09-30-2026

RE: DDA

Time Details

Date	Professional	Description	Hours	Amount
09-03-2026	SRB	Receipt, review and respond to correspondence from CEDC/DDA Director re LVMF performer contract and rain date; review contract and draft performer release	1.50	195.00
			Total	195.00

Time Summary

Professional	Hours	Amount
Scott Baker	1.50	195.00
Total		195.00

Total for this Invoice 195.00

We appreciate your business

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October 09, 2026

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Invoice Number: 1905
Invoice Period: 09-01-2026 - 09-30-2026

RE: General Retainer

Time Details

Date	Professional	Description	Hours	Amount
09-01-2026	SRB	Receipt, review and respond to correspondence from DDA Project Coordinator re Abro Management (27340 Southfield Road) barrier wall / expired site plan; analysis of enforcement options	0.75	No Charge
09-03-2026	SRB	Receipt, review and respond to correspondence from City Administrator re Sarrackwood Park volunteers.	0.50	No Charge
09-09-2026	SRB	Receipt, review and respond to correspondence from Mayor Kantor re storm debris moved to right-of-way by City employees; review Sec. 82-70 and 82-98	0.50	No Charge
09-09-2026	SRB	Receipt, review and respond to correspondence from City Administrator re Rental Rules draft and PILOT Ordinance for 9/14 Study Session	0.25	No Charge
09-09-2026	SRB	Draft correspondence to City Administrator with PILOT Ordinance Version 4	0.25	No Charge
09-09-2026	SRB	Receipt and review correspondence from City Administrator re SOCRRA membership / Articles of Incorporation update	0.25	No Charge
09-10-2026	SRB	Receipt and review correspondence from City Administrator re ordinance amendment for administrative approval of alcohol use on City property	0.25	No Charge
09-11-2026	SRB	Receipt, review and respond to correspondence from CEDC Director re PILOT / site development update for Planning Commission agenda	0.25	No Charge
09-11-2026	SRB	Receipt and review correspondence from City Administrator re	0.25	No Charge

Date	Professional	Description	Hours	Amount
		9/14 Study Session packet		
09-14-2026	SRB	Prepare for and attend City Council Study Session	3.25	No Charge
09-15-2026	SRB	Receipt, review and respond to correspondence from City Administrator re personal information in building permit report / FOIA (MCL 37.251)	0.25	No Charge
09-15-2026	SRB	Review SOCRRA proposed Member Contract and Amended Articles of Incorporation; draft correspondence to City Administrator re service provider contracts and single-service opt-out	0.75	No Charge
09-16-2026	SRB	Receipt and review correspondence from City Administrator re 9/21 agenda items (PILOT, E-Bike and alcohol use ordinance first readings)	0.25	No Charge
09-18-2026	SRB	Receipt and review correspondence from City Administrator re 9/21 Council meeting packets	0.25	No Charge
09-18-2026	SRB	Receipt and review correspondence from City Clerk re FOIA request (FY 2026 revenue / expenditure data) and requester follow-up	0.25	No Charge
09-18-2026	SRB	Receipt and review correspondence from City Clerk re pending FOIA requiring Building Department response	0.25	No Charge
09-18-2026	SRB	Receipt, review and respond to correspondence from City Clerk re Election Commission meeting and June 15 minutes	0.25	No Charge
09-20-2026	SRB	Receipt and review correspondence from Mayor Kantor re 19600 Forest Drive purchase agreement, conservation easements and survey	0.25	No Charge
09-21-2026	SRB	Prepare FOIA written determination under MCL 15.235(2) re FY 2025-26 revenue, expenditure and budget data; draft correspondence to City Administrator with same	0.75	No Charge
09-21-2026	SRB	Receipt and review correspondence from Mayor Kantor and City Administrator re code enforcement violation updates	0.25	No Charge
09-21-2026	SRB	Receipt and review correspondence from City Administrator re Surnow PILOT	0.25	No Charge
09-21-2026	SRB	Prepare for and attend City Council Study Session	1.25	No Charge
09-21-2026	SRB	Prepare for and attend City Council Regular Meeting	3.00	No Charge
09-22-2026	SRB	Draft correspondence to Mayor Kantor with MSHDA packet (Surnow project)	0.25	No Charge
09-23-2026	SRB	Receipt, review and respond to correspondence from CEDC Director re Artisan Manufacturing Ordinance Amendment notice of adoption	0.25	No Charge
09-23-2026	SRB	Receipt and review correspondence from City Administrator re	0.50	No Charge

Date	Professional	Description	Hours	Amount
		resident inquiry on code enforcement process; draft correspondence re civil infraction process and construction board of appeals		
09-23-2026	SRB	Receipt and review correspondence from Mayor Kantor and developer re workforce vs. Section 8 housing / MSHDA packet table	0.25	No Charge
09-24-2026	SRB	Telephone conference with Mayor Kantor re resident correspondence on PILOT	0.25	No Charge
09-25-2026	SRB	Receipt, review and respond to correspondence from City Administrator re PILOT Ordinance first reading / MSHDA meeting status	0.25	No Charge
09-28-2026	SRB	Receipt and review correspondence from City Clerk re Election Commission meeting date change (inspectors approval before Oct 13)	0.25	No Charge
09-28-2026	SRB	Receipt and review correspondence from City Administrator re SOCRRA Articles of Incorporation and Member Agreements redlines; review and respond re SPC / individual-service termination language	0.25	No Charge
09-29-2026	SRB	Receipt and review correspondence from City Clerk re October 5 Election Commission agenda and prior minutes	0.25	No Charge
09-29-2026	SRB	Receipt, review and respond to correspondence from Mayor Kantor re MSHDA / Surnow meeting; draft correspondence to Mayor Kantor and City Administrator re Teams meeting scheduling	0.25	No Charge
09-29-2026	SRB	Receipt and review correspondence from CEDC Director re second SLU application for packaged alcohol sales, 28939 Southfield Rd. (Exxon)	0.25	No Charge
09-30-2026	SRB	Receipt, review and respond to correspondence from City Administrator re Mara Greens inquiry on new tavern license; review MCL 436.1521a DDA district license qualifications	0.50	No Charge
09-30-2026	SRB	Receipt, review and respond to correspondence from CEDC Director re JMC properties status and next steps; propose working session	0.25	No Charge
09-30-2026	SRB	Services Rendered		2,500.00
			Total	2,500.00

Time Summary

Professional	Hours	Amount
Scott Baker	18.25	2,500.00
Total		2,500.00

Total for this Invoice 2,500.00

We appreciate your business

BakerLegal
GROUP
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(248) 230-4103

October 09, 2026

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Invoice Number: 1906
Invoice Period: 09-01-2026 - 09-30-2026

RE: Prosecution/Code Enforcement

Time Details

Date	Professional	Description	Hours	Amount
09-01-2026	SRB	Receipt and review draft 9/16 prosecution docket from 46th District Court	0.25	32.50
09-03-2026	SRB	Receipt and review final 9/9 prosecution docket from 46th District Court	0.25	32.50
09-08-2026	SRB	Receipt and review Amended Application to Set Aside Conviction re 20LV02239B	0.25	32.50
09-09-2026	SRB	Prepare for and attend prosecution docket before Judge Arvant (46th District Court)	3.25	422.50
09-11-2026	SRB	Draft correspondence to Police Clerk re record request for 9/16 prosecution docket	0.25	32.50
09-14-2026	SRB	Receipt and review correspondence from Police Clerk re 9/16 docket files; review attached records	0.50	65.00
09-14-2026	SRB	Draft correspondence to Police Clerk re additional record request for 9/16 prosecution docket 26LV00961A	0.25	32.50
09-14-2026	SRB	Receipt and review final 9/16 prosecution docket from 46th District Court	0.25	32.50
09-15-2026	SRB	Receipt and review correspondence from Police Clerk re additional record for 26LV00961A	0.25	32.50
09-15-2026	SRB	Conduct telephone pre-trial conference, prepare plea offer and draft correspondence to defense attorney re 26LV01014A	0.50	65.00

Date	Professional	Description	Hours	Amount
09-16-2026	SRB	Prepare for and attend prosecution docket before Judge Johnson (46th District Court)	2.25	292.50
09-21-2026	SRB	Receipt and review correspondence from 46th District Court re 2026 tax garnishment letter; execute and return authorization	0.25	32.50
09-23-2026	SRB	Receipt and review correspondence from 46th District Court re Judge Arvant October calendar and January/February 2027 court calendars	0.25	32.50
09-25-2026	SRB	Prepare Motion, Notice of Hearing, Proof of Service and Proposed Order for corrective action re 26L0000407; draft correspondence to 46th District Court with same	1.00	130.00
09-25-2026	SRB	Receipt, review and respond to correspondence from T. Kennedy re 26L0000407 inspection photos, notice history and hearing testimony	0.25	32.50
09-25-2026	SRB	Draft correspondence to T. Kennedy and City Administrator re 26L0000407 motion hearing and testimony	0.25	32.50
09-29-2026	SRB	Receipt and review draft 10/7 prosecution docket from 46th District Court	0.25	32.50
09-30-2026	SRB	Draft correspondence to 46th District Court with plea agreement re 26LV01011A	0.25	32.50
09-30-2026	SRB	Draft correspondence to Police Clerk re record request for 10/7 prosecution docket	0.25	32.50
09-30-2026	SRB	Conduct telephone pre-trial conference, prepare plea offer and draft correspondence to defense attorney re 26LV01011A	0.50	65.00
			Total	1,495.00

Time Summary

Professional	Hours	Amount
Scott Baker	11.50	1,495.00
Total		1,495.00

Total for this Invoice 1,495.00

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October 09, 2026

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Invoice Number: 1907
Invoice Period: 09-01-2026 - 09-30-2026

RE: Special Legal Services

Time Details

Date	Professional	Description	Hours	Amount
09-01-2026	SRB	Receipt, review and respond to correspondence from Honigman counsel re PILOT Ordinance comments; transmit PILOT Ordinance Version 4	0.50	65.00
09-03-2026	SRB	Receipt and review correspondence from Planner re Lathrup Village site development status, Planning Commission training and Master Plan timeline	0.25	32.50
09-03-2026	SRB	Draft hold harmless agreement for Volunteer Park projects	0.50	65.00
09-10-2026	SRB	Revise Facilities Rental Policy, Application and Releases; draft correspondence to City Administrator and City Clerk with same	1.25	162.50
09-10-2026	SRB	Receipt and review correspondence from Honigman counsel re PILOT Ordinance renewal structure and penalty provision for 9/14 Study Session	0.25	32.50
09-15-2026	SRB	Prepare for and attend Planning Commission meeting (Artisan Manufacturing public hearing; PILOT / site development update)	2.75	357.50
09-15-2026	SRB	Review and draft comments, proposed revisions re SOCRRA membership / Articles of Incorporation update	0.50	65.00
09-16-2026	SRB	Revise PILOT Ordinance (Version 5) per 9/14 Study Session (stepped penalty, 40-year renewal cap); draft correspondence to Honigman counsel, developer and City Administrator with same	1.00	130.00
09-17-2026	SRB	Revise E-Bike Ordinance (sidewalk conduct, riders age 15-17, registration); draft correspondence to City Administrator and Chief Zang with same	0.75	97.50

Date	Professional	Description	Hours	Amount
09-17-2026	SRB	Draft ordinance amendment re administrative approval of alcohol use on City property; draft correspondence to City Administrator with same	0.50	65.00
09-17-2026	SRB	Receipt, review and respond to correspondence from Honigman counsel re PILOT Ordinance V5 stepped penalty (Sec. 77-56(E))	0.25	32.50
09-17-2026	SRB	Receipt and review correspondence from developer re 50-year PILOT cap upon refinance	0.25	32.50
09-18-2026	SRB	Receipt and review correspondence from Honigman counsel re proposed PILOT penalty clarifying language and 50-year statutory term	0.25	32.50
09-22-2026	SRB	Draft correspondence to Honigman counsel, developer and City Administrator re tabling of PILOT Ordinance first reading and Council request for MSHDA confirmation	0.50	65.00
09-23-2026	SRB	Receipt and review correspondence from resident re PILOT financing / MSHDA waiver request for explanation	0.25	32.50
09-23-2026	SRB	Telephone conference with Honigman counsel re MSHDA confirmation and meeting with MSHDA representative	0.25	32.50
09-25-2026	SRB	Receipt and review correspondence from Honigman counsel re PILOT / MSHDA meeting scheduling and Study Session prep	0.25	32.50
09-25-2026	SRB	Draft correspondence to Honigman counsel re PILOT / MSHDA Teams meeting with developer, City Administrator and Mayor	0.25	32.50
09-29-2026	SRB	Receipt and review correspondence from Honigman counsel re MSHDA / Surnow Teams meeting scheduling	0.25	32.50
09-30-2026	SRB	Receipt and review SLU review letter and Planning Commission public hearing notice from Planner re 28939 Southfield Rd. (Exxon) alcohol sales	0.25	32.50
			Total	1,430.00

Time Summary

Professional	Hours	Amount
Scott Baker	11.00	1,430.00
Total		1,430.00

Total for this Invoice 1,430.00

Permits Issued: October 2026

Building Department

Building

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PB260087	10/19/2026	PAT & SONS CONSOLIDATED	17390 W 11 MILE RD	40-24-13-360-032	$15,600.80	$700,000
Work Description:	FOOTINGS FOR 3 NEW APARTMENT BUILDINGS ONLY!!! 10/19/2026-12/31/2026 CONDITIONAL APPROVAL FOR FOOTINGS ONLY DUE TO WEATHER AND THE NEED FOR REVISIONS OF ORIGINAL PLANS! BUILDING 1: 4 UNITS. BUILDING 2: 6 UNITS. BUILDING 5: 4 UNITS.					
PB260093	10/19/2026	PAT & SONS CONSOLIDATED	17480 W 11 MILE RD	40-24-13-360-032	$10,474.00	$700,000
Work Description:	FOOTINGS FOR 3 NEW APARTMENT BUILDINGS ONLY!!! 10/19/2026-12/31/2026 CONDITIONAL APPROVAL FOR FOOTINGS ONLY DUE TO WEATHER AND THE NEED FOR REVISIONS OF ORIGINAL PLANS! BUILDING 1: 4 UNITS. BUILDING 2: 6 UNITS. BUILDING 5: 4 UNITS.					
PB260094	10/19/2026	PAT & SONS CONSOLIDATED	17410 W 11 MILE RD	40-24-13-360-032	$14,994.00	$1,050,000
Work Description:	FOOTINGS FOR 3 NEW APARTMENT BUILDINGS ONLY!!! 10/19/2026-12/31/2026 CONDITIONAL APPROVAL FOR FOOTINGS ONLY DUE TO WEATHER AND THE NEED FOR REVISIONS OF ORIGINAL PLANS! BUILDING 1: 4 UNITS. BUILDING 2: 6 UNITS. BUILDING 5: 4 UNITS.					
PB260112	10/05/2026	ANDERSON, CLEMMON T	27890 EVERGREEN RD	40-24-14-306-035	$679.00	$34,000
Work Description:	REMOVE AND REPLACE SHINGLES. UNDERLAYEMENT, DRIP EDGE, ICE AND WATER.					
PB260113	10/05/2026	ANSARI, KATRINA	27770 EVERGREEN RD UNIT 1	40-24-14-306-025	$679.00	$34,000
Work Description:	REMOVE AND REPLACE SHINGLES. UNDERLAYEMENT, DRIP EDGE, ICE AND WATER.					
PB260114	10/05/2026	TRICE, LASAUNDRA J	27700 EVERGREEN RD	40-24-14-306-020	$679.00	$34,000
Work Description:	REMOVE AND REPLACE SHINGLES. UNDERLAYEMENT, DRIP EDGE, ICE AND WATER.					
PB260118	10/15/2026	CHEN, DAFENG	27440 CALIFORNIA SW DR	40-24-14-481-041	$195.00	$12,000
Work Description:	RE-DOING DEGRADED ROOF, FIX LEAKS, NEW TILES, REPAIR/REPLACE SIDE PANELING.					
PB260119	10/05/2026	PALMER, MR LAWRENCE R	17381 REDWOOD AVE	40-24-13-154-010	$97.50	$33,205
Work Description:	Tear off and re-roof on house with attached garage.					
PB260121	10/05/2026	SARAH A ADRIAN DECLARAT	27560 EVERGREEN RD	40-24-14-306-016	$679.00	$34,000
Work Description:	REMOVE AND REPLACE SHINGLES. UNDERLAYEMENT, DRIP EDGE, ICE AND WATER.					
PB260123	10/15/2026	GILL, HIVENS	18216 W GLENWOOD BLVD	40-24-14-278-015	$195.00	$39,99

Work Description: Remove existing shingles & install new roof/ventilation (House with attached garage, working on both)

PB260125	10/20/2026	JOHNSON, SHAVON NICOLE	27361 ELDORADO PL	40-24-14-479-006	$235.00	$6,000

Work Description: CONCRETE SLAB WITH RAT WALL (12X14)
METAL SHED (10X12)
IN THE REAR YARD.

PB260126	10/22/2026	PARNELL, XAVIER	27605 MORNINGSIDE PLZ	40-24-14-307-010	$450.33	$13,755

Work Description: Basement Waterproofing:
(112') Interior Drainage System
(1) SuperSump Plus
(1) New Sump Discharge with Freeze Prevention 20' to Bubbler Pot

PB260129	10/22/2026	REESE, LINDA KAY	18511 SANTA ANN AVE	40-24-23-257-050	$195.00	$19,558

Work Description: Strip and reroof dwelling and attached garage roofs only 33SQ

Total Permits For Type: 13
Total Fees For Type: $45,152.63
Total Construction Value For Type: $2,710,517

Electrical

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PE260074	10/02/2026	GONZALEZ, GABRIEL	27840 LATHRUP BLVD	40-24-13-305-001	$170.00	$0

Work Description: Reconnect furnace and A/C

PE260076	10/13/2026	INDUSTRY CONSULTING GRC	18100 W 11 MILE RD	40-24-14-484-019	$140.00	$0

Work Description: Connect (1) ground sign to existing power.

PE260080	10/27/2026	GOFORTH, BRADLEY EVANS	27920 SUNSET W BLVD	40-24-14-279-006	$170.00	$0

Work Description: Replace existing gas forced-air furnace with new 80 % AFUE two-stage variable-speed communicating unit, reconnecting to existing ductwork and venting; no structural change. Replace existing 3-ton outdoor condenser and indoor coil with new 3-ton R-454B system, install ~20 ft refrigerant lineset and required sheet-metal transitions; no structural change. Install new smart thermostat, bypass humidifier, ionization air cleaner, and filter cabinet tied into HVAC system; no structural change. Project lies in FEMA Flood Zone X (not a Special Flood Hazard Area).

Total Permits For Type: 3
Total Fees For Type: $480.00
Total Construction Value For Type: $0

Electrical - Low Voltage

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PE260075	10/05/2026	OAKLAND DEVELOPMENT C	27621 SOUTHFIELD RD	40-24-14-432-010	$180.00	$0

Work Description: LOW VOLTAGE: 13 DATA DROPS INSTALATION AT H&R BLOCK.

Total Permits For Type: 1
Total Fees For Type: $180.00
Total Construction Value For Type: $0

Electrical Reconnect

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PE260077	10/15/2026	MULLINS, CANDACE	18661 MIDDLESEX AVE	40-24-23-253-009	$120.00	$0
Work Description: furnace reconnect						
PE260078	10/15/2026	HARRIS, YOLANDA D	27424 EVERGREEN RD	40-24-14-306-070	$120.00	$0
Work Description: 80% 40K FURNACE REPLACEMENT (RECONNECT)						
PE260079	10/22/2026	BARKSDALE, DALTON	27145 ELDORADO PL	40-24-14-477-013	$145.00	$0
Work Description: electrical reconnect for the furnace and AC replacement						

Total Permits For Type: 3
Total Fees For Type: $385.00
Total Construction Value For Type: $0

EXTRA CEMENT PERMIT

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PEXC-26-010	10/06/2026	WILLIAMS, MICHAEL A	27731 RAINBOW CIR	40-24-14-304-028	$240.00	$0
Work Description:						
PEXC-26-013	10/15/2026	GROSMAN, THOMAS M	27710 RAINBOW CIR	40-24-14-327-005	$145.00	$0
Work Description: remove and replace roof. replace wood as necessary. house and garage.						
PEXC-26-015	10/19/2026	ARNOSASH PROPERTY RENT/	18231 RAMSGATE DR	40-24-23-230-005	$175.00	$3,500
Work Description: REMOVE & REPLACE (4) 8'X10' DRIVEWAY CONCRETE SQUARES, TOTAL OF 320 SQFT. INSTALL A 21 AA GRAVEL BASE AND USE 6.5 BAG MIX WITH FIBER.						

Total Permits For Type: 3
Total Fees For Type: $560.00
Total Construction Value For Type: $3,500

Fence

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PF-26-023	10/23/2026	BELL, ALICIA TAYLOR	17332 LINCOLN DR	40-24-24-157-022	$200.00	$0

Work Description: to install 100'of 6' Tan Vinyl Privacy

Total Permits For Type: 1
Total Fees For Type: $200.00
Total Construction Value For Type: $0

Garage Sale

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PGS-26-047	10/02/2026	COPELAND, KEITH R	18130 CAMBRIDGE BLVD	40-24-14-482-005	$7.00	$0
Work Description: SALE DATES ARE THURSDAY, OCTOBER 1ST, FRIDAY, OCTOBER 2ND, AND SATURDAY, OCTOBER 3RD, 2026						
PGS-26-048	10/21/2026	WHITNEY, CHERYL	27717 CALIFORNIA NW DR	40-24-14-427-004	$7.00	$0
Work Description: Garage Sale 10/23/26 - 10/25/26						

Total Permits For Type: 2
Total Fees For Type: $14.00
Total Construction Value For Type: $0

Mechanical

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PM260062	10/02/2026	GONZALEZ, GABRIEL	27840 LATHRUP BLVD	40-24-13-305-001	$230.00	$0
Work Description: Remove and replace furnace and A/C						
PM260063	10/15/2026	MULLINS, CANDACE	18661 MIDDLESEX AVE	40-24-23-253-009	$145.00	$0
Work Description: furnace replacement + chimney liner , reconnect						
PM260064	10/15/2026	HARRIS, YOLANDA D	27424 EVERGREEN RD	40-24-14-306-070	$150.00	$0
Work Description: 80% 40K FURNACE REPLACEMENT (RECONNECT)						
PM260066	10/22/2026	BARKSDALE, DALTON	27145 ELDORADO PL	40-24-14-477-013	$165.00	$0
Work Description: Install new 96% AFUE single-stage gas furnace (model EL196UH070XE36BK) with filter cabinet, condensate pump, PVC vent through brick wall, and reuse existing humidifier; includes chimney liner and GFCI outlet if required. Replace existing 2.5-ton air-conditioning system with new 2.5-ton outdoor condenser (EL16KC1 series) on pad, 35 ft refrigerant lineset/flush, new electrical disconnect and whip. Mechanical duct modifications include full return air drop replacement and addition of one 6- or 7-inch supply/return branch. No structural change.						
PM260067	10/27/2026	GOFORTH, BRADLEY EVANS	27920 SUNSET W BLVD	40-24-14-279-006	$225.00	$0
Work Description: Replace existing gas forced-air furnace with new 80 % AFUE two-stage variable-speed communicating unit, reconnecting to existing ductwork and venting; no structural change. Replace existing 3-ton outdoor condenser and indoor coil with new 3-ton R-454B system, install ~20 ft refrigerant lineset and required sheet-metal transitions; no structural change. Install new smart thermostat, bypass humidifier, ionization air cleaner, and filter cabinet tied into HVAC system; no structural change. Project lies in FEMA Flood Zone X (not a Special Flood Hazard Area).						

Total Permits For Type: 5
Total Fees For Type: $915.00
Total Construction Value For Type: $0

Peddlers/Solicitors/Canvassers

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PPSC-26-03	10/07/2026	CITY OF LATHRUP VILLAGE	27400 SOUTHFIELD RD	40-24-14-127-015	$130.00	$0

Work Description: DOOR TO DOOR PEDDLING - WINDOWS, ROOFING, SIDING - FREE ESTIMATES - DATES REQUESTED BETWEEN 10/07/26 THRU 1/05/27
INDIVIDUALS APPROVED TO SOLICIT -JOHN OTTINGER - DANIEL OTTINGER - LUC ORES - NICHOLAS LAMOTHE - LARONDRE BUFORD - ARIEANA HEMPHILL

Total Permits For Type: 1
Total Fees For Type: $130.00
Total Construction Value For Type: $0

Plumbing

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PP260050	10/07/2026	PRATER, DEITRA	19041 ALHAMBRA CT	40-24-14-127-009	$145.00	$0

Work Description: This is for a bathtub replacement - We will remove the old bathtub and replace it with a new bathtub; the drain will NOT move; the drain will remain in the same position.

PP260051	10/15/2026	JURGEN, KEVIN A	18519 W GLENWOOD BLVD	40-24-14-256-003	$315.00	$0

Work Description: 1 STACK, 1 SINK, 1 SHOWER, 1 DISPOSAL, 1 DISHWASHER, 1 WATER CLOSET, 3/4 WATER DISTRIBUTION.

PP260052	10/15/2026	THORNTON JR, WILLIAM M	17551 SUNNYBROOK AVE	40-24-13-359-012	$145.00	$0

Work Description: SHOWER, WATER CLOSET.

PP260053	10/22/2026	PARNELL, XAVIER	27605 MORNINGSIDE PLZ	40-24-14-307-010	$145.00	$0

Work Description: Basement Waterproofing:
(112') Interior Drainage System
(1) SuperSump Plus

PP260054	10/21/2026	MC30 LLC	28919 SOUTHFIELD RD	40-24-14-227-042	$490.00	$0

Work Description: Plumbing rehab

PP260055	10/29/2026	BARKSDALE, DALTON	27145 ELDORADO PL	40-24-14-477-013	$180.00	$0

Work Description: Remove and dispose of existing gas water heater and install new 50-gallon, 65 000 BTU atmospheric-vented unit with new cold-water and gas shutoffs, dielectric unions, up to 4 ft of vent pipe, and safety pan. Remove and haul away double concrete laundry sink and install single-bowl fiberglass laundry tub with two-handle faucet, reconnecting all supply and drain lines. No structural change.

Total Permits For Type: 6

Total Fees For Type: $1,420.00
Total Construction Value For Type: $0

Roofing Permit

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PB260065	10/14/2026	AUSTIN E BRANCHEAU & REA	28420 SUNSET W BLVD	40-24-14-276-003	$225.00	$8,000
Work Description: new shingle roof on steep slopes and EPDM on low slopes with added ventilation						
PB260122	10/06/2026	GRIFFIN, DIANE S	26460 MEADOWOOD S CT	40-24-24-152-015	$195.00	$16,490
Work Description: T/O and replace all of the shingles on the house and attached garage roof.						
PB260128	10/22/2026	HOLLOWAY, REBECCA	19150 RAINBOW DR	40-24-14-382-002	$250.00	$16,510
Work Description: Tear off shingles and install new Atlas Midnight Lake 50-year limited lifetime shingles with matching hip and ridge cap. Install 6' new ice and water, new synthetic felt paper, new drip edge, new ridge vent and pipe boots, install four 750 can vents, Atlas smart vent, solar vent, re-flash chimney and complete clean up						

Total Permits For Type: 3
Total Fees For Type: $670.00
Total Construction Value For Type: $41,000

Shed

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PSHED-26-005	10/07/2026	JACKSON, ELTON DELVERT	17310 LINCOLN DR	40-24-24-157-023	$200.00	$0
Work Description: GALVANIZED STEEL SHED. ON A CONCRETE PAD. 13FTX12FT. REAR OF THE PROPERTY WITHIN THE SETBACK REQUIREMENTS.						

Total Permits For Type: 1
Total Fees For Type: $200.00
Total Construction Value For Type: $0

Siding Permit

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PB260127	10/20/2026	WEAKS JR, ALLEN F	28252 WOODWORTH WAY	40-24-14-181-005	$606.88	$26,525
Work Description: Siding replacement. Tear off existing siding and install new James Hardie siding on house and garage.						

Total Permits For Type: 1
Total Fees For Type: $606.88
Total Construction Value For Type: $26,525

Window Permit

Permit #	Issue Date	Property Owner	Job Address	Parcel #	Permit Fees	Const. Value
PB260120	10/05/2026	WEBSTER JR, BENJAMIN S	18959 ELDORADO PL	40-24-23-252-002	$155.00	$10,700

Work Description: Install (8) vinyl replacement windows

Total Permits For Type: 1
Total Fees For Type: $155.00
Total Construction Value For Type: $10,700

Report Summary

Grand Total Permit Fees: $51,068.51
Grand Total Permits: 44
Grand Total Construction Value: $2,792,242

Building Department

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
18833 SUNNYBROOK AVE	**PERRYMAN, PAMELA D**	**Complaint received regarding sign in ROW. Same was removed by CE.**	**Sign in Right of Way**	**Resolved**
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**C/F complaint received regarding unlicensed Chev at 28200 Southfield. Actual address is 28050 Southfield. Vehicle appears to be a 2008 Burg Chev Impala.(No Plate) VIN: 2G1WU583081347962. Same was tagged for 48.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**
28081 SOUTHFIELD RD	**KUNZ, JAMES W**	**Received complaint regarding dumping of several bags of yard waste at edge of driveway at the business location. Observed debris as stated. WIll follow up for further investiagtion. RL**	**Illegal Dumping**	**Complaint Recieved**
18846 MIDDLESEX AVE	**DELOACH, LORETTA**	**Received concerns female H/O regarding recent drainage concerns with the ditch in front of her home. An initial inspection this date revealed a recently poured driveway approach by her neighbor at 18838 Middlesex. Unsure as to date. Checking BS & A there was a permit issued in May 2019 for a new driveway approach and parking pad.**	**Ditch and Culvert Maintenance**	**Complaint Recieved**
18846 MIDDLESEX AVE	**DELOACH, LORETTA**	**Received verbal concerns from female H/O regarding her neighbors tree that fell into her yard. Upon initial inspection this date I did observed a rather large downed tree in her rear yard from her neighbor at 18866 Middlesex. See photo**	**Tree Related Issue**	**Complaint Recieved**
26320 LATHRUP BLVD	**RON, NIR**	**COMPLAINT RECIEVED REGARDING SMALL "STRUCTURE" IN THE REAR OF THE YARD THAT HAS A STAW ROOF. DOES NOT BELIEVE IT TO BE CODE COMPLIANT. THERE ARE PERMITS AND INSPECTIONS FOR EVERYTHING ELSE.**	**Other**	**Complied**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
27600 LATHRUP BLVD	**EMERSON, DANA JUANELLE**	**10/02/26 - Follow up inspection reveiled the Chev Cruse remains in violation as there is no valid plate attached. There was also another vehicle, Chev Equnox (DZB 3961/09-26) parked in driveway. There was also a fair amount of accumulation in driveway and on front porch. Door-Tag notice issued for all three violations. RL**	**Unlicensed and/or Inoperable Vehicle**	**Door Tagged, Letter Sent**
27600 LATHRUP BLVD	**EMERSON, DANA JUANELLE**	**There was also a fair amount of accumulation in driveway and on front porch. Door-Tag notice issued.**	**Accumulation**	**Door Tagged, Letter Sent**
17555 WILTSHIRE BLVD	**ABRAHAM, ROSEMARIE**	**Observed a silver Mercedes 4 Dr. backed into driveway with no vadid license plate attached. Vehicle also appears to be in disrepair as the dashboard componants under repair. Same was tagged.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**
18171 KILBIRNIE AVE	**AL SADI, YOUSEF A**	**Inspection of nuisance tree in rear yard ofproperty. Could be considered a nuisance/danagerous tree See photos.**	**Tree Related Issue**	**Inspection of Complaint**
18171 KILBIRNIE AVE	**AL SADI, YOUSEF A**	**While following up on a tree related concern it was noticed high grass and weeds in and about property. Door tag notice issued.**	**High Grass/Weeds, Vegetation**	**Door Tagged, Letter Sent**
27800 SOUTHFIELD RD	**COMMUNITY CHURCH**	**R/C regarding what appears to be a broken off steel light pole at ground level. See photo.**	**Hazardous Situation**	**Inspection of Complaint**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
18441 W GLENWOOD BLV	**MARSH, LORRAINE**	**R/C regarding vacant property and property maintenance related issues. See photos.**	**Vacant Residential Property Registration**	**Inspection of Complaint**
28251 LATHRUP BLVD	**WELSH, ALBERT**	**Observed a Jeep grand Cherokee parked on grass in rear yard. Door tag notice issued. See photo.**	**Vehicle Parking Issue**	**Violation Observed**
28251 LATHRUP BLVD	**WELSH, ALBERT**	**Observed a black Mercedes with Kansas plate (B 905978/03-24) backed into driveway. Door tag notice issued. See photos**	**Unlicensed and/or Inoperable Vehicle**	**Door Tagged, Letter Sent**
28012 ELDORADO PL	**STRODL TRUSTEE, NANCY E**	**Observed vehicle(ETP3580/06-27 (parked on grass**	**Vehicle Parking Issue**	**Inspection of Complaint**
28025 SUNSET W BLVD	**SMITH JR, TERRY**	**10/08/26 - Property has been posted for sale (Towanna Jackson - (248 270-2956). Called her regarding high grass and weeds. She is aware and expects grass to be cut within the next few days.**	**High Grass/Weeds, Vegetation**	**Advised**
26245 SOUTHFIELD RD	**QMJ BUILDING, LLC**		**No Permit**	**Inspection of Complaint**
27627 ELDORADO PL	**ANDERSON, DAVID A**	**Observed an excessive amount of yard brush and limbs at edge of roadway. Appears to have been there for a while. Violation notice issued. See photo.**	**Yard Waste Violation**	**Door Tagged, Letter Sent**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
28420 SUNSET W BLVD	**AUSTIN E BRANCHEAU & REANNA M BRANC**	**Observed construction equipment at this location where ongoing work is taking place. Follow up will be necessary./ RL**	**No Permit**	**Investigated**
26237 SOUTHFIELD RD	**QMJ BUILDING, LLC**	**Received notifrication from building inspector - Don regarding construction at this location without a permit. He indicated he advised them to quit and they kept working. I visited the location mid-afternoon and there were no workers present. However, there was a considerable amount of debris on the paved parking lot and not in a dumpster as required.(See Photo's) A re-visit will be necessary tomorrow.**	**No Permit**	**Investigated**
27751 SUNSET W BLVD	**WATTS, MARK**	**Observed three (3) vehicles and a utility trailer backed into rear of driveway. Two vehicles did not have a current license plate attached. See photos. Utility trailer (B799614). Door tag violation notice issued.**	**Vehicle Storage Violation**	**Door Tagged, Letter Sent**
18811 ALHAMBRA AVE	**MITCHELL, TIMOLIN**	**Have observed an older Cadillac backed into driveway front of garage with flat tires. Plate (AFK165/07-19) appears to be expired. There is another violation for the vehicle that was posted in MAy 2019. Vehicle was tagged this date. The owner did call upon returning home from work and requested 7 days to either get vehicle plated and tires repaired or remove the car. Time granted. RL**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**
27745 RACKHAM DR	**DUNIVANT, JOHN**	**Observed a black BMW parked on grass at this location. Upon closer inspection it appeared the plate (5NTH10/07-23) was expired. Vehicle appeared to have been sitting for an expended period of time. See photos. Vehicle was tagged.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**Observed a white Ford Transit van backed into parking space in lot with expired/improper (BFQ 454/09-26) license plate. Plate comes back to a 2014 Chev Maliba out of South Lyon. Vehicle was tagged.**	**Vehicle Parking Issue**	**Vehicle Tagged**
27250 RAINBOW DR	**MANIACI, BENJAMIN**	**Observed a large pile of brush and limbs at eade of roadway. Notification issued.**	**Yard Waste Violation**	**Written Notification Issued**
18866 RAINBOW DR	**CASTON, STEFFEN B**	**Observed a large pile of brush and limbs at eade of roadway. Notification issued.**	**Yard Waste Violation**	**Written Notification Issued**
28630 SOUTHFIELD RD 13-	**LATHFIELD PARTNERS LLC**	**Waited until dark to inspect property for light illumination after receiving a complaint. Follow up with management company and/or owners will be required to get this situation corrected. Photos attached.**	**Outside Illumination Violation**	**Violation Observed**
27453 RAINBOW CIR	**STRONG, JAMES**	**Complaint received regarding a large pile of brush and limbs at edge of roadway. Notification issued.**	**Yard Waste Violation**	**Written Notification Issued**
27453 RAINBOW CIR	**STRONG, JAMES**	**While issuing a notice regarding brush, limbs and debris this officer observed a silver Ford Focus (DWA 3042/00-00) backed into driveway with expired license plate. Vehicle was tagged**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
27453 RAINBOW CIR	**STRONG, JAMES**	**Written violation notice issued for property relate violations; driveway and porch repairs. iven 60 day abatement period. See attached letter.**	**Property Maintenance Violation**	**Violation Notice Issued**
27440 CALIFORNIA SW DF	**CHEN, DAFENG**	**Roofing perrmit verified. RL**	**Check Permit Status**	**No Cause for Action**
27081 ELDORADO PL	**PROKOPCHAK, CARL**	**GRASS/WEEDS OBSERVED HGH GRASS/WEEDS AT THIS RESIDENTIAL PROPERTY. Door tag violation issued.**	**Tall Grass/ Weeds**	**Door Tagged, Letter Sent**
28521 SUNSET W BLVD	**THUWAINI, RANA**	**Complaint received regarding a sign placed in ROW. Same was removed.**	**Sign in Right of Way**	**Corrected by City**
28555 BLOOMFIELD DR	**KUNZ, ROBERT**	**RESIDENTIAL SIGNAGE SHALL NOT EXCEED 6 SQUARE FEET - DOOR TAG VIOLAION NOTICE ISSUED.**	**Sign Violation**	**Door Tagged, Letter Sent**
27145 ELDORADO PL	**BAHK-HALBERG, JON H.**	**Inspection of property based upon complaint of vehicle parkewd on grass and trash cans in front of property. No violation observed at this time.**	**Vehicle Storage Violation**	**Inspection of Complaint**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
17640 E GLENWOOD BLVI	**BRADLEY, PAMELA**	**Observed three (3) vehicles backed into driveway that ndo not appear to be moved or driven. Chrys Aspen (CWS 860/10-23), Dodge Caravan (DD 47391/10-25) Chrys 300 (CWS 861/10-27) The Aspen and Caravan also have flat tires. The 300 does not appear to haqve been driven or moved in an extended period of time.**	**Unlicensed and/or Inoperable Vehicle**	**Door Tagged, Letter Sent**
18810 CAMBRIDGE BLVD	**WILLIAMS, JOSEPH R**	**C/F complaint received regarding permit and code related violations. No visable ongoing work observed and same for any code violations at this time. Will continue to monitor.**	**Check Permit Status**	**Investigated**
18575 SAN QUENTIN DR	**STEELE MD, JOHN T**	**C/F complaint received regarding possible rental property. Record shows investigation for same concern in June 2024. Notes indicate compliance in July 2024.Although there is no record of a rental certificate of compliance. Further inquires will need to be made to verify property status. Vehicle parked in driveway on this date (CEJ 968/06-27) white GMC Yukon. Vehicle registration for (CEJ 968/06-2-27) is a 2004 GMC Yukon registered to Charles Tucker @ 18605 San Quentin**	**Rental Property Status / Verification**	**Investigated**
28560 BLOOMFIELD DR	**WILLIAMS, GERALDINE**	**Observed a large pile of brush along side of roadway at this location. Written notification letter issued.**	**Yard Waste Violation**	**Written Notification Issued**
27256 LATHRUP BLVD	**TEICHERT, JANICE**	**Observed a pile of brush and limbs at edge of roadway. Written notification issued.**	**Yard Waste Violation**	**Written Notification Issued**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
27717 CALIFORNIA NW DI	**WHITNEY, CHERYL**	**Complaint received regarding garage sale at this location and whether there is a valid garage sale permit. Permit was verified and was issued on 10/21/2026.**	**Check Permit Status**	**Complaint Recieved**
17608 REDWOOD AVE	**RORIE-WILLIAMS, EARLINE**	**Observed a black Ford Focus (NO plate) backed into driveway. VIN: 1FAFP34372W262681.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**
19111 SARATOGA BLVD	**RAUDSZUS, NORALIE**	**GRASS/WEEDS NOT TO EXCEED 7" IN HEIGHT**	**Tall Grass/ Weeds**	**Door Tagged, Letter Sent**
28600 SOUTHFIELD RD	**LATHFIELD PARTNERS LLC**	**Waited until dark to inspect property for light illumination after receiving a complaint. Follow up with management company and/or owners will be required to get this situation corrected. Photos attached.**	**Outside Illumination Violation**	**Letter Sent**
18831 BUNGALOW DR	**WATKINS, LISA MARGIE**	**Observed a white Dodge Stratus (EUR 8357/02-27) Parked/stored in ROW with extensive collision damage to the drivers side front of the vehicle. Left front tire/wheel had been removed and the veh was sitting on it. There was also a jack stand under the left rear of the veh. Same was tagged. See photos.**	**Inoperable Vehicle**	**Vehicle Tagged**
28820 SOUTHFIELD RD	**LATHFIELD HOLDINGS LLC**	**Observed a Burg Chev Malibu with expired plate (EXM 9415/07-26) in parking lot. Operation is questionable. Same was tagged. See Photos.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
26059 SOUTHFIELD RD	**FIRST HOLDING MANAGEMENT CO**	**IS DOING WORK ON A UNIT--- BUILDING IT OUT FOR NEW TENANT SPACE. WATER DAMAGE IN MULTIPLE AREAS OF THE BUILDING ITSELF STEMING FROM THE ROOF REPAIR. PERMIT ATTACHED AND EXTRA NOTES AT 26079 SOUTHFIELD. PB260009. STOP WORK ORDER HAS BEEN POSTED ALONG WITH A COPY OF THE ATTACHED LETTER. A COPY WAS ALSO MAILED TO THE ADDRESS WE HAVE ON FILE. HAS UNTIL 11/29/2026 WHEN HIS ORIGINAL PERMIT EXPIRES TO COME INTO COMPLIANCE.**	**Working Without Required Permit(s)**	**Complied**
27208 SOUTHFIELD RD Ste	**LATHFIELD INVESTMENTS LLC**	**Complaint received regarding outdoor parking lot lighting at this location. Two previous violations have been logged for same issue, 12/19/2025 and 03/31/26. Neighter were resolved. Violation notice will be issued to property owner and or management company. See photos attached.**	**Outside Illumination Violation**	**Violation Observed**
28050 SOUTHFIELD RD 17(	**L.V. PROPERTY INVESTMENTS, LLC**	**Observed 2013 Burg Ford Focus backed into parking space with no valid license plate. Vehicle was tagged with note that further violations are subject to a written citation. See photos.**	**Unlicensed and/or Inoperable Vehicle**	**Vehicle Tagged**
26820 SOUTHFIELD RD	**AT&T SERVICES INC**	**Investigated complaint**	**Outside Illumination Violation**	**Complaint Investigated**
	DANIELS, ANTON	**C/F complaint received regarding a sidewalk obseruction at this location on Sunset Blbd. due to overgrowth of vegetation. Violation notice issued and mailed to property owner this date. See attached.**	**Sidewalk Obstruction**	**Written Notification Issued**

DDA Code Enforcement Report October 2026

Address	Property Owner	Violation	Category	Status
27943 SUNSET W BLVD	**FRAN INVESTMENTS LLC**	**C/F complaint regarding brush and yard waste set out by roadway. upon inspection observed several bundles of small limbs and branches tied up in 3 - 4 foot bundles. Door tag violation notice issued to set debris out for collection according to ordinance requirements.**	**Yard Waste Violation**	**Door Tagged, Letter Sent**
26400 SOUTHFIELD RD	**BDS VENTURES, LLC**	**C/F complaint received regarding parking lot repair work not being up to code. It was inspected this date and will require further inspection by the bldg. inspector. Dumpster enclosure also in need of repair See photos.**	**Parking Lot Maintenance**	**Inspection of Complaint**
28691 ELDORADO PL	**FRECHETTE, NICHOLAS RICHARD**	**Observed vehicle blocking sidewalk. Warning notice issued. Also spoke with vehicle owner and advised.**	**Blocked Sidewalk**	**Door Tagged, Letter Sent**
18180 RAMSGATE DR	**WILLIAMS, SHAVELLA**	**Observed vehicle blocking sidewalk once again. There was also a vehicle blocking fire hydrant directly in front of resiidence. Spoke with H/O regarding both violations and advised. Both vehicles were immediately removed.**	**Blocked Sidewalk**	**Spoke W/ Occupant/Resident**

Records: 56

Code Enforcement

LATHRUP VILLAGE
Downtown Development Authority

27400 Southfield Rd
Lathrup Village, MI 48076
(248) 557 - 2600
www.lathrupvillage.org

To: Lathrup Village Downtown Development Authority

From: Janet Bloom – Community & Economic Development/DDA Director

Date: November 20, 2026

RE: Director's Report

Recast City:

"On Monday, November 16th, the Recast Leaders Cohort held its program graduation with all 6 of the Southeast Michigan Cohorts. We joined members from the Cities of Marysville, Pickney, Ypsilanti, Gibraltar and Eastpointe at Cafe Clark in Detroit. This was a special time for us, as it was only the second time the Southeast Michigan Cohort had collectively met in person- the first time being at Lathrup Village City Hall back in May. The teams shared their accomplishments and all the work being done through Recast in their communities. We connected with organization representatives and funders from Michigan Municipal League, the Ralph C. Wilson Jr. Foundation, and so many more.

Taking part in this program has given us vital tools and knowledge to improve the City of Lathrup Village's business corridor. It has always been more than what we speak of in the few minutes we can talk about it during public meetings- it is about making vital third spaces in the suburbs of Metro Detroit that benefit all and can catapult Lathrup Village into the next generation of small business connections. We are excited by the work that has been accomplished, and how Lathrup Village has a spotlight upon it by multiple organizations and connections."

– Reflections by Tom Kennedy, DDA Project Coordinator.

Next steps include plans for the mini-grant of up to $10,000 to continue our efforts in this space and becoming part of the soon-to-be launched national Recast City Alumni network.

Master Plan:

The Giffels Webster draft Master Plan discussions continued at the November 17, 2026 Planning Commission meeting. It was the second discussion on this topic. Planning Commission is asking for DDA board input, along with the Parks & Recreation Committee, regarding two parcels in the Village Center area (triangle lots). More information will be sent out via email soon. Master Plan information is available on the City of Lathrup Village website.

Property Updates:

Commercial Property/Broker Owner Open House held on Friday, November 13 from noon – 3 pm. at City Hall in the Community Room. Property owners, brokers, lenders, business support organizations and business owners gathered to see available properties and pair up with critical resources to work on becoming a brick and mortar in town. Thank you to Oakland Thrive and The Whitehouse Team of Berkshire Hathaway HomeServices for their financial support of this event.

We have a handful of businesses that have opened recently that we are working on doing Ribbon Cuttings for. More details to come as these get scheduled.

MGM – Property Sale of Triangle Lot

A meeting was held with MGM representatives regarding the sale negotiation of the triangle lot the DDA owns. They decided not to offer a price but asked to begin a process to also bring the city triangle lot into sale consideration. Note that both of these lots were included in the RFQ. MGM attended the November 9 City Council Study Session to bring the idea forward and also to answer council questions. It is anticipated to be part of the Nov. 23 City Council meeting.

Lathrup Village Maker's Mile Winter Market

Presented by Woosah United and hosted by the Lathrup Village DDA, nine market dates are scheduled to bring vendors to Lathrup Village Community Room. This economic tool will be used to continue the buzz of Lathrup Village, work to train and support businesses to try and find co-working/shared retail space within Lathrup Village commercial corridors, and provide a wholesome Third Place activity for the residents of Lathrup Village and beyond. Hour are 10-2 pm, which allows for a booking for the evening in the Community Room each market day. Come May, the market plans to move outdoors. Vendors and sponsors are currently being solicited by the Woosah United team.

LVMF

Lathrup Village Music Festival (LVMF) recently announced that they are moving to become a non-profit. This will expand their offerings, scope, and leave an even larger impact in the communities they serve. We wish Lauren, Bob, and the LVMF crew and volunteers all the best with the transition.

MSOC – Technical Support:

As an Affiliate Program, we are eligible for $2,500 in Technical Support funds from MSOC for 2027. The portal will open soon. Share your ideas.

MSOC - Board Training:

Thank you to those who were able to attend the MSOC Board of Directors Training on one of the three locations provided.
Literature from the sessions will be made available to all board members along with helpful worksheets via email soon.

Main Street America- Self - Evaluation:
The 2027 National Accreditation Platform will close February 15, 2027. We will be tasked to do a self-evaluation for our program. Please watch your email for further details and instructions.

Design Committee Launch/Street Team Launch:
Main Street Committees typically are: Design, Economic Vitality, Organization, and Promotion. We plan to launch the Design Committee first. We will be working to gather volunteers for the Design Committee to help review Façade Grants and Sign Grants and other infrastructure and beautification efforts in the Lathrup Village DDA. Information will be going out in this week's e-newsletter. If someone is interested in participating, they can contact the DDA office.
We will also be asking for volunteers to become our Street Team Crew – volunteers who can help distribute information to our businesses.

For Your Calendar:

Completed Events:

October 8 – MSOC – DDA Training (Staff Retreat) – Media 101 training

October 17 – Halloween Fall Fest by Parks & Recreation/DDA 1-3 pm, at City Hall.

October 20 – 11am – 2 pm (drop in)- "Swag Grab Event" hosted by Lathrup Village DDA and Southfield DDA. Pick up MSOC Shop Small items for your DDA business. Located at 22555 Greenfield Road at Greenfield Plaza.

Nov. 13, Noon-3pm – Commercial Property Open House at Community Room

Nov. 16 – Recast City Cohort Graduation Day!

Upcoming Events:

Nov. 1 – 30 – Oakland County Shop Local Gems contest. See attached flyer.

Nov. 28 – National Shop Small Saturday

Nov. 29,10am – 2pm - Lathrup Village Maker's Mile Winter Market at City Hall Community Room launches with 9 dates during the winter. See attached flyer.

December 4 – Winterfest (tree lighting ceremony/kids activities), 6-8 pm, at City Hall New this year is mini-pony carts ride with the Grinch dressed like Santa. We need one more sponsor for $500 to help add one more hour of rides!

December 16, 5-7 pm – Tri-Cities Holiday Networking with Business Owners and Property Owners. Will be hosted in Lathrup Village in conjunction with Oak Park DDA and Southfield DDA. Location TBD.

Recommendation: To Receive and File

City of Lathrup Village Police Department-Monthly Summary

October 2026

10/01/2026

260009377-Intelligence Information

An officer documented a possible ordinance violation after seeing a business operating at 0300 hours. The inside was open and all machines were fully functional.

260009386-Suspicious Circumstances

An officer documented broken windows on a vacant building, they were unable to find any video footage in sight of the broken windows.

10/02/2026

260009419-Assist Other Law Enforcement Agency

An officer responded to a residence in order to verify if the resident's vehicle was stolen. The resident informed the officer it was repossessed and not stolen; a message was sent to Detroit's PD for the vehicle to be removed as stolen.

10/04/2026

260009456-Accident-Fail to Stop and Identify

Officers responded to a 3-car crash, upon arrival they observed 2 vehicles with damage and a 3rd in a separate parking lot. The 3rd vehicle was the at fault driver and proceeded to drive out of the parking lot, even though officers were telling them to stay. The second officer initiated a traffic stop on the vehicle a mile down the road, and they were cited for leaving the scene of an accident.

10/05/2026

260009477-B&E-Burglary-Forced Entry-Non-Residence

Officers responded to an alarm for broken glass at a local business, the suspects appeared to have already fled the scene. Officers found nothing missing but did see video footage of the suspects attempting to pry open the safe door unsuccessfully. Officers conducted follow up and found that the same suspects had been to other jurisdictions doing the same thing. None of the agencies were able to ID the suspects, the investigation is ongoing.

260009489-Suspicious Persons

An officer received a report at the station for a suspicious circumstance. The RP advised she believed another driver was taking pictures of her license plate. The officer tracked down the other party who stated they were not in the area, it seemed to be a misunderstanding.

10/06/2026

260009521-Suspicious Circumstances

An officer took a report at the station for possible extortion from someone claiming to be T-Mobile. The suspect sent threats and photos to try and extort money from the RP. The RP did not send any money to the suspect.

260009530-DWLS

An officer stopped a vehicle with the driver having a suspended license. The officer wrote the proper citations and advised the driver they could not operate the vehicle and to park it in the parking lot nearby. The driver was released later at the scene.

10/07/2026

260009554-Larceny-From Building

The SRO officer took a report for missing items at the school occurring during the ongoing construction. There was no video footage and there is no known suspect.

260009567, 260009568, 260009569-Fraud

An officer took 3 fraud reports occurring over online transactions. The cases were turned over to the Detective Bureau. They are looking to press charges against each fraud suspect.

10/08/2026

260009600-Conditional Release Violation

An officer was dispatched to a business where the suspect was reported to be violating his bond release order prohibiting him from talking to the RP. The RP stated he had shown up to her place of employment and told her they needed to talk. Upon LVPD arrival the suspect was already gone. The court that issued the bond condition was notified.

260009607-Uttering and Publishing Check

City of Lathrup Village Police Department-Monthly Summary

Officers dispatched to a local bank with reports of a vehicle covering their license plate while using the ATM. The officers did a thorough investigation and discovered different checks and debit cards located on the suspects person. The officers released the subjects and took in the evidence. After follow up made by the DB, the report was sent to OCPO to seek possible charges for Uttering & Publishing for the two State of Michigan checks, and possession of FTD for the debit and credit cards.

10/09/2026

260009617-Misdemeanor Arrest Warrant (Originating Agency)

Officers were advised by dispatch that Shelby Township had one in custody with a DWLS warrant out of LV. The officer took the arrestee into custody and transported them to Berkley jail where they were booked without incident.

260009624-Telephone Used for Harassment, Threats

An officer took a report at the station with the victim reporting threats and harassment texts. These were received due to the suspect being angry that they did not receive the victim's current position of employment. The threats were documented but the victim never sent the officers photos of the texts.

260009625-Suspicious Circumstances

An officer took a report for a suspected fraud. The RP claimed to have been charged for two additional phone numbers on her AT&T bill. After further investigation she was only being charged for her current phone number and the others were canceled.

10/10/2026

260009659-Drove W/Expired Ops

An officer stopped a vehicle with the driver having an expired operator's license. The officer wrote the proper citations and advised the driver they could not operate the vehicle and to park it in the parking lot nearby. The driver was released later at the scene.

10/12/2026

260009725- Retail Fraud 2nd Degree

An officer was dispatched to a local business for a reported Retail Fraud of clothing items sold at the store. The officer was able to gather a plate and video footage of the theft including the suspect's face. The suspect possibly matches the ops photo

attached to the registered owner of the plate in the report. The DB investigated the case and charges were obtained.

260009727-Found Property

Officers were dispatched to an unattended briefcase at a bus stop in LV. After opening the briefcase, it was found to be empty. The briefcase was tagged as found property and entered into evidence.

260009729- Property Damage H&R Traffic Crash

Officers took a hit and run crash report at the station, the RP was unable to identify the driver and only got a vehicle plate from a witness. The officer did follow up and could not locate a phone number for the suspect vehicle.

10/13/2026

260009764-DWLS OPS License Suspended / Revoked

An officer stopped a vehicle with the driver having a suspended license. The officer wrote the proper citations and advised the driver they could not operate the vehicle and to park it in the parking lot nearby. The driver was released later at the on scene.

260009776- All Other Traffic Offenses

An officer took a report of a road rage incident that resulted in the RP's vehicle being struck with a coffee cup. The officer noted the damage and documented his findings.

260009778-DWLS

An officer was dispatched to a crash where the at fault driver was found to be operating with a suspended license, expired plates and having no insurance. The driver was given the citation and released to paramedics on scene for injuries.

260009784-Assist Other Law Enforcement Agency

LVPD officers were assisting Southfield PD in locating a suicidal male who committed multiple felonies including throwing a baby outside of the mother's home. The officer located the suspect in bushes of a Southfield home. The officer had to assist in the arrest as the suspect was resisting other officers.

10/14/2026

260009834-Civil Matter

An officer took a civil matter report for a damaged windshield located in the parking lot of a local business. The RP claimed that the induvial blowing leaves off the sidewalk next to the business had blown a rock onto her wind-shield. Officers observed minimal damage. It was unknown if the leaf blower caused the damage. The report was documented with the business offering to pay for any damages. The subject refused.

10/15/2026

260009864-Civil Matter

An officer took a report at the desk with the RP, reporting accidental damage to her mailbox. The damage had come from their neighbor accidentally backing into both mailboxes. The other party confirmed with the officer they had a receipt to replace the exact mailbox. The RP was okay with that.

10/16/2026

260009889-Asssist FD

Officers assisted FD and helped evacuate a childcare center that had suffered a gas leak after a contractor hit a gas line.

10/17/2026

260009922-DWLS

An officer stopped a vehicle with the driver having a suspended license. The officer wrote the proper citations and advised the driver they could not operate the vehicle and to park it in the parking lot nearby. The driver was released later at the scene.

260009944-Assist Other Law Enforcement Agency

An officer used Flock to locate an indecent exposure suspect for Southfield PD. The news provided a suspect photo as well as suspect vehicle. The officer was able to locate the suspect vehicle. Upon receiving an alert of the suspect's last known intersection the LV officer notified Southfield PD that the suspect was headed to the library again. The suspect was arrested and the officer's investigation was documented.

10/18/2026

260009948-Assault/ Battery/Simple (A&B)

Officers took an A&B report for a victim that wanted the incident documented without pressing any charges. The victim stated the female suspect knocked on his door and assaulted him. He then pushed her out of the door and closed it ending the confrontation.

260009949-Assist Other Law Enforcement Agency

Officers responded to a large group fighting in Southfield, upon arrival there was no fighting, Southfield PD handled the investigation.

260009965-Welfare Check

A LV officer was dispatched to a local business for a possible suicidal induvial/domestic dispute. The officer arrived and spoke to the reporting party who stated her and her ex went through a breakup that he initiated. The ex-boyfriend claimed he would commit suicide since the RP did not want to talk to him and sped off. The ex-boyfriend appeared to have no means or plan to commit suicide. It appeared he was making a statement to get the RP's attention. Farmington Hills PD did a welfare check for the individual at his listed residence with no response.

10/21/2026

260010121-CPL Violation-Citation

An officer stopped a vehicle for a traffic violation and the driver failed to reveal he was a registered CPL holder. The officer was notified by dispatch after already having approached the vehicle and going back to their patrol car. The driver was cited for failure to advise and released on scene.

10/23/2026

260010215-Operating Under the Influence of Alcohol / Liquor (OWI)

An officer stopped a vehicle that committed a traffic violation. The driver was discovered to be operating under the influence. An investigation was conducted and the subject arrest for OWI. The driver consented to a blood draw, which was completed without incident, and they were later booked and lodged at Berkley PD.

10/24/2026

260010238- Fleeing or Eluding Police

An officer was patrolling and monitoring traffic when he discovered a vehicle with two occupants. The passenger appeared to be the registered owner with warrants attached to her name and the driver also had warrants, one being a felony warrant. The vehicle began to evade the officers patrol vehicle as he attempted to

get behind it. The officer continued the pursuit for a short time before terminating it. The DB conducted an investigation and were able to obtain charges.

10/25/2026

260010251-Family Trouble

Officers were dispatched to a family trouble with reports that a member of the residence had caused damage to items in the home. Officers had dealt with this individual in the past and were aware she was diagnosed schizophrenic. After officers calmed the situation down the mother requested that officers leave for now and that she would call back if anything happened again.

10/26/2026

260010285-Welfare check

Officers completed a welfare check in regards to an APS notification. Officers were notified of this residence earlier in the month as someone had thought the individual staying there was not receiving the appropriate care. Officers spoke to the induvial in question and his overall welfare appeared to be great. He did not need police assistance and offices left the scene without incident.

10/27/2026

260010331-Suspicious Circumstance

An officer was dispatched to a residence for a reported fraud. The suspect was unknown and left a phone number that they did not pick up on. The suspect left the victim a message stating they owed money to the court and it had to be paid within 24 hours. The officer documented all the information and found out it was a scam call.

260010337-Operating Under the Influence of Alcohol / Liquor (OWI)

An officer conducted a traffic stop on a vehicle driving carelessly. The officer approached the driver and immediately noticed slurred speech and a strong odor of intoxicants. The driver failed his SFSTs and blew double over the legal limit into the PBT. The driver was placed under arrest, taken to the hospital for a blood draw and then lodged at Berkley jail after booking without incident.

10/28/2026

260010355-Fraud

City of Lathrup Village Police Department-Monthly Summary

An officer took a fraud report over an unauthorized Zelle withdrawal of over $500. The victim had the suspect name as well from the withdrawal destination. The DB is currently investigating the incident.

260010359-Assault/ Battery/Simple (Incl Domestic)

Officers responded to a local hair salon for a reported domestic. Upon arrival officers realized the two parties were arguing over rent between the suites. Both parties got physical with pushes coming from both parties. CPS was notified as their child witnessed the shoving. The incident appeared mutual to officers and charges were sent to OCPO. Charges were denied.

10/29/2026

260010400-Identity Theft

An officer took a report at the station after the RP reported that there was a credit card opened in their name. The RP advised they did not open a new account and if anything else occurs she will report it to officers. The RP was not defrauded of any money.

10/31/2026

260010492-Retail Fraud Theft 2nd Degree

Officers responded to a local liquor store for a reported retail fraud. The suspect was caught on camera going behind the counter and stealing bottles of liquor when employees were not around. The bottle of liquor stolen costs approximately $150.00 according to employees. The employees were advised to contact officers if the suspect was seen again, as he had fled the scene prior to LVPD arrival.

ALARM SUMMARY FOR OCTOBER 2026

October 1st – 31st, 2026: 1 B&E Alarms (C3902)
October 1st – 31st 2026: 11 False Alarms (L5060)

All alarms were considered false or operator error.

Total unregistered alarms for the month:

Commercial: 2
Residential: 2

Letters will be mailed to the addresses that have an unregistered alarm. Citations will be sent via certified mail if necessary.

DATE	EVENT	WHO PARTICIPATED	ACTIONS
10/1/2026	OAKTAC Meeting	Zang / Huston	
	SEMACP Meeting	Zang	
	Warrant swear-to (2)	Huston	
10/3/2026	Understanding Hate Crimes	Moilanen	
	Understanding Fatigue for Law Enforcement	Moilanen	
10/7/2026	Meeting with Homicide Case Survivor	Zang	
10/13-10/16	MAHN Conference	Huston / Roberts	
10/14/2026	OCACP Meeting	Zang	
	LVMF Recap Meeting	Zang	
10/15/2026	Chiefs' Meeting	Zang	
10/16/2026	Mr. Hutson Visitation	Zang	
10/17/2026	PBT Operator Exam	Button	
	PBT Calibration Exam	Button	
	Class III Intoxilyzer Exam	Button	
	Arrest and Control Techniques	Stajich	
	Understanding Autism Spectrum Disorders for First Responders	Moilanen	
10/19/2026	MSP Gun Return	Zang / Huston	
	City Council Meeting	Zang	
10/21/2026	Warrant swear-to (2)	Huston	
10/22/2026	Accredidation Renewal On-Site Audit	Zang/Huston/Roberts /Gijsbers	
	Understanding Hate Crimes Training	Alexander	
	Understanding Fatigue for Law Enforcement	Alexander	
	Women in Leadership	Alexander	
	Workplace Violence for Law Enforcement	Alexander	
	MSP First Responder Awareness and Refresher Exam	Alexander	
10/23-10/28	IACP Fall Conference	Zang	
10/24/2026	Trunk or Treat @ Southfield PD	Gijsbers	
	Truths of Human Interaction Training	Moilanen	
	The Fatal Four Training	Moilanen	
10/26/2026	Understanding Autism Spectrum Disorders for First Responders	Alexander	
	Truths of Human Interaction Training	Alexander	
	The Fatal Four Training	Alexander	

2026 Run Totals	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Total
Alexander	135	147	166	151	108	96	127	124	155	99			1308
Button	34	29	13	7	18	19	27	20	4	49			220
Cehic	103	53	102	133	113	80	240	197	205	185			1411
Doheny	n/a	71	148	199	169	207	192	203	193	171			1553
Gijsbers	5	0	0	0	77	151	89	86	111	102			621
Holley	58	64	17	0	0	0	0	0	0	0			139
Hutson	268	94/FTO	178	269	241	170	186	186	171	15			1778
Lawrence	90	60	79	81	82	44	49	50	29	83			648
Mateyak	141	154	139	152	124	153	153	127	164	184			1491
Moilanen	127	117	40	46	24	15	12	11	24	29			445
Sgt. Roberts	70/FTO	18/FTO	76	63	71	71	104	145	68	93			779
Stajich	4/FTO	6/FTO	35	60	97	87	113	79	80	82			643

Reserve Hodges	1	2	0	0	0	1	0	2	1	2			9
Reserve Lietzke	0	0	0	0	0	1	0	1	0	0			2
Reserve Sovinsky	0	0	1	1	1	1	1	1	1	0			7

2026 Ticket Totals	January	February	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Total
Alexander	4	3	8	9	6	7	11	6	10	8			72
Alexander Warning	1	0	3	1	2	0	1	6	2	4			20
Button	0	0	0	0	0	0	0	1	0	3			4
Button Warning	0	0	0	0	0	0	0	0	0	0			0
Cehic	5	2	5	27	5	8	40	17	12	18			139
Cehic Warning	1	1	2	9	2	2	15	18	8	18			76
Doheny	n/a	8	24	16	10	10	18	18	12	18			134
Doheny Warning	n/a	0	11	1	3	3	0	1	0	0			19
Gijsbers	n/a LD	N/A	N/A	N/A	11	29	14	8	17	25			104
Gijsbers Warning	n/a LD	N/A	N/A	N/A	0	9	3	3	5	2			20
Holley	7	6	2	0	0	0	0	0	0	0			15
Holley Warning	3	5	2	0	0	0	0	0	0	0			10

Hutson	10	4	7	11	6	5	5	8	4	5			65
Hutson Warning	4	1	4	4	2	5	1	4	0	1			26
Lawrence	3	2	0	11	8	1	1	0	2	13			41
Lawrence Warning	0	0	0	0	0	0	0	0	0	0			0
Mateyak	10	21	12	43	18	30	43	11	15	35			238
Mateyak Warning	0	5	2	6	7	15	12	12	7	18			84
Moilanen	26	24	8	17	4	5	3	4	6	9			106
Moilanen Warning	24	18	4	9	6	0	2	4	3	7			77
Sgt.Roberts	n/a FTO	6/FTO	3	13	11	0	41	37	9	21			135
Sgt.Roberts Warning	n/a FTO	3/FTO	5	5	3	1	16	8	5	11			57
Stajich	n/a FTO	0/FTO	8	9	27	21	25	23	18	11			142
Stajich Warning	n/a FTO	2/FTO	2	4	7	2	1	1	2	2			23

October 2026
Warning Violations

ROW	CITATION	CITATION DATE	OFF_CITY_NM	ST	VIOLATION_ON	VIOLATION_NEAR	VIOLS_DESC	OFFICER
1	26LV01155	10/1/2026	DETROIT	MI	11 MILE	SOUTHFIELD	IMPROPER TURN	ROB
2	26LV01163	10/3/2026	SOUTHFIELD	MI	SOUTHFIELD	CORAL GABLES	USE OF HAND HELD CELLULAR PHONE	MOI
3	26LV01164	10/3/2026	SOUTHFIELD	MI	SOUTHFIELD	11 MILE	IMPROPER TURN	MOI
4	26LV01168	10/5/2026	OAK PARK	MI	SOUTHFIELD	11 MILE	EXPIRED PLATES	MOI
5	26LV01170	10/6/2026	LATHRUP VILLAGE	MI	18749	SUNNYBROOK	NO PARKING 3-6 A.M.	ALE
6	26LV01172	10/6/2026	LATHRUP VILLAGE	MI	18500	SAN QUENTIN DR	NO PARKING 3-6 A.M.	ALE
7	26LV01183	10/9/2026	LATHRUP VILLAGE	MI	MARGATE	SOUTHFIELD	NO PARKING 3-6 A.M.	MAT
8	26LV01185	10/9/2026	DETROIT	MI	CORAL GABLES	11 MILE	NO PARKING 3-6 A.M.	MAT
9	26LV01188	10/10/2026	DETROIT	MI	SOUTHFIELD	11 MILE	NO PROOF OF INSURANCE	MAT
10	26LV01189	10/10/2026	DETROIT	MI	SOUTHFIELD	CAMBRIDGE	21 MPH OVER LIMIT SPEED: 66/45	STA
11	26LV01192	10/11/2026	ROYAL OAK	MI	11 MILE	LATHRUP BLVD	DISOBEY STOP SIGN	CEH
12	26LV01193	10/11/2026	DETROIT	MI	SOUTHFIELD	11 MILE	IMPROPER TURN	CEH
13	26LV01209	10/13/2026	DETROIT	MI	11 MILE	RED RIVER	DISOBEY STOP SIGN	GIJ
14	26LV01211	10/13/2026	DETROIT	MI	11 MILE	EVERGREEN	DISOBEY TRAFFIC SIGNAL/FLASHERS	CEH
15	26LV01216	10/14/2026	SOUTHFIELD	MI	LINCOLN	LATHRUP BLVD	11-15 MPH OVER LIMIT SPEED:39/25	CEH
16	26LV01218	10/15/2026	LATHRUP VILLAGE	MI	27560 CALIF DR SE	SUNSET BLVD	NO PARKING 3-6 A.M.	ALE
17	26LV01222	10/16/2026	ROYAL OAK	MI	SOUTHFIELD	11 MILE	DISOBEY STOP SIGN	MAT
18	26LV01231	10/17/2026	WARREN	MI	12 MILE	SOUTHFIELD	IMPROPER TURN	ROB
19	26LV01232	10/17/2026	SOUTHFIELD	MI	11 MILE	RED RIVER	DISOBEY STOP SIGN	MOI
20	26LV01233	10/17/2026	SOUTHFIELD	MI	12 MILE	SOUTHFIELD	OPERATING VEHICLE	ROB
21	26LV01248	10/20/2026	LATHRUP VILLAGE	MI	12 MILE	SOUTHFIELD	OPERATING VEHICLE	MAT
22	26LV01256	10/20/2026	BURTON	MI	LINCOLN	LATHRUP BLVD	20 MPH OVER LIMIT SPEED: 45/25	CEH
23	26LV01259	10/21/2026	FARMINGTON	MI	11 MILE	LATHRUP BLVD	DISOBEY STOP SIGN	MAT
24	26LV01267	10/21/2026	DETROIT	MI	LATHRUP BLVD	RAINBOW	DISOBEY STOP SIGN	ROB
25	26LV01269	10/21/2026	DETROIT	MI	12 MILE	SOUTHFIELD	OPERATING VEHICLE	ROB

October 2026
Warning Violations

26	26LV01277	10/22/2026	SOUTHFIELD	MI	LATHRUP BLVD	RAINBOW	DISOBEY STOP SIGN	HUT
27	26LV01283	10/22/2026	OAK PARK	MI	LINCOLN	LATHRUP BLVD	11-15 MPH OVER LIMIT SPEED:40/25	CEH
28	26LV01293	10/24/2026	DETROIT	MI	SOUTHFIELD	LINCOLN	DISOBEY TRAFFIC SIGNAL/FLASHERS	MOI
29	26LV01300	10/26/2026	REDFORD	MI	12 MILE	SOUTHFIELD	OPERATING VEHICLE	ROB
30	26LV1307	10/27/2026	ROCHESTER HILLS	MI	SOUTHFIELD	LINCOLN	EXPIRED PLATES	CEH
31	26LV01310	10/28/2026	LATHRUP VILLAGE	MI	CALIFORNIA SW	STRATFORD CT	NO PARKING 3-6 A.M.	ROB
32	26LV01321	10/29/2026	DETROIT	MI	LINCOLN	LATHRUP BLVD	11-15 MPH OVER LIMIT SPEED: 39/25	CEH

Lathrup Village Police Department
27400 Southfield Rd, Lathrup Village, MI 48076 (248) 557-3600

Memorandum

To: Lathrup Village City Council

From: Chief Michael Zang

Date: November 23, 2026

Re: Agenda Item – Annual Axon Taser Contract Payment

Background Brief: The Lathrup Village Police Department entered into a five-year contract with Axon to purchase and replace our aging Tasers for police officers. The five-year contract began in December of 2024, making this the third payment. We used Axon's program that equally spreads the payments out over five years to accommodate agencies with smaller budgets. The Lathrup Village Police Department will have the same amounts to pay in 2027 and 2028.

Economic Impact:

$9,223.20 in FY 26-27 budgeted for in G.L. 101-301-000-970 capital expenditures line item.

Recommended Motion:

Moved by Council Member _____ and seconded by Council Member _____ to approve the purchase of Axon Tasers for a cost of $9,223.20.

Invoice

Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-800-978-2737
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice ID	INUS495290
Invoice Account	131060
Date	01-Nov-26
Payment Term	Net 30 days
PO/DO #	
Quote #	Q-545971,
Sales Order #	
Terms of Delivery	FCA
Customer Reference	Q-545971,

BILL TO
Lathrup Village Police Dept. - MI
27400 Southfield Rd
Lathrup Village, MI 48076-3412
USA

SHIP TO
LATHRUP VILLAGE POLICE DEPT - MI
27400 Southfield Rd
Lathrup Village, MI 48076-3412
USA

Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
1	C00010	BUNDLE - TASER 10 CERTIFICATION	10.00	20.00000%	9,223.20
				Bundled Line Subtotal	**9,223.20**

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Subtotal	Invoice Plan %	Amount
36	1	101208	Axon TASER 10 - 2 Day Instructor Course - Inside Sales Tax Date 01-Nov-26 Shipment Date:	1.00			20.00000%	0.00
						Item Line Subtotal		**0.00**

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)	For Wire Transfers	For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name Axon Enterprise, Inc. Account Number 634912729 Bank Routing No 122100024 Reference No INUS495290	Beneficiary Axon Enterprise, Inc. Account Number 634912729 Bank Routing No 021000021 SWIFT Code CHASUS33 Reference No INUS495290	Axon Enterprise, Inc. PO BOX 29661 DEPARTMENT 2018 PHOENIX, AZ 85038-9661 Reference No INUS495290	Axon Enterprise, Inc. JPMorgan Chase (AZ1-2170) Attn: Axon Enterprises 29661-2018 2108 E Elliot Rd, Tempe, AZ 85284 Reference No INUS495290

Credit/Debit Card (MyAxon)	Have Questions?
If you have a MyAxon account and would like to pay via credit/debit card, use the QR code or visit https://my.axon.com/pay-invoice. Credit/Debit card payments are limited to invoice balances of $100,000 USD or less.	If you have any questions call 1-800-978-2737 or email arinquiries@axon.com.

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire

Note: Customers who receive mailed invoices may not currently have access to MyAxon, or to the specific order that payment is due for. Users need elevated permissions to view/pay invoices for orders that were placed by other users

Invoice

Customer Account	Lathrup Village Police Dept. - MI	Invoice ID	INUS495290
Invoice Account	131060	Date	01-Nov-26
Quote #	Q-545971,	Page	2 of 4

Sales Amount	9,223.20
Misc. Charge	0.00
Discount	0.00
Sales Tax	0.00
Total	9,223.20
Credit Amount(s) Applied	0.00
Amount Received	0.00

Payment Due **01-Dec-26** **BALANCE DUE** **USD** **9,223.20**

Invoice

Customer Account	Lathrup Village Police Dept. - MI	Invoice ID	INUS495290
Invoice Account	131060	Date	01-Nov-26
Quote #	Q-545971,	Page	3 of 4

***Tax Note**

Invoice

Customer Account	Lathrup Village Police Dept. - MI	Invoice ID	INUS495290
Invoice Account	131060	Date	01-Nov-26
Quote #	Q-545971,	Page	4 of 4

Ship-to-address Legend*

1	LATHRUP VILLAGE POLICE DEPT - MI 27400 Southfield Rd Lathrup Village, MI 48076-3412 USA

Lathrup Village Police Department
27400 Southfield Rd, Lathrup Village, MI 48076 (248) 557-3600

Memorandum

To: City Council

From: Chief Michael Zang

Date: 11/23/2026

Re: CLEMIS Authority Membership FY 2027

The Lathrup Village Police Department is asking city council to approve the invoice for The CLEMIS Authority. The CLEMIS Authority has changed its structure and no longer falls under the umbrella of Oakland County I.T. It is now an authority, with a board and voting membership. The CLEMIS Authority is changing how billing occurs. Instead of a quarterly bill from CLEMIS for serviced already rendered, the CLEMIS Authority will now be invoicing the year ahead. This invoice is for FY 2027 and incorporates all the police department's report writing software, booking software, citations software, crash software, and MDC (mobile data computer) connectivity. Membership to the authority also includes fixing mobile data computers, modems and printing issues that occasionally occur in our patrol cars. The CLEMIS Authority's fiscal year runs from October to September.

Economic Impact:

$11,634.00 in FY 26-27 budgeted for in the technology budget 101-301-000-848.

Recommended Motion:

Moved by Council Member _____ and seconded by Council Member _____ to approve the purchase of the CLEMIS Authority Membership for FY 2027 in the amount of $11,634.00.

CLEMIS Authority

1650 Research Dr.
Suite 250
Troy, MI 48083

Invoice

Invoice	INV-10166
Date	Nov 2, 2026
Terms	Net 60
Due date	Jan 4, 2027
Amount due	$11,634.00

Bill to
Lathrup Village Police
mzang@lathrupvillage.org
248-557-3600

Items	Quantity	Price	Amount
MDC Wireless with Card [FY27]	1	$6,894.00	$6,894.00
Dataworks Mugshot Investigator	1	$1,000.00	$1,000.00
CLEMIS Membership Tier 1 6-15 FTEs [FY27]	1	$3,740.00	$3,740.00

Subtotal	$11,634.00
Total	$11,634.00
Paid	$0.00

Amount due $11,634.00

Use this link to pay online: https://app02.us.bill.com/p/00802VCFDTILVJW4txpo

Notes
As a reminder, our invoicing process has changed. Invoicing now occurs annually, ahead of services rendered, via CLEMIS Authority—not quarterly, in arrears, by Oakland County. Please visit www.clemisauthority.org/invoicing for information and FAQ.

If you have questions about this invoice, or the Authority's new invoicing process, please contact our Membership Team at 947-813-6903 or by email at membership@clemisauthority.org.

CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

PROPOSED WORKFORCE HOUSING PILOT RESOLUTION
27700 SOUTHFIELD ROAD

PLEASE TAKE NOTICE that the City Council of the City of Lathrup Village will hold a public hearing on Monday, November 23, 2026, at 7:30 p.m., in the Council Chambers (upper level) of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan 48076.

City Council will consider a new resolution approving a payment in lieu of taxes (PILOT) and workforce housing tax exemption under the City's Workforce Housing PILOT Ordinance (Chapter 77, Article III) and MCL 125.1415a for the 145-unit workforce housing project that the Surnow Company proposes at 27700 Southfield Road (Parcel No. 40-24-13-303-021). The new resolution would supersede and rescind Resolution No. 2025-18. City Council may act on the resolution at the same meeting, after the hearing.

Copies of the proposed resolution are available for public inspection at the office of the City Clerk, 27400 Southfield Road, Lathrup Village, Michigan 48076, during regular business hours (8:00 a.m. to 4:30 p.m., Monday through Friday) and on the City's website at www.lathrupvillage.org. Any interested person may attend the hearing and be heard. Written comments may be sent to the City Clerk at the address above or by email to aemanuel@lathrupvillage.org and must be received before 4:30 p.m. on Monday, November 23, 2026.

The City will make reasonable accommodation for persons with disabilities, such as interpreters or accessibility needs, with 72 hours' advance notice. Please contact the City Clerk at 248-557-2600 or at the address above.

Alisa Emanuel, City Clerk
City of Lathrup Village

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: Receive & File the Fiscal Year 2025-2026 Audit

Background Brief: The City's Fiscal Year 2025-2026 Audit has officially been completed by Maner Costerisan. After the public presentation, it is customary practice to receive and file the completed audit. This will allow staff and our auditors to file the necessary documents with the State of Michigan.

Previous Action: N/A

Economic Impact: N/A

Recommendation: It is my recommendation to receive & file the audit.

Recommended Motion:
Moved by _____ seconded by _____ to receive and file the Fiscal Year 2025-2026 Financial Audit.

Bruce Kantor Mayor | **Kelly Garrett** Mayor Pro-Tem | **Jalen Jennings** Council Member | **Jason Hammond** Council Member | **John Sousanis** Council Member

Maner Costerisan

2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912

2851 Charlevoix Dr SE #300,
Grand Rapids, MI 49546

517.323.7500

November 17, 2026

To the Members of the City Council of the
City of Lathrup Village, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Lathrup Village, Michigan for the year ended June 30, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 21, 2026. Professional standards require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Lathrup Village are described in Note 1 to the financial statements. As described in Note 14 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 103, *Financial Reporting Model Improvements* and No. 104, *Disclosure of Certain Capital Assets* during the year ended June 30, 2026. Accordingly, the cumulative effects of the accounting changes are reported in the applicable financial statements and note disclosures. We noted no transactions entered into by the City of Lathrup Village during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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

Management's calculation of depreciation expense for the current period is based on an estimate of the useful lives of the capital assets.

Management's calculation of the net pension liability and the net other post-employment benefit (OPEB) liability and related deferrals, if any, is based on a valuation using the alternative measurement method based upon certain actuarial assumptions.

Management's calculation of the accrued compensated absences is based on current hourly rates, historical usage, and policies regarding payment of sick and vacation banks.

Management's estimate of the discount rate used for leases, the lease term, and lease receipts is based on the City's incremental borrowing rate and consideration of the noncancelable period of the lease and reasonably certain lease options.

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

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

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

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 17, 2026.

Management Consultations with Other Independent Accountants

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

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, budgetary comparison schedules, and historical retirement systems and retiree healthcare plan schedules, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on other supplementary information, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City of Lathrup Village and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Maner Costerisan PC

Lansing, Michigan

CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN

REPORT ON FINANCIAL STATEMENTS
(with required and other supplementary information)

YEAR ENDED JUNE 30, 2026

Maner Costerisan

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Maner Costerisan

2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912

2851 Charlevoix Dr SE #300,
Grand Rapids, MI 49546

517.323.7500

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Lathrup Village, Michigan

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Lathrup Village (the City), as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the City of Lathrup Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Lathrup Village, as of June 30, 2026, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and other required supplementary information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

Maner Costerisan PC

Lansing, Michigan
November 17, 2026

CITY OF LATHRUP VILLAGE
MANAGEMENT'S DISCUSSION AND ANALYSIS

The purpose of management's discussion and analysis (MD&A) is to help the City's residents and other readers understand what the financial statements and notes in this financial report say about the City's financial health and why it changed since the prior fiscal year. It contains information drawn from those other parts of the report, accompanied by explanations informed by the finance staff's knowledge of the City's finances.

If you have any questions about this report or need any additional information, please contact the City at lathrupvillage.org or 27400 Southfield Road, Lathrup Village, Michigan 48076.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's financial report contains basic financial statements. Those financial statements present the City's finances at both an overall and a detailed level. The first two - the *government-wide financial statements* - cover the City's governmental activities and business-type activities (together, the *primary government*) and discretely presented component units. (See the diagram in Figure A-1.)

- *Governmental Activities* comprise the City's most basic functions, such as general government, public safety, public works, community and economic development, and recreation and culture. Governmental activities primarily are financed by property taxes and state shared revenue. These statements provide both short-term and long-term information.

- *Business-type Activities* are City services primarily financed in whole or in part with charges to customers - water and sewer services.

- *Discretely Presented Component Units* are legally separate entities for which the City is financially accountable - most notably the Downtown Development Authority.

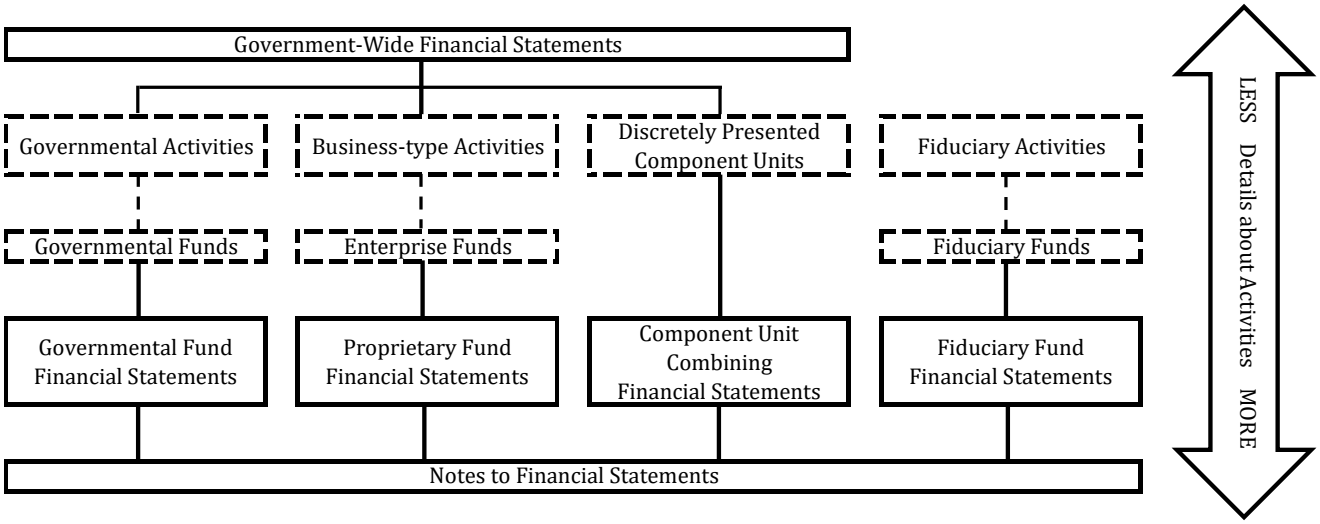
The remaining basic financial statements present the City's finances in greater detail and present fiduciary activities. As their name implies, the *fund financial statements* disaggregate financial information by separate funds to report on the specific purposes for which resources are used or for which they are restricted. The City reports three groups of funds:

- *Governmental Fund Financial Statements* report all of the governmental activities. In addition to the City's main operating fund - the General Fund - those financial statements report special revenue funds that track the use of restricted, committed, or assigned funding sources, debt service funds to record the repayment of outstanding bonds, capital projects funds to account for resources used to acquire or construct long-lived assets, and permanent funds used to account for resources that are legally restricted for a specific purpose.

- *Proprietary Fund Financial Statements* report all of the business-type activities (*enterprise funds*).

- *Fiduciary Fund Financial Statements* report resources for which the City acts as a trustee or custodian, including an OPEB trust fund. The resources in those funds do not belong to the City and cannot be used to provide services, which is why they are not included in the government-wide financial statements.

Figure A-1. Contents of the City's Basic Financial Statements



The next section of this financial report contains *notes to financial statements*, which delve deeper into the City's finances as reported in the financial statements. The information in the notes is as important to understanding the City's finances as the information in the financial statements. The City uses notes to (1) present information in greater detail than is possible within the financial statements themselves, (2) explain the nature of amounts reported in the financial statements and how those amounts were determined, and (3) report certain information that does not meet the requirements for inclusion in the financial statements (such as certain contingencies).

Types of Information in the Financial Statements

All of the City's financial statements, except for the governmental fund financial statements, use the *economic resources measurement focus* and *accrual basis of accounting*. (See Figure A-2.) In other words, they comprehensively report all types of financial statement elements:

- *Assets* - resources the City controls, from short-term assets like cash and cash equivalents to long-term assets like buildings, equipment, and roads.
- *Liabilities* - amounts the City owes, from short-term liabilities such as salaries and related payroll items to long-term liabilities such as outstanding debt and net pension/OPEB obligations.
- *Deferred Outflows of Resources and Deferred Inflows of Resources* - flows that occurred during the year, or in prior years, that will not be reported as expenses and revenues until the future year to which they are related.
- *Revenues and Expenses* - inflows and outflows of economic resources, respectively, related to the current year.

Governmental fund financial statements use the *current financial resources measurement focus* and *modified accrual basis of accounting* to report on the sources, uses, and balances of current financial resources. The governmental funds do not report nonfinancial assets, such as capital assets, or certain other long-term items, such as general obligation bonds, but they do report the flows of current financial resources related to those long-term items; for example, the proceeds from issuing debt or selling capital assets, as well as principal and interest payments on debt and spending on the construction of a City building.

Figure A-2. Types of Information Reported in the City's Financial Statements

	Financial Statements				
	Government-wide	Proprietary Fund	Fiduciary Fund	Component Unit	Governmental Funds
Types of assets and liabilities	All assets and liabilities, both financial and nonfinancial, short term and long term				Only current financial resources, such as cash, receivables, and accounts payable
Types of deferred outflows of resources and deferred inflows of resources	All types of resources that flow in or out during the fiscal year that relate to a future fiscal year				Current financial resources that flow in and out of the governmental funds during the fiscal year that related to a future fiscal year
Types of revenues/ additions	All types of revenues/additions that flow in during the fiscal year that relate to that year, regardless of when cash is received				Only revenues that are measurable and available to finance expenditures of that fiscal year
Types of expenses/ deductions/ expenditures	All types of expenses/deductions that flow out during the fiscal year that relate to that year, regardless of when cash is paid				Only expenditures for which the related governmental fund liability is incurred in that fiscal year

More detail about the measurement focuses and bases of accounting can be found in the first note to financial statements, the summary of significant accounting policies.

CITY OF LATHRUP VILLAGE
MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL SUMMARY AND DETAILED ANALYSES

The following table shows, in a condensed format, a comparative analysis of the net position as of June 30, 2026, and 2025.

Table A-1. Comparative Analysis of the Net Position

	Governmental Activities		Business-type Activities		Total Primary Government		Total Percentage Change Between Fiscal Years
	2026	2025	2026	2025	2026	2025	
ASSETS							
Current and other assets	$ 6,772,897	$ 6,212,219	$ 2,083,395	$ 2,348,036	$ 8,856,292	$ 8,560,255	3%
Capital assets, net	21,240,998	21,471,570	16,489,492	15,504,594	37,730,490	36,976,164	2%
TOTAL ASSETS	28,013,895	27,683,789	18,572,887	17,852,630	46,586,782	45,536,419	2%
DEFERRED OUTFLOWS OF RESOURCES	154,963	401,546	21,131	54,756	176,094	456,302	-61%
LIABILITIES							
Other liabilities	4,174,048	4,410,173	1,748,620	1,490,812	5,922,668	5,900,985	0%
Long-term obligations	3,597,320	4,211,507	7,573,438	7,486,478	11,170,758	11,697,985	-5%
TOTAL LIABILITIES	7,771,368	8,621,680	9,322,058	8,977,290	17,093,426	17,598,970	-3%
DEFERRED INFLOWS OF RESOURCES	3,075,523	2,854,189	43,205	1,950	3,118,728	2,856,139	9%
NET POSITION							
Net investment in capital assets	17,858,570	17,531,368	8,927,918	8,026,780	26,786,488	25,558,148	5%
Restricted	2,032,304	1,814,225	-	-	2,032,304	1,814,225	12%
Unrestricted	(2,568,907)	(2,736,127)	300,837	901,366	(2,268,070)	(1,834,761)	24%
TOTAL NET POSITION	$ 17,321,967	$ 16,609,466	$ 9,228,755	$ 8,928,146	$ 26,550,722	$ 25,537,612	4%

Net position may serve over time as a useful indicator of a government's financial position. The previous table shows that as of June 30, 2026, the City's total net position - assets and deferred outflows minus liabilities and deferred inflows - was an increase of $1,013,110 or 4% compared with the prior fiscal year. A portion of the City's net position, $26,786,488, reflects its balance of net investment in capital assets and represents an increase of $1,228,340 or 5% compared with the prior fiscal year.

The condensed financial information in the following table was derived from the government-wide Statement of Activities and reflects how the City's net position changed between the fiscal years ending June 30, 2026 and 2025.

CITY OF LATHRUP VILLAGE
MANAGEMENT'S DISCUSSION AND ANALYSIS

Table A-2. Comparative Analysis of the Changes in Net Position

	Governmental Activities		Business-type Activities		Total		Total Percentage Change Between Fiscal Years
	2026	2025	2026	2025	2026	2025	
REVENUES							
Program revenues							
Charges for services	$ 540,922	$ 624,347	$ 2,550,159	$ 2,429,226	$ 3,091,081	$ 3,053,573	1%
Grants and contributions	312,306	29,984	-	-	312,306	29,984	942%
Capital grants and contributions	-	-	463,619	213,321	463,619	213,321	117%
General revenues							
Property taxes	4,636,058	4,103,794	-	-	4,636,058	4,103,794	13%
State shared revenue	1,147,894	1,153,000	-	-	1,147,894	1,153,000	0%
Investment earnings	178,309	122,932	25,288	33,352	203,597	156,284	30%
Miscellaneous	368,138	277,136	-	-	368,138	277,136	33%
Gain on sale of assets	5,690	7,181	-	-	5,690	7,181	-21%
TOTAL REVENUES	7,189,317	6,318,374	3,039,066	2,675,899	10,228,383	8,994,273	14%
EXPENSES							
General government	1,407,081	1,364,153	-	-	1,407,081	1,364,153	3%
Public safety	2,949,711	2,523,354	-	-	2,949,711	2,523,354	17%
Public works	1,880,548	1,985,715	-	-	1,880,548	1,985,715	-5%
Recreation and culture	199,500	14,079	-	-	199,500	14,079	1317%
Water and sewer	-	-	2,738,457	2,348,593	2,738,457	2,348,593	17%
Interest on long-term obligations	39,976	60,663	-	-	39,976	60,663	-34%
TOTAL EXPENSES	6,476,816	5,947,964	2,738,457	2,348,593	9,215,273	8,296,557	11%
Change in net position	712,501	370,410	300,609	327,306	1,013,110	697,716	45%
Net position, beginning of the year	16,609,466	16,239,056	8,928,146	8,600,840	25,537,612	24,839,896	3%
Net position, end of the year	$ 17,321,967	$ 16,609,466	$ 9,228,755	$ 8,928,146	$ 26,550,722	$ 25,537,612	4%

Governmental Activities

As noted in Table A-2, the governmental activities ended fiscal year 2026 with a 4% increase in net position. Total revenue increased 14% during the fiscal year with the largest revenue source being property taxes, which consists of approximately 64% of the total revenues. Total expenses increased 9% with the largest expenses being related to public safety and public works, which make up approximately 46% and 29%, respectively, of the total expenses. Key factors affecting the change in net position are as follows:

- Property tax revenue increased approximately $532,000, or 13%, due to the levy of a new police millage and growth in taxable property values.
- Operating grants and contributions increased approximately $282,000 due to grant funding received for the Rainbow Circle capital improvement project, resulting in higher reimbursement revenue recognized during the current fiscal year, which is discussed further in the Capital Asset section of the MD&A.
- Public safety expenses increased approximately $426,000, or 17%, due to increased police salaries, benefits, retirement contributions, and dispatch service costs.

Business-type Activities

As noted in Table A-2, the business-type activities ended fiscal year 2026 with a 3% increase in net position. Total revenue increased 14% during the fiscal year and total expenses increased 17%. More information factoring into the changes in net position can be found in the discussion of the enterprise funds later in the MD&A.

Governmental Funds

The condensed financial information in the following table was derived from the Statement of Revenues, Expenditures, and Changes in Fund Balance and reflects how the fund balance in the City's major governmental funds changed between the fiscal years ending June 30, 2026 and 2025.

Table A-3. Comparative Analysis of the Changes in Fund Balances

	General Fund		Street Improvement Bond Fund	
	2026	2025	2026	2025
Total revenues	$ 5,609,006	$ 5,082,379	$ 710,761	$ 681,560
Total expenditures	5,332,830	4,866,379	603,250	588,499
Excess of revenues over expenditures	276,176	216,000	107,511	93,061
Net other financing sources (uses)	(8,384)	24,854	-	-
Net change in fund balance	267,792	240,854	107,511	93,061
Fund balance, beginning of year	986,456	745,602	167,428	74,367
Fund balance, end of year	$ 1,254,248	$ 986,456	$ 274,939	$ 167,428

Fund balance represents the financial standing of a governmental fund at the end of the fiscal year from a short-term perspective.

The City reports major governmental funds individually in the governmental fund financial statements. Those major governmental funds consist of the General Fund and the Street Improvement Bond Fund. Most of the discussion regarding governmental activities is equally applicable to the finances of the governmental funds. However, certain factors that are relevant to the City's current financial health are more apparent in the fund financial statements than in the government-wide financial statements. Additional analysis regarding the City's major governmental funds is as follows:

General Fund

The General Fund is the chief operating fund of the City. Unless otherwise required by statute, contractual agreement, or Board policy, all City revenues and expenditures are recorded in the General Fund. At the end of the current fiscal year, the total fund balance was $1,254,248, an increase of approximately 27% compared to the prior fiscal year, with unassigned fund balance of $949,474 representing approximately 18% of the total expenditures and other financing uses. Key factors affecting the change in fund balance were as follows:

- Taxes and special assessments revenue increased approximately 13%, consistent with the increase discussed in the Governmental Activities section of the MD&A.

- Public safety expenditures increased approximately 16%, consistent with the increase discussed in the Governmental Activities section of the MD&A related to police salaries, benefits, retirement contributions, and dispatch service costs

Street Improvement Bond Fund

The Street Improvement Bond Fund is a debt service fund used to account for street improvement bond proceeds, revenues generated from the voter-approved bond millage, and the payment of related principal and interest on the outstanding debt. At the end of the current fiscal year, the total fund balance had increased approximately 64%. Key factors affecting the change in fund balance were as follows:

- Property tax revenue increased approximately 4% due to growth in taxable property values.

- Expenditures increased approximately 3% due to scheduled principal and interest payments on outstanding debt, as discussed further in the Long-term Obligations section of the MD&A.

Table A-4. Comparative Analysis of the Changes in Fund Net Position

	Water and Sewer	
	2026	2025
Total operating revenues	$ 2,302,997	$ 2,200,702
Total operating expenditures	2,565,481	2,196,612
Operating income (loss)	(262,484)	4,090
Net noncapital subsidies	463,619	213,321
Net other nonoperating revenues (expenses)	99,474	109,895
Net change in net position	300,609	327,306
Net position, beginning of year	8,928,146	8,600,840
Net position, end of year	$ 9,228,755	$ 8,928,146

Enterprise Funds

Water and Sewer Fund

The Water and Sewer Fund accounts for the operations and maintenance required to provide water and sewer services to the general public with the costs (expenses, including depreciation) being financed or recovered primarily through user charges. At the end of the current fiscal year, the total net position had increased approximately 3%. Key factors affecting the change in net position were as follows:

- Charges for services increased 5% in large part from rates being increased by 7% as of July 1, 2025.
- Grant funding from the EPA was received during the current year to support the construction of water main improvement projects.
- Expenses increased approximately 17%, primarily due to an increase in sewage treatment expenditures, including an additional payment incurred during the current year that was not incurred in the prior year, as well as higher salaries and benefits related to general and administrative operations.
- Information related to capital assets is not included here but discussed in the Significant Capital Asset and Long-term Financing Activity section of the MD&A in order not to duplicate the information.

Capital Assets

As of June 30, 2026, the City's investment in capital assets includes land, buildings and improvements, machinery and equipment, vehicles, infrastructure, utility systems, and construction in progress. (These capital assets do not include those of the discretely presented component units). Refer to Note 6 of the notes to the financial statements for more detailed information related to capital assets. The summary of capital assets below shows the net capital assets for both governmental and business-type activities as of June 30, 2026:

Table A-5. Changes in Capital Assets

	2025	Change	2026
Governmental Activities			
Land	$ 299,678	$ -	$ 299,678
Construction in progress	84,246	678,083	762,329
Right of ways	12,402,720	-	12,402,720
Buildings, net	300,402	98,133	398,535
Machinery and equipment, net	372,335	41,067	413,402
Infrastructure, net	8,012,189	(1,047,855)	6,964,334
Net governmental activities	$ 21,471,570	$ (230,572)	$ 21,240,998
Business-type Activities			
Construction in progress	$ 3,105,951	$ 106,194	$ 3,212,145
Utility system, net	12,215,353	845,927	13,061,280
Machinery and equipment, net	157,174	(12,529)	144,645
Vehicles, net	26,116	45,306	71,422
Net business-type activities	$ 15,504,594	$ 984,898	$ 16,489,492
Capital assets, net	$ 36,976,164	$ 754,326	$ 37,730,490

The net increase/(decrease) in the City's investment in capital assets for the governmental and business-type activities in the current year was a result of the following:

- Continuing Rainbow Circle pavement resurfacing project
- Continuing 11Mile Road resurfacing project
- Community room roof repair
- Continuing Southfield Road water main improvements
- Continuing Evergreen-Farmington sanitary drain improvement projects
- Construction of the Evergreen-Farmington retention tank project
- CCTV sewer inspections and dead-end manhole locating

Long-term Obligations

As of June 30, 2026, the City had long-term obligations outstanding. Refer to Note 7 of the notes to the financial statements for more detailed information related to long-term obligations.

The summary below shows the long-term obligations for both governmental and business-type activities as of June 30, 2026:

Table A-6. Changes in Long-term Debt

	2025	Change	2026
Primary Government			
Governmental activities			
Other debt	$ 3,929,489	$ (552,415)	$ 3,377,074
Direct borrowings and direct placements	10,713	(5,359)	5,354
Compensated absences	271,305	(56,413)	214,892
Total governmental activities	4,211,507	(614,187)	3,597,320
Business-type activities			
Other debt	5,238,979	(389,352)	4,849,627
Direct borrowings and direct placements	2,238,835	473,112	2,711,947
Compensated absences	8,664	3,200	11,864
Total business-type activities	7,486,478	86,960	7,573,438
Total Primary Government	$ 11,697,985	$ (527,227)	$ 11,170,758

The net increase/(decrease) in the City's long-term obligations for the governmental and business-type activities in the current year was a result of the following:

- Payments were made on long-term debt in accordance with amortization schedules.
- The long-term debt related to the 2007 general obligation bond was paid off during the current fiscal year.
- A Phase II addition of the Evergreen-Farmington Sanitary Drain Drainage District Bonds, Series 2025, direct borrowing and direct placement, was acquired during the current fiscal year.

CITY OF LATHRUP VILLAGE
MANAGEMENT'S DISCUSSION AND ANALYSIS

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The City is aware of various developments that will have an impact on the City's future finances and were therefore incorporated into next year's budget.

- The City continues to face several financial challenges that will require careful budgeting and long-term planning, including inflationary pressures, potential reductions in personal property tax revenue and State Shared Revenue, increasing health insurance, pension, and OPEB costs, and limitations on property tax growth.

- State-imposed property tax limitations under the Headlee Amendment and Proposal A continue to restrict revenue growth, as millage rates may be rolled back when property values increase faster than inflation and individual property tax assessments are capped at the rate of inflation.

- Ongoing revenue constraints have resulted in the City utilizing fund balance in prior years and the implementation of a Public Safety Special Assessment District to support operations; however, these practices are not considered sustainable over the long term.

- The failed Headlee override ballot initiative from November 2025 requires the City to continue to search for other potential revenue sources or to reduce expenditures.

- Amendments to the City's budget - The City is looking at changes to its budget due to the State of Michigan's mandated Uniform Chart of Accounts and continues to do so through FY 2027.

- Water and Sewer rate increases - The City adopted and implemented a new utility rate structure in July 2026 that established a fixed monthly fee to assist in covering ongoing system operating expenses, with additional charges based on actual consumption. The new structure is intended to improve revenue stability and align utility revenues with the cost of providing the service.

BASIC FINANCIAL STATEMENTS

CITY OF LATHRUP VILLAGE
STATEMENT OF NET POSITION
JUNE 30, 2026

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
ASSETS				
Current assets				
Cash, cash equivalents, and investments	$ 2,924,680	$ 861,121	$ 3,785,801	$ 815,207
Cash, cash equivalents, and investments - restricted	457,515	-	457,515	-
Receivables, net	243,688	1,020,957	1,264,645	21,707
Leases receivable	37,182	-	37,182	-
Due from other governmental units	129,547	-	129,547	-
Prepaids	122,198	5,701	127,899	1,504
Total current assets	3,914,810	1,887,779	5,802,589	838,418
Noncurrent assets				
Leases receivable	2,858,087	-	2,858,087	-
Cash on hand at the county	-	195,616	195,616	-
Capital assets not being depreciated	13,464,727	3,212,145	16,676,872	73,631
Capital assets being depreciated, net	7,776,271	13,277,347	21,053,618	817,981
Total noncurrent assets	24,099,085	16,685,108	40,784,193	891,612
TOTAL ASSETS	28,013,895	18,572,887	46,586,782	1,730,030
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pension	154,963	21,131	176,094	-
LIABILITIES				
Current liabilities				
Accounts payable	511,501	702,608	1,214,109	13,625
Accrued liabilities	183,782	46,713	230,495	5,285
Unearned revenue	95,825	420,053	515,878	-
Accrued interest	35,188	-	35,188	-
Current portion of compensated absences	214,892	11,864	226,756	-
Current portion of long-term obligations	597,769	265,000	862,769	-
Total current liabilities	1,638,957	1,446,238	3,085,195	18,910
Noncurrent liabilities				
Noncurrent portion of long-term obligations	2,784,659	7,296,574	10,081,233	-
Net pension liability	1,734,301	236,495	1,970,796	-
Net OPEB liability	1,613,451	342,751	1,956,202	-
Total noncurrent liabilities	6,132,411	7,875,820	14,008,231	-
TOTAL LIABILITIES	7,771,368	9,322,058	17,093,426	18,910
DEFERRED INFLOWS OF RESOURCES				
Lease related	2,764,428	-	2,764,428	-
Deferred inflows related to pension	262,201	35,755	297,956	-
Deferred inflows related to OPEB	48,894	7,450	56,344	-
TOTAL DEFERRED INFLOWS OF RESOURCES	3,075,523	43,205	3,118,728	-
NET POSITION				
Net investment in capital assets	17,858,570	8,927,918	26,786,488	891,612
Restricted for:				
Roads and street improvements	1,595,496	-	1,595,496	-
Federal forfeitures	14,481	-	14,481	-
Rubbish	182,576	-	182,576	-
Debt service	239,751	-	239,751	-
Unrestricted	(2,568,907)	300,837	(2,268,070)	819,508
TOTAL NET POSITION	$ 17,321,967	$ 9,228,755	$ 26,550,722	$ 1,711,120

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2026

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Unit
Primary government								
Governmental activities								
General government	$ 1,407,081	$ 484,627	$ 295,165	$ -	$ (627,289)	$ -	$ (627,289)	$ -
Public safety	2,949,711	24,766	-	-	(2,924,945)	-	(2,924,945)	-
Public works	1,880,548	13,932	17,141	-	(1,849,475)	-	(1,849,475)	-
Community and economic development	-	17,597	-	-	17,597	-	17,597	-
Recreation and culture	199,500	-	-	-	(199,500)	-	(199,500)	-
Interest on long-term obligations	39,976	-	-	-	(39,976)	-	(39,976)	-
Total governmental activities	6,476,816	540,922	312,306	-	(5,623,588)	-	(5,623,588)	-
Business-type activities								
Water and sewer	2,738,457	2,550,159	-	463,619	-	275,321	275,321	-
Total primary government	$ 9,215,273	$ 3,091,081	$ 312,306	$ 463,619	(5,623,588)	275,321	(5,348,267)	-
Component unit								
Downtown Development Authority	$ 511,991	$ 35,258	$ -	$ -	-	-	-	(476,733)
General revenues								
Property taxes					4,636,058	-	4,636,058	526,963
Intergovernmental					1,147,894	-	1,147,894	5,753
Investment earnings					178,309	25,288	203,597	32,228
Miscellaneous					368,138	-	368,138	-
Gain on sale of assets					5,690	-	5,690	-
Total general revenues					6,336,089	25,288	6,361,377	564,944
Change in net position					712,501	300,609	1,013,110	88,211
Net position, beginning of the year					16,609,466	8,928,146	25,537,612	1,622,909
Net position, end of the year					$ 17,321,967	$ 9,228,755	$ 26,550,722	$ 1,711,120

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2026

	General Fund	Street Improvement Bond Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash, cash equivalents, and investments	$ 1,137,809	$ -	$ 1,786,871	$ 2,924,680
Cash, cash equivalents, and investments - restricted	182,576	274,939	-	457,515
Receivables				
Property taxes	3,499	-	-	3,499
Special assessments	95,018	-	35,897	130,915
Accounts	32,827	-	76,447	109,274
Leases receivable	2,895,269	-	-	2,895,269
Due from other governmental units	73,958	-	55,589	129,547
Prepaid expenditures	122,198	-	-	122,198
TOTAL ASSETS	$ 4,543,154	$ 274,939	$ 1,954,804	$ 6,772,897
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 200,661	$ -	$ 310,840	$ 511,501
Accrued liabilities	183,434	-	348	183,782
Unearned revenue	95,825	-	-	95,825
TOTAL LIABILITIES	479,920	-	311,188	791,108
DEFERRED INFLOWS OF RESOURCES				
Lease related	2,764,428	-	-	2,764,428
Unavailable revenue - property taxes	3,499	-	-	3,499
Unavailable revenue - special assessments	41,059	-	33,639	74,698
TOTAL DEFERRED INFLOWS OF RESOURCES	2,808,986	-	33,639	2,842,625
FUND BALANCES				
Nonspendable				
Prepaids	122,198	-	-	122,198
Restricted				
Roads and street improvements	-	-	1,595,496	1,595,496
Federal forfeitures	-	-	14,481	14,481
Rubbish	182,576	-	-	182,576
Debt service	-	274,939	-	274,939
Unassigned	949,474	-	-	949,474
TOTAL FUND BALANCES	1,254,248	274,939	1,609,977	3,139,164
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 4,543,154	$ 274,939	$ 1,954,804	$ 6,772,897

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2026

Total fund balances - governmental funds		$ 3,139,164
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds.		
The cost of capital assets is	$ 33,523,808	
Accumulated depreciation is	(12,282,810)	
Capital assets, net		21,240,998
Long-term receivables are not available to pay for current period expenditures and are therefore deferred inflows of resources in the funds. These amounts consist of:		
Unavailable revenue - property taxes	3,499	
Unavailable revenue - special assessments	74,698	
		78,197
Governmental funds report actual pension and OPEB expenditures for the fiscal year, whereas the governmental activities will recognize the net pension liability and net OPEB liability as of the measurement date. Resources related to changes of assumptions, differences between expected and actual experience, and differences between projected and actual pension/OPEB plan investment earnings will be deferred over time in the government-wide financial statements. These amounts consist of:		
Deferred outflows of resources related to pension	154,963	
Deferred inflows of resources related to pension	(262,201)	
Deferred inflows of resources related to OPEB	(48,894)	
		(156,132)
Long-term liabilities are not due and payable in the current period and therefore are not reported in the Governmental Funds Balance Sheet. Long-term liabilities at year-end consist of:		
Accrued interest payable	(35,188)	
Net other post-employment benefits (OPEB) liability	(1,613,451)	
Compensated absences	(214,892)	
Net pension liability	(1,734,301)	
Long-term obligations	(3,382,428)	
		(6,980,260)
Net position of governmental activities		$ 17,321,967

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2026

	General Fund	Street Improvement Bond Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	$ 3,716,244	$ 702,997	$ -	$ 4,419,241
Special assessments	439,645	-	-	439,645
Licenses and permits	156,989	-	-	156,989
Intergovernmental	570,529	-	909,851	1,480,380
Charges for services	189,777	-	-	189,777
Fines and forfeitures	48,721	-	-	48,721
Interest and rents	215,724	7,764	63,685	287,173
Other	271,377	-	-	271,377
TOTAL REVENUES	5,609,006	710,761	973,536	7,293,303
EXPENDITURES				
Current				
General government	1,621,925	-	-	1,621,925
Public safety	2,926,350	-	-	2,926,350
Public works	649,907	-	924,286	1,574,193
Recreation and culture	134,648	-	-	134,648
Debt service	-	603,250	-	603,250
TOTAL EXPENDITURES	5,332,830	603,250	924,286	6,860,366
EXCESS OF REVENUES OVER EXPENDITURES	276,176	107,511	49,250	432,937
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of asset	5,690	-	-	5,690
Transfers in	-	-	114,074	114,074
Transfers out	(14,074)	-	(100,000)	(114,074)
TOTAL OTHER FINANCING SOURCES (USES)	(8,384)	-	14,074	5,690
NET CHANGE IN FUND BALANCES	267,792	107,511	63,324	438,627
Fund balances, beginning of year	986,456	167,428	1,546,653	2,700,537
Fund balances, end of year	$ 1,254,248	$ 274,939	$ 1,609,977	$ 3,139,164

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2026

Net change in fund balances - total governmental funds		$ 438,627
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. In the current period, these amounts are:		
Capital outlay	$ 983,020	
Depreciation expense	(1,213,592)	
Excess of depreciation expense over capital outlay		(230,572)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. These amounts consist of:		
Change in unavailable revenue - special assessments	3,499	
Change in unavailable revenue - property taxes	(92,995)	
		(89,496)
Certain transactions related to long-term debt are reported as expenditures or other financing sources/uses in governmental funds, but the borrowings increase long-term liabilities in the statement of net position. In the current year, these amounts consist of:		
Principal retirement	445,359	
Amortization of bond premium	112,415	
		557,774
Some items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These activities consist of:		
Change in accrued interest payable	5,500	
Change in other post-employment benefits liability	53,576	
Change in deferred inflows related to OPEB	(36,717)	
Change in net pension liability	466,180	
Change in deferred inflows related to pension	(262,201)	
Change in deferred outflows related to pension	(246,583)	
Change in accrued compensated absences	56,413	
		36,168
Change in net position of governmental activities		$ 712,501

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
PROPRIETARY FUND
STATEMENT OF NET POSITION
JUNE 30, 2026

	Business-type Activities Water and Sewer
ASSETS	
Current assets	
Cash, cash equivalents, and investments	$ 861,121
Accounts receivable	1,020,957
Prepaids	5,701
Total current assets	1,887,779
Noncurrent assets	
Cash on hand at the county	195,616
Capital assets not being depreciated	3,212,145
Capital assets being depreciated, net	13,277,347
Total noncurrent assets	16,685,108
TOTAL ASSETS	18,572,887
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to pension	21,131
LIABILITIES	
Current liabilities	
Accounts payable	702,608
Accrued liabilities	46,713
Unearned revenue	420,053
Current portion of compensated absences	11,864
Current portion of long-term obligations	265,000
Total current liabilities	1,446,238
Noncurrent liabilities	
Noncurrent portion of long-term obligations	7,296,574
Net pension liability	236,495
Net OPEB liability	342,751
Total noncurrent liabilities	7,875,820
TOTAL LIABILITIES	9,322,058
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to pension	35,755
Deferred inflows related to OPEB	7,450
TOTAL DEFERRED INFLOWS OF RESOURCES	43,205
NET POSITION	
Net investment in capital assets	8,927,918
Unrestricted	300,837
TOTAL NET POSITION	$ 9,228,755

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2026

	Business-type Activities Water and Sewer
OPERATING REVENUES	
Sale of water	$ 712,405
Sewage disposal charges	1,333,738
Meter charge revenue	83,641
Industrial surcharge	27,526
Penalties and fees	93,436
Other	52,251
TOTAL OPERATING REVENUES	2,302,997
OPERATING EXPENSES	
Cost of water	302,727
Cost of sewage	1,164,502
Industrial surcharge	18,471
Other operating and maintenance costs	116,438
General and administrative	527,214
Depreciation	436,129
TOTAL OPERATING EXPENSES	2,565,481
OPERATING (LOSS)	(262,484)
NONCAPITAL SUBSIDIES	
Intergovernmental	463,619
OPERATING (LOSS) AND NONCAPITAL SUBSIDIES	201,135
OTHER NONOPERATING REVENUES (EXPENSES)	
Investment earnings	25,288
Interest expense and fees	(172,976)
CIP debt service surcharge	247,162
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	99,474
CHANGE IN NET POSITION	300,609
Net position, beginning of year	8,928,146
Net position, end of the year	$ 9,228,755

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
PROPRIETARY FUND
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2026

	Business-type Activities Water and Sewer
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash receipts from customers	$ 2,270,793
Cash paid to/for employees	(525,260)
Cash paid to suppliers/vendors	(1,187,053)
NET CASH PROVIDED BY OPERATING ACTIVITIES	558,480
CASH FLOWS FROM NONCAPITAL AND RELATED FINANCING ACTIVITIES	
Receipt of interfund balances	11,642
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from issuance of debt	513,112
Capital asset acquisitions	(1,421,027)
Principal paid on long-term debt	(410,000)
Interest and fees paid on long-term debt	(192,328)
CIP debt service charge	247,162
NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	(1,263,081)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	47,920
NET INCREASE IN CASH, CASH EQUIVALENTS, AND INVESTMENTS	(645,039)
Cash, cash equivalents, and investments, beginning of year	1,701,776
Cash, cash equivalents, and investments, end of year	$ 1,056,737
Classification of cash, cash equivalents, and investments	
Cash, cash equivalents, and investments	$ 861,121
Cash on hand at the county	195,616
	$ 1,056,737

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
PROPRIETARY FUND
STATEMENT OF CASH FLOWS (continued)
YEAR ENDED JUNE 30, 2026

	Business-type Activities Water and Sewer
Reconciliation of operating (loss) to net cash provided by operating activities	
Operating (loss)	$ (262,484)
Adjustments to reconcile operating (loss) to net cash provided by operating activities	
Depreciation	436,129
(Increase) decrease in:	
Accounts receivable	(32,204)
Deferred outflows related to pension	33,625
Prepaids	1,204
Increase (decrease) in:	
Accounts payable	457,369
Accrued liabilities	(4,530)
Due to other governmental units	(43,488)
Net pension liability	(63,570)
Other post-employment benefits liability	(8,026)
Compensated absences	3,200
Deferred inflows related to pension	35,755
Deferred inflows related to OPEB	5,500
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 558,480

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
FIDUCIARY FUNDS
STATEMENT OF FIDUCIARY NET POSITION
JUNE 30, 2026

	OPEB Trust Fund	Custodial Fund Current Tax Collection
ASSETS		
Investments	$ 748,194	$ -
NET POSITION		
Restricted for other postemployment benefits	$ 748,194	$ -

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
FIDUCIARY FUNDS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
YEAR ENDED JUNE 30, 2026

	OPEB Trust Fund	Custodial Fund Current Tax Collection
ADDITIONS		
Net investment income	$ 97,805	$ -
Employer contributions	273,369	-
Collection of taxes for other governments	-	11,281,979
TOTAL ADDITIONS	371,174	11,281,979
DEDUCTIONS		
Administrative expenses	1,251	-
Benefit payments including employee refunds	223,369	-
Payment of taxes collected for other governments	-	11,281,979
TOTAL DEDUCTIONS	224,620	11,281,979
NET CHANGE IN FIDUCIARY NET POSITION	146,554	-
Net position, beginning of year	601,640	-
Net position, end of year	$ 748,194	$ -

See accompanying notes to financial statements.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Lathrup Village (the City) financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to city governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City's more significant accounting policies are described below.

Reporting Entity

The City is governed by an elected five-member council. As required by accounting principles generally accepted in the United States of America; these financial statements present the financial activities of the City of Lathrup Village (primary government) and its component units, entities for which the government is considered to be financially accountable. Blended components, although legally separate entities are, in substance, part of the City's operations, so data from these units are combined with the data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City.

Blended Component Unit

The Lathrup Village Building Authority is governed by a commission appointed by the City Council. Although it is legally separate from the City, the Lathrup Village Building Authority is reported as if it were part of the primary government because its sole purpose is to finance and construct the City's public buildings.

Discretely Presented Component Unit

These component units are reported in a separate column to emphasize that, while legally separate, the City remains financially accountable for this entity or the nature and significance of the relationship between these entities and the City is such that exclusion of the entity would render the financial statements misleading. The financial statements contain the following discretely presented component unit:

Downtown Development Authority - The Downtown Development Authority (DDA) is reported within the component unit column in the financial statements. It is reported in a separate column to emphasize that it is legally separate from the City. The DDA was created to correct and prevent deterioration in the downtown district, encourage historical preservation, and promote economic growth within the downtown district. The DDA's governing body, which consists of eight individuals, is selected by the mayor with the City Council's approval. In addition, the Authority's budget is subject to approval by the City Council. The DDA does not issue separate financial statements.

Fiduciary Component Unit

The City of Lathrup Village OPEB plan is governed by the City Council. Although it is legally separate from the City, it is reported as a fiduciary component unit because the City appoints a voting majority to the board, and the plan imposes a financial burden to the City.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Joint Ventures

The City is a part of two joint ventures. The government-wide financial statements do not reflect any financial interest in either entity as there is not a definable interest to recognize at this time. The joint ventures are as follows:

The City is a member of Southeastern Oakland County Resource Recovery Authority (the "Authority"), which consists of 12 municipalities in Oakland County. The Authority provides refuse disposal services for the benefit of member municipalities. The City appoints one member to the joint venture's governing board, which approves the annual budget. The participating communities provided annual funding for its operations. During the current year, the City expensed approximately $422,000 related to payments to the Authority. The City is unaware of any circumstances that would cause any significant additional financial benefit or burden to the participating governments in the near future. Complete financial statements for the Authority can be obtained from the administrative offices at 3910 Webster, Royal Oak, MI 48073.

The City is a member of Southeastern Oakland County Water Authority (the "Water Authority"), which consists of 11 municipalities in Oakland County, Michigan. The City purchases water from the Water Authority. The City appoints one member to the joint venture's governing board, which approves the annual budget. The participating communities provide annual funding for its operations. During the current year, the City expensed nearly $303,000 related to payments to the Water Authority. The City is unaware of any circumstances that would cause any significant additional financial benefit or burden to the participating governments in the near future. Complete financial statements for the Water Authority can be obtained from the administrative offices at 3910 Webster, Royal Oak, MI 48073.

Basis of Presentation

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities (the government-wide financial statements) present information for the primary government and its component units as a whole. All non-fiduciary activities of the primary government are included (i.e., fiduciary fund activities are not included in the government-wide financial statements). For the most part, interfund activity has been eliminated in the preparation of these statements. Interfund services provided and used are not eliminated in the process of consolidation. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities presents the direct functional expenses of the primary government and its component units and the program revenues that support them. Direct expenses are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues are associated with specific functions and include charges to recipients for goods or services and grants and contributions that are restricted to meeting the operational or capital requirements of that function. Revenues that are not required to be presented as program revenues are general revenues. This includes all taxes, interest, and unrestricted State revenue sharing payments and other general revenues and shows how governmental functions are either self-financing or supported by general revenues.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

FUND FINANCIAL STATEMENTS

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

The City reports the following *Major Governmental Funds*:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources used to provide government services other than those specifically assigned to another fund. General fund activities are financed by revenue from general property taxes, state-shared revenue, and other sources.

The *Street Improvement Bond Fund* is a debt service fund used to record the street improvement bond proceeds, the proceeds from the voter-approved bond millage, and payment of debt service interest and principal.

The City reports the following *Major Enterprise Fund*:

The *Water and Sewer Fund* is used to account for the operations required to provide water and sewer services to citizens that are financed primarily by a user charge for the provision of those services.

Additionally, the City reports the following *Fund Types*:

Special Revenue Funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes, other than debt service or capital projects, that comprise or are expected to comprise a substantial portion of the fund's total reported inflows.

Capital Projects Funds account for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The *OPEB Trust Fund* accumulates resources for future retiree health care payments to retirees.

The *Custodial Fund* is the *Current Tax Collection Fund* and accounts for taxes collected and distributed to other governments.

Measurement Focus

The government-wide, proprietary fund, and fiduciary fund financial statements are presented using the economic resources measurement focus, similar to that used by business enterprises or not-for-profit organizations. Because another measurement focus is used in the governmental fund financial statements, reconciliations to the government-wide financial statements are provided that explain the differences in detail.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Measurement Focus (continued)

All governmental funds are presented using the current financial resources measurement focus. With this measurement focus, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in fund balance.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

All governmental funds are accounted for using the modified accrual basis of accounting. Under this method, revenues are recognized when they become susceptible to accrual (when they become both "measurable" and "available to finance expenditures of the current period"). The length of time used for "available" for purposes of revenue recognition in the governmental fund financial statements is 60 days. Revenues that are considered measurable but not available are recorded as receivable and unavailable revenue. Significant revenues susceptible to accrual are special assessments and certain intergovernmental revenues. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred, except for interest on long-term debt which is recorded when due.

All proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred.

The fiduciary funds financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, except for the recognition of certain liabilities to the beneficiaries of a fiduciary activity. Liabilities to beneficiaries are recognized when an event occurred that compels the City to disburse fiduciary resources.

If/when both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash, Cash Equivalents, and Investments

Cash and cash equivalents consist of cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired as well as Michigan CLASS funds. Investments consist of certificates of deposits with original maturities of greater than 90 days.

In accordance with Michigan Compiled Laws, the City is authorized to invest in the following investment vehicles:

a. Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Cash, Cash Equivalents, and Investments (continued)

b. Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a State or nationally chartered bank or a State or Federally chartered savings and loan association, savings bank, or credit union whose deposits are insured by an agency of the United Sates government and which maintains a principal office or branch office located in this State under the laws of this State or the United States, but only if the bank, savings and loan association, savings bank or credit union is eligible to be a depository of surplus funds belonging to the State under Section 6 of 1855 PA 105, MCL 21.146.

c. Commercial paper rated at the time of purchase within the three highest classifications established by not less than two standard rating services, and which matures not more than 270 days after the date of purchase.

d. The United States government or federal agency obligations repurchase agreements.

e. Bankers' acceptances of United States banks.

f. Mutual funds composed of investment vehicles which are legal for direct investment by local units of government in Michigan.

The investment policy adopted by the City Council in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government and bank accounts and CDs but not the remainder of state statutory authority, as listed above. The City's deposits, investments, and investment policies are in accordance with statutory authority.

The OPEB Trust Fund is also authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements, stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, real estate (if the trust fund's assets exceed $250 million), debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles. The OPEB Trust has designated one bank for deposit of its funds. The trust's deposits and investment policies are in accordance with statutory authority.

Receivables

Receivables consist of amounts due related to charges for services, property taxes, special assessments, leases, and other amounts owed to the City at year-end.

Due from Other Governmental Units

Due from other governmental units consists of amounts due from the State of Michigan for various payments and grants and accounts receivable for charges for services provided to local governmental units.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Prepaid Expenditures

Prepaids consist of amounts paid in the current year that pertain to the following fiscal year. Nonspendable fund balances have been recorded in the applicable funds to indicate that prepaids are not currently available, spendable components of fund balance.

Leases

Lessor: The City is a lessor for two cell towers. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payment received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate is used to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of the leases and will remeasure the lease receivables and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivables.

Interfund Transactions

During the course of normal operations, the City has numerous transactions between funds, including expenditures and transfers of resources to provide services, construct assets, and service debt. The accompanying financial statements generally reflect such transactions as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Capital Assets

Capital assets are recorded (net of accumulated depreciation, if applicable) in the government-wide financial statements under the governmental activities, business-type activities, and component unit columns. Capital assets are those with an initial individual cost of $1,000 or more and an estimated useful life of more than one year. Capital assets are not recorded in the governmental funds. Instead, capital acquisition and construction are reflected as expenditures in governmental funds, and the related assets are reported in the government-wide financial statements. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at their estimated acquisition cost on the date received.

Land, construction in progress, and right of ways are not depreciated. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Depreciation is computed using the straight-line method over the following useful lives:

Buildings and improvements	5-80 years
Machinery, equipment, and vehicles	2-25 years
Infrastructure	10-50 years
Utility system	50 years

Unearned Revenue

Unearned revenue represents amounts received through nonexchange transactions prior to all applicable eligibility criteria being met or amounts being received through exchange transactions prior to goods or services being provided.

Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. The liability for compensated absences is reported as incurred in the proprietary fund and government-wide financial statements. The liability for compensated absences includes salary and related benefits, where applicable.

Long-term Obligations

Long-term debt and other long-term obligations are recognized as a liability in the government-wide financial statements and proprietary fund types when incurred. The portion of those liabilities expected to be paid within the next year is a current liability with the remaining amounts shown as noncurrent.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Long-term Obligations (continued)

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

Pension

The City offers a defined benefit pension plan to its employees. The City records a net pension liability for the difference between the total pension liability calculated by the actuary and the pension plan's fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plan and additions to/deductions from the pension plan's fiduciary net position have been determined on the same basis as they are reported by the pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

Other Postemployment Benefits

The City offers retiree healthcare benefits to its employees. The City records a net OPEB liability for the difference between the total OPEB liability calculated by the actuary and the OPEB plan's fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB plan and additions to/deductions from the OPEB plan's fiduciary net position have been determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position or balance sheet will, when applicable, report separate sections for deferred outflows of resources and deferred inflows of resources. *Deferred outflows of resources,* a separate financial statement element, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense) until that time. *Deferred inflows of resources,* a separate financial statement element, represents an acquisition of net assets or fund balance, respectively, that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Deferred Outflows/Inflows of Resources (continued)

The City has several items that qualify for reporting in these categories. These items correspond the City's net pension and net other post-employment benefits liabilities and are related, when applicable, to differences between expected and actual experience, changes in assumptions, differences between projected and actual pension plan investment earnings, and contributions subsequent to the measurement date. These amounts are deferred in the government-wide financial statements and are recognized as an outflow or inflow of resources in the period to which they apply. The City also reports unavailable revenues from leases recorded in government-wide and fund level. These amounts are long-term leases entered into by the City in which the City is the lessor. These amounts are recognized as revenue over the term of the lease agreements.

The City also reports deferred inflows of resources which arise only under a modified accrual basis of accounting and which qualify for reporting in this category. Accordingly, unavailable revenue is reported only on the governmental funds balance sheet for revenues collected subsequent to 60 days after year end. The deferral in the current year is for taxes levied for subsequent periods, which is related to special assessment revenue. These amounts are deferred and recognized as an inflow of resources in the period in which the amounts become available.

Fund Balance Classifications

Fund balance classifications comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The following are the five classifications of fund balance:

Nonspendable - assets that are not available in a spendable form such as inventory, prepaid expenditures, and long-term receivables not expected to be converted to cash in the near term. It also includes funds that are legally or contractually required to be maintained intact such as the corpus of a permanent fund or foundation.

Restricted - amounts that are required by external parties to be used for a specific purpose. Constraints are externally imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation.

Committed - amounts constrained on use imposed by formal action of the government's highest level of decision-making authority (i.e., Board, Council, etc.).

Assigned - amounts intended to be used for specific purposes. This is determined by the governing body, the budget or finance committee or a delegated municipality official.

Unassigned - all other resources; the remaining fund balance after nonspendable, restrictions, commitments, and assignments. This class only occurs in the General Fund, except for cases of negative fund balances. Negative fund balances are always reported as unassigned, no matter which fund the deficit occurs in.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Fund Balance Flow Assumptions

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

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

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

Net Position

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

Net Position Flow Assumption

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

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF CITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenues and Expenditures/Expense

Property Tax

The City of Lathrup Village bills and collects its own property taxes and also taxes for other governmental units. The City's property tax revenue recognition policy and related tax calendar disclosures are highlighted in the following paragraphs:

> Property taxes are levied by the City on July 1 and December 1 and are payable without penalty through August 31 and February 14, respectively. The July 1 levy is composed of the City's operating millage, refuse services, and debt service. The December 1 levy is composed of non-City millages and collections and remittances of all taxes are accounted for in the Current Tax Collection custodial fund. The City's 2025 property tax revenue was levied and collectible on July 1, 2025, when the proceeds of the levy are budgeted and available for the financing of operations.

The City is permitted by charter levy taxes up to 17.3001 mills ($17.3001 per $1,000 of taxable valuation) for general governmental services other than the payment of police, refuse, and Debt Service Fund expenditures. The 2025 taxable valuation of the City totaled $197,065,790 (a portion of which is abated and a portion of which is captured by the TIFA and DDA) on which taxes levied consisted of 17.3001 mills for operating purposes, 2.0000 mills for police services, 2.5948 mills for refuse services, 3.9307 mills for debt service, and 1.8823 for DDA operations.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from noncapital subsidies, and other nonoperating revenues and expenses. Nonoperating revenues and expenses are any (1) contributions to permanent and term endowments; (2) finance related revenues and expenses; (3) gain and losses from disposals of capital assets and inventory; (4) investment income and expenses; and (5) subsidies received and provided. A subsidy represents amounts received from or provided to another party or fund of the City. Amounts received from another party or fund are considered a subsidy if it is unrelated to the services provided by the proprietary fund and keeps the fees charged at the same amount or lower if the subsidy was not received. Amounts provided to the other party or fund are considered a subsidy if it is unrelated to the goods or services provided by those parties and will generally result in the proprietary charging higher fees in the future. All revenues and expenses not meeting the definitions of nonoperating revenues and expenses are reporting as operating revenues and expenses.

Use of Estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenditures. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 2 - DEPOSITS AND INVESTMENTS

As of June 30, 2026, the City had deposits and investments subject to the following risk.

Custodial Credit Risk - Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. As of June 30, 2026, none of the City's bank balance of $755,843 was exposed to custodial credit risk because it was either insured or collateralized.

Custodial Credit Risk - Investments

For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City will minimize custodial credit risk, which is the risk of loss due to the failure of the security issuer or backer, by; limiting investments to the types of securities allowed by law; and pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City will do business.

Interest Rate Risk

In accordance with its investment policy, the City will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities in the open market; and, investing operating funds primarily in shorter-term securities, liquid asset funds, money market mutual funds, or similar investment pools and limiting the average maturity in accordance with the City's cash requirements.

Investment Type	Fair Value	Weighted Average Maturity (Years)
Michigan CLASS Investment Pool	$ 4,501,564	0.1323

One day maturity equals 0.0027, one year equals 1.00.

Concentration of Credit Risk

The City will minimize concentration of credit risk, which is the risk of loss attributed to the magnitude of the City's investment in a single issuer, by diversifying the investment portfolio so that the impact of potential losses from any one type of security or issuer will be minimized.

Investment Type	Fair Value	Rating	Rating Agency
Michigan CLASS Investment Pool	$ 4,501,564	AAAm	Standard & Poor's

Foreign Currency Risk

The City is not authorized to invest in investments which have this type of risk.

NOTE 2 - DEPOSITS AND INVESTMENTS (continued)

Fair Value Measurement

The City is required to disclose amounts within a framework established for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Quoted prices in active markets for identical securities.

Level 2: Prices determined using other significant observable inputs. Observable inputs are inputs that other market participants may use in pricing a security. These may include prices for similar securities, interest rates, prepayment speeds, credit risk, and others.

Level 3: Prices determined using significant unobservable inputs. In situations where quoted prices or observable inputs are unavailable or deemed less relevant, unobservable inputs may be used. Unobservable inputs reflect the City's own assumptions about the factors market participants would use in pricing an investment and would be based on the best information available.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. Investments that are measured at fair value using net asset per value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy. The City had no investments that were valued at fair value as of June 30, 2026.

Investments in Entities that Calculate Net Asset Value per Share

The City holds shares or interests in an investment pool where the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

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

The OPEB Trust Fund holds shares or interests in the MERS total market fund where the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient. MERS invests assets in a manner which will seek the highest investment return consistent with the preservation of principal and meet the daily liquidity needs of participants.

NOTE 2 - DEPOSITS AND INVESTMENTS (continued)

Investments in Entities that Calculate Net Asset Value per Share (continued)

At the year ended June 30, 2026, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

Investment Type	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
PRIMARY GOVERNMENT				
Michigan CLASS Investment Pool	$ 4,501,564	$ -	No restrictions	None
FIDUCIARY FUNDS				
MERS Total Market Portfolio	748,194	-	No restrictions	None
Total investments at NAV	$ 5,249,758	$ -		

The deposits and investments referred to above have been reported in the cash, cash equivalents, and investments captions on the basic financial statements, based upon criteria disclosed in Note 1. The following summarizes the categorization of these amounts as of June 30, 2026:

	Primary Government	Component Units	Fiduciary Funds	Total
Cash, cash equivalents, and investments	$ 3,785,801	$ 815,207	$ -	$ 4,601,008
Cash, cash equivalents, and investments - restricted	457,515	-	-	457,515
Investments	-	-	748,194	748,194
	$ 4,243,316	$ 815,207	$ 748,194	$ 5,806,717

Deposits	
Checking	$ 556,409
Petty cash	550
Michigan CLASS Investment Pool	4,501,564
MERS Total Market Portfolio	748,194
Total cash, cash equivalents, and investments	$ 5,806,717

NOTE 3 - CASH AND CASH EQUIVALENTS - RESTRICTED

Certain revenues and resources in the government funds are classified as restricted on the balance sheet. The following summarizes the restricted cash and cash equivalents as of June 30, 2026:

	Refuse	Bond Proceeds	Total
Governmental Funds	$ 182,576	$ 274,939	$ 457,515

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 4 - LEASE RECEIVABLES

Significant details regarding outstanding lease receivables are presented below:

Due in monthly installments of $5,566 through April 2073, with imputed interest at 3.25%. The lease is for a tower owned by the City. The City recognized $14,354 in lease revenue and $52,438 in interest revenue during the fiscal year related to this lease. As of June 30, 2026, the City's receivable for lease payments was $1,605,666. Also, the City has deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 2026, the balance of the deferred inflow of resources was $1,589,981.	$ 1,605,666
Due in monthly installments that vary from $3,000 to $6,800 through May 2053, with imputed interest at 3.25%. The lease is for a tower owned by the City. The City recognized $21,641 in lease revenue and $42,295 in interest revenue during the fiscal year related to this lease. As of June 30, 2026, the City's receivable for lease payments was $1,289,603. Also, the City has deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of June 2026, the balance of the deferred inflow of resources was $1,174,447.	1,289,603
	$ 2,895,269

NOTE 5 - INTERFUND TRANSFERS

Permanent reallocation of resources between funds of the reporting entity is classified as interfund transfers. For the purpose of the statement of activities, all interfund transfers between individual governmental funds have been eliminated.

Transfer to nonmajor governmental funds from:	
General Fund	$ 14,074
Nonmajor governmental funds	100,000
	$ 114,074

During the year, transfers are used to: (1) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; (2) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service fund as debt service payments become due; and (3) use unrestricted revenues collected in the General fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2026, was as follows:

Primary Government

	Balance July 1 ,2025	Additions	Deletions	Balance June 30, 2026
Governmental activities				
Capital assets not being depreciated				
Land	$ 299,678	$ -	$ -	$ 299,678
Construction in progress	84,246	678,083	-	762,329
Right of ways	12,402,720	-	-	12,402,720
Subtotal	12,786,644	678,083	-	13,464,727
Capital assets being depreciated				
Buildings and improvements	1,318,179	127,798	-	1,445,977
Machinery and equipment	2,218,196	127,185	(436,569)	1,908,812
Infrastructure	16,654,338	49,954	-	16,704,292
Subtotal	20,190,713	304,937	(436,569)	20,059,081
Less accumulated depreciation for:				
Buildings and improvements	(1,017,777)	(29,665)	-	(1,047,442)
Machinery and equipment	(1,845,861)	(86,118)	436,569	(1,495,410)
Infrastructure	(8,642,149)	(1,097,809)	-	(9,739,958)
Subtotal	(11,505,787)	(1,213,592)	436,569	(12,282,810)
Net capital assets being depreciated	8,684,926	(908,655)	-	7,776,271
Capital assets, net	$ 21,471,570	$ (230,572)	$ -	$ 21,240,998

Depreciation expense was charged to the following governmental activities:

General government	$ 61,773
Public safety	37,755
Public works	1,105,977
Recreation and culture	8,087
Total depreciation expense	$ 1,213,592

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 6 - CAPITAL ASSETS (continued)

Primary Government (continued)

	Balance July 1 ,2025	Additions/ Reclassifications	Deletions/ Reclassifications	Balance June 30, 2026
Business-type activities				
Capital assets not being depreciated				
Construction in progress	$ 3,105,951	$ 1,094,608	$ (988,414)	$ 3,212,145
Capital assets being depreciated				
Utility system	21,010,377	1,243,959	-	22,254,336
Machinery and equipment	683,748	19,870	(132,350)	571,268
Vehicles	97,977	51,004	-	148,981
Subtotal	21,792,102	1,314,833	(132,350)	22,974,585
Less accumulated depreciation for:				
Utility system	(8,795,024)	(398,032)	-	(9,193,056)
Machinery and equipment	(526,574)	(32,399)	132,350	(426,623)
Vehicles	(71,861)	(5,698)	-	(77,559)
Subtotal	(9,393,459)	(436,129)	132,350	(9,697,238)
Net capital assets being depreciated	12,398,643	878,704	-	13,277,347
Capital assets, net	$ 15,504,594	$ 1,973,312	$ (988,414)	$ 16,489,492

Discretely Presented Component Unit

	Balance July 1 ,2025	Additions	Deletions	Balance June 30, 2026
Downtown Development Authority				
Capital assets not being depreciated				
Construction in progress	$ 73,631	$ -	$ -	$ 73,631
Capital assets being depreciated				
Infrastructure	1,080,072	-	-	1,080,072
Furniture and equipment	75,432	71,587	-	147,019
Subtotal	1,155,504	71,587	-	1,227,091
Less accumulated depreciation for:				
Infrastructure	(305,136)	(58,949)	-	(364,085)
Furniture and equipment	(35,672)	(9,353)	-	(45,025)
Subtotal	(340,808)	(68,302)	-	(409,110)
Net capital assets being depreciated	814,696	3,285	-	817,981
Capital assets, net	$ 888,327	$ 3,285	$ -	$ 891,612

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 7 - LONG-TERM OBLIGATIONS

The City issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. County contractual agreements and installment purchase agreements are also general obligations of the government. The following is a summary of changes in long-term obligations (including current portion) of the City for the year ended June 30, 2026:

	Amount of Issue	Interest Rate Ranges	Principal Maturity Ranges	Balance Jul 1, 2025	Additions	Deletions	Balance Jun 30, 2026	Due Within One Year
Governmental Activities								
Direct borrowings and direct placements								
Michigan Suburbs Alliance Loan - Energy efficiency and renewable energy projects, maturing in 2027	$ 80,380	N/A	$5,354	$ 10,713	$ -	$ (5,359)	$ 5,354	$ 5,354
Other debt								
2021 General Obligation Bond, maturing in 2031	$ 4,720,000	5.00%	$480,000 - $655,000	3,255,000	-	(440,000)	2,815,000	480,000
Unamortized bond premiums				674,489	-	(112,415)	562,074	112,415
Total bonds and contracts payable				3,940,202	-	(557,774)	3,382,428	597,769
Other long-term obligations								
Compensated absences[1]				271,305	-	(56,413)	214,892	214,892
Total governmental activities				$ 4,211,507	$ -	$ (614,187)	$ 3,597,320	$ 812,661
Business-type Activities								
Direct borrowings and direct placements								
State Revolving Fund Obligation, maturing in 2030	$ 665,142	N/A	$40,000 - $42,142	$ 202,142	$ -	$ (40,000)	$ 162,142	$ 40,000
Evergreen-Farmington Sanitary Drain Drainage District - Bond Series 2023 - CWSRF #5834-01 [2]	$ 3,512,345	1.88%	$146,118 - $208,717	2,036,693	492,140	-	2,528,833	-
Evergreen-Farmington Sanitary Drain Drainage District - Bond Series 2025 - CWSRF #5872-01 [2]	$ 436,044	2.50%	$17,013 - $27,267	-	20,972	-	20,972	-
Total direct borrowings and direct placements				2,238,835	513,112	(40,000)	2,711,947	40,000
Other debt								
2007 General Obligation Bond, maturing in 2027	$ 995,000	4.75%	$75,000	150,000	-	(150,000)	-	-
2021 Capital Improvement Bond, maturing in 2042	$ 5,380,000	2.00% - 5.00%	$220,000 - $350,000	4,760,000	-	(220,000)	4,540,000	225,000
Total other debt				4,910,000	-	(370,000)	4,540,000	225,000
Unamortized bond premiums				328,979	-	(19,352)	309,627	-
Total bonds and contracts payable				7,477,814	513,112	(429,352)	7,561,574	265,000
Other long-term obligations								
Compensated absences[1]				8,664	3,200	-	11,864	11,864
Total business-type activities				$ 7,486,478	$ 516,312	$ (429,352)	$ 7,573,438	$ 276,864

[1] The change in the compensated absences liability is presented as a net change.

[2] The annual requirements to pay the long-term debt principal and interest outstanding are not shown because the loan has not been fully drawn down and as a result the maturity schedule is not in place at year end, the first payment is anticipated to be made during fiscal year 2027.

The City's outstanding notes from direct borrowings and direct placements related to governmental and business-type activities of $5,354 and $2,711,947, respectively, contains provisions that in an event of default, either by (1) unable to make principal or interest payments (2) false or misrepresentation is made to the lender (3) become insolvent or make an assignment for the benefit of its creditors (4) if the lender at any time in good faith believes that the prospect of payment of any indebtedness is impaired. Upon the occurrence of any default event, the outstanding amounts, including accrued interest become immediately due and payable.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 7 - LONG-TERM OBLIGATIONS (continued)

The annual requirements to pay the debt principal and interest outstanding for bonds are as follows:

Governmental Activities

June 30,	Other Debt Principal	Other Debt Interest	Direct Borrowings and Direct Placements Principal	Direct Borrowings and Direct Placements Interest
2027	$ 480,000	$ 140,750	$ 5,354	$ -
2028	515,000	116,750	-	-
2029	560,000	91,000	-	-
2030	605,000	63,000	-	-
2031	655,000	32,750	-	-
	$ 2,815,000	$ 444,250	$ 5,354	$ -

Business-type Activities

June 30,	Other Debt Principal	Other Debt Interest	Direct Borrowings and Direct Placements Principal	Direct Borrowings and Direct Placements Interest
2027	$ 225,000	$ 113,813	$ 40,000	$ 4,054
2028	230,000	102,438	40,000	3,054
2029	240,000	90,688	40,000	2,054
2030	245,000	78,563	42,142	1,054
2031	255,000	69,888	-	-
2032-2036	1,390,000	268,890	-	-
2037-2041	1,605,000	119,240	-	-
2042	350,000	3,719	-	-
	$ 4,540,000	$ 847,239	$ 162,142	$ 10,216

The City entered into an agreement with the drainage board for the Evergreen-Farmington Sanitary Drain Drainage District to allow for the issuance of bonds to finance increasing outlet capacity as part of a corrective action plan submitted to the State of Michigan on behalf of the 15 Oakland County municipalities served by the Evergreen-Farmington Sewage Disposal System.

The Evergreen-Farmington Sanitary Drain Drainage District Bonds, Series 2023, were issued in the amount of $121,070,000, with $12,107,000 of the bonds anticipated to be forgiven. The City will be responsible for 3.223% of the debt service payments associated with this issuance. As of June 30, 2026, the total balance drawn on these bonds is $78,451,620, of which $2,528,833 will be the responsibility of the City. The bonds bear interest at 1.875%, and principal payments commence in October 2027.

The Evergreen Farmington Sanitary Drain Drainage District Bonds, Series 2025, were issued to finance Phase II of the corrective action plan for the Evergreen-Farmington Sewage Disposal System. The bonds were issued in the amount of $14,000,000, with $4,645,000 of the bonds anticipated to be forgiven. The City will be responsible for 3.06% of the debt service payments associated with this issuance. As of June 30, 2026, the total balance drawn on these bonds is $449,931, of which $20,972 will be the responsibility of the City. The bonds bear interest at 2.50%, and principal payments commence in October 2027.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - RETIREMENT PLAN

Plan Description

The City's defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Municipal Employees' Retirement System (MERS) of Michigan. MERS is an agent multiple-employer, statewide public employee pension plan established by the Michigan's Legislature under Public Act 135 of 1945 and administered by a nine-member Retirement Board. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained accessing MERS website at www.mersofmich.com.

Summary of Significant Accounting Policies

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Municipal Employees' Retirement System (MERS) of Michigan and additions to/deductions from MERS' fiduciary net position have been determined on the same basis as they are reported by MERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Benefits Provided

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

The MERS plan covers general employees, police employees, and department heads. The plan is closed to newly hired employees.

Retirement benefits for general employees and nonunion employees hired before January 1, 2008, are calculated as 2.5% (80% max) of the employee's final 3-year average salary times the employee's years of service. Normal retirement age is 60 with early retirement at 50 with 25 years of service or 55 with 15 years of service. The vesting period is 10 years.

Retirement benefits for police employees are calculated as 2.5% (80% max) of the employee's final 5-year average salary times the employee's years of service. Normal retirement age is 60, with early retirement at 50 with 25 years of service or 55 with 15 years of service. The vesting period is 10 years.

Retirement benefits for nonunion employees hired after January 1, 2008, are calculated as 2.0% of the employee's final 5-year average salary times the employee's years of service. Normal retirement age is 60, with early retirement at 50 with 25 years of service or 55 with 15 years of service. The vesting period is 10 years.

Retirement benefits for patrol employees are calculated as 2.8% (80% max) of the employee's final 5-year average salary times the employee's years of service. Normal retirement age is 60, with early retirement at 50 with 25 years of service or 55 with 15 years of service. The vesting period is 10 years.

Benefit terms provide for annual cost of living adjustments to each employee's retirement allowance subsequent to the employee's retirement date limited to increases in the Consumer Price Index.

Benefit terms, within the parameters established by MERS, are generally established and amended by authority of the City Council, generally after negotiations of these terms with the affected unions. Police employee benefit terms may be subject to binding arbitration in certain circumstances.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - RETIREMENT PLAN (continued)

Benefits Provided (continued)

At the December 31, 2025, valuation date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries receiving benefits	23
Inactive employees entitled to but not yet receiving benefits	2
Active employees	1
Total employees covered	26

Contributions

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

Employee contributions range from 3.00% to 6.98% based on annual payroll.

Payable to the Pension Plan

At June 30, 2026, there were no amounts outstanding by the City for contributions to the pension plan required for the year ended June 30, 2026.

Net Pension Liability

The City's net pension liability was measured as of December 31, 2025, and the total pension liability used to calculate the net pension liability was determined by an annual actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability in the December 31, 2025, annual actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation: 2.50%

Salary increases: 3.00% plus merit and longevity, 3.00% in the long-term.

Investment Rate of Return: 6.79%, net of investment and administrative expense including inflation.

Although no specific price inflation assumptions are needed for the valuation, the 3.00% long-term wage inflation assumption would be consistent with a price inflation of 3.00 - 4.00%.

Mortality rates used were based on a version of Pub-2010 and fully generational MP-2019.

NOTE 8 - RETIREMENT PLAN (continued)

Actuarial Assumptions (continued)

The actuarial assumptions used in valuation were based on the results of the most recent actuarial experience study of 2019-2023.

Projected Cash Flows

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

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Total Allocation Gross Rate of Return	Expected Long-term Real Rate of Return
Global Equity	60.00%	4.27%	2.56%
Global Fixed Income	20.00%	2.15%	0.43%
Private Investments	20.00%	6.50%	1.30%
	100.00%		4.29%
Inflation			2.50%
Administrative expenses netted above			0.25%
Investment rate of return (discount rate)			7.04%

Discount Rate

The discount rate used to measure the total pension liability is 7.04%. The current discount rate shown for GASB 68 purposes is higher than the MERS assumed rate of return. This is because, for GASB 68 purposes, the discount rate must be gross of administrative expenses, whereas for funding purposes, it is net of administrative expenses. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - RETIREMENT PLAN (continued)

Change in Net Pension Liability

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

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at December 31, 2024	$ 8,957,284	$ 6,456,738	$ 2,500,546
Changes for the year			
Service cost	14,383	-	14,383
Interest on total pension liability	616,964	-	616,964
Difference between expected and actual experience	93,681	-	93,681
Changes in assumptions	107,058	-	107,058
Employer contributions	-	345,138	(345,138)
Employee contributions	-	15,135	(15,135)
Net investment income	-	1,014,340	(1,014,340)
Benefit payments, including employee refunds	(743,222)	(743,222)	-
Administrative expense	-	(12,777)	12,777
Net changes	88,864	618,614	(529,750)
Balances at December 31, 2025	$ 9,046,148	$ 7,075,352	$ 1,970,796

The governmental activities and business-type activities share of the net pension liability were $1,734,301 and $236,495, respectively.

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

The following presents the Net Pension Liability of the employer, calculated using the discount rates of 7.04%, as well as what the employer's Net Pension Liability would be using a discount rate that is 1% lower (6.04%) or 1% higher (8.04%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability	$ 2,807,849	$ 1,970,796	$ 1,253,607

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 8 - RETIREMENT PLAN (continued)

Pension Expenses and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2026, the City recognized pension expense of $400,602. The City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ (297,956)
Contributions subsequent to the measurement date*	176,094	-
Total	$ 176,094	$ (297,956)

* The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability for the year ending June 30, 2027.

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

Year Ending June 30,	Pension Expense (Benefit)
2027	$ 98,584
2028	(165,158)
2029	(118,392)
2030	(112,990)
	$ (297,956)

Changes in Assumptions

Change in investment rate of return from 6.93% to 6.79% and a change in discount rate from 7.18% to 7.04%.

Changes in Benefits

There were no changes of benefit terms during plan year 2025.

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 9 - OTHER POST-EMPLOYMENT BENEFITS

Plan Description

The City of Lathrup Village Retiree Healthcare Plan (the "Plan") is a single-employer defined benefit healthcare plan administered by the City of Lathrup Village. Benefit provisions are established by the City Council. The plan does not issue separate stand-alone financial statements.

Summary of Plan Participants

At the July 1, 2025, valuation date with a roll forward measurement date to June 30, 2026, the following employees were covered by the benefit terms:

Eligible retirees/Non-active employees	22
Active employees	1
Total employees covered	23

Benefits Provided

The City provides medical and pharmacy benefits for eligible retirees and their spouses. Benefits are provided through fully insured plans administered by Blue Cross Blue Shield of Michigan. The plan is closed to new administrative employees hired after July 1, 2013, and police employees hired after January 1, 2008.

Net OPEB Liability

The City has chosen to use the June 30, 2026 measurement date as its measurement date for the net OPEB liability. The June 30, 2026 fiscal year end reported net OPEB liability was determined using a measure of the total OPEB liability and the OPEB net position as of the June 30, 2026 measurement date. The June 30, 2026 measurement date total OPEB liability was determined by an actuarial valuation performed as of July 1, 2025, and was rolled forward to the measurement dated as of June 30, 2026.

Contributions

Retirees health care costs are paid by the City on a pay-as-you-go basis. The City has no obligation to make contributions in advance of when the insurance premiums are due for payment. For the fiscal year ended June 30, 2026, the City made payments for postemployment health benefit premiums of $273,369.

Actuarial Assumptions

The total OPEB liability in the July 1, 2025, annual actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method: Individual Entry Age Normal as a level percentage of payroll
Discount Rate: 6.93%
Annual Wage Increases: 2.00%
Price Inflation: 2.50%
Investment Rate of Return: 6.93%

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 9 - OTHER POST-EMPLOYMENT BENEFITS (continued)

Actuarial Assumptions (continued)

Healthcare Trend Rate:

Current year trend	7.75%
Ultimate trend	4.50%
Year ultimate trend is reached:	2038 and years later

Mortality Assumptions: Pub-2010 mortality tables using scale MP-2021.

Change in Net OPEB Liability

The change in the net OPEB liability for the year ended June 30, 2026 is as follows:

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a)-(b)
Balances at July 1, 2025	$ 2,619,444	$ 601,640	$ 2,017,804
Changes for the year			
Service cost	3,728	-	3,728
Interest on total OPEB liability	173,041	-	173,041
Difference between expected and actual experience	109,143	-	109,143
Changes in assumptions	22,409	-	22,409
Employer contributions	-	273,369	(273,369)
Net investment income	-	97,805	(97,805)
Benefit payments, including employee refunds	(223,369)	(223,369)	-
Administrative expense	-	(1,251)	1,251
Net changes	84,952	146,554	(61,602)
Balances at June 30, 2026	$ 2,704,396	$ 748,194	$ 1,956,202

The governmental activities and business-type activities share of the net OPEB liability were $1,613,451 and $342,751, respectively.

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

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.93%) or 1-percentage-point higher (7.93%) than the current discount rate:

	1% Decrease	Current Discount Rate	1% Increase
Net OPEB Liability	$ 2,219,304	$ 1,956,202	$ 1,734,731

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 9 - OTHER POST-EMPLOYMENT BENEFITS (continued)

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trends rates that are 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current healthcare cost trend rates:

	1% Decrease	Current Health Care Cost Trend Rate	1% Increase
Net OPEB Liability	$ 1,707,283	$ 1,956,202	$ 2,247,993

OPEB Expenses and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2026, the City recognized OPEB benefit of $259,504. At June 30, 2026, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on OPEB plan investments	$ -	$ (56,344)

Changes in Benefit Terms

No changes in benefit terms during plan year 2026.

Changes in Assumptions

Healthcare cost trend rate increased from 7.25% to 7.75%.

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

Year Ending June 30,	OPEB Expense (Benefit)
2027	$ (15,949)
2028	(15,935)
2029	(13,574)
2030	(10,886)
	$ (56,344)

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 10 - DEFINED CONTRIBUTION PENSION PLAN

The City provides additional pension benefits to all full-time employees hired after July 1, 2013, through a defined contribution plan administered by MERS. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Under the plan, all employees contribute 5% of gross earnings to the plan, and the City matches their contributions at a rate of 10% for police employees and 5% for all other employees. In accordance with these provisions, the City contributed $116,902 for the year ended June 30, 2026.

NOTE 11 - RETIREMENT HEALTH CARE SAVINGS PLAN

The City provides additional other postemployment benefits to all full-time employees hired after July 1, 2008, through a retiree health care savings plan administered by ICMA - Meritain Health. Under the plan, there are no employee contributions, and the City contributes 3% for police employees and 2% for all other employees' base salaries into eligible employees' health savings accounts for retirement health care. Contributions to the health savings accounts by the City were $31,641 for the year ended June 30, 2026.

NOTE 12 - RISK MANAGEMENT

The City participates in a pool, the Michigan Municipal League Workers' Compensation Fund, with other municipalities for workers' compensation losses. The pool is organized under Public Act 317 of 1969, as amended. In the event the pool's claims and expenses for a policy year exceed the total normal annual premiums for said years, all members of the specific pool's policy year may be subject to special assessment to make up the deficiency. The City has not been informed of any special assessments being required.

The City also participates in a State pool, the Michigan Municipal League Liability and Property Pool, with other municipalities for property, liability, bonding, and casualty losses. The pool is organized under Public Act 138 of 1982, as amended. In the event the pool's claims and expenses for a policy year exceed the total normal annual premiums for said years, all members of the specific pool's policy year may be subject to special assessment to make up the deficiency. The City has not been informed of any special assessments being required.

NOTE 13 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

In accordance with the Michigan Public Act 245 of 1999, the City is required to maintain a separate accounting of revenues and expenditures related to the building department functions.

The City has elected to report the financial activities of the code enforcement department in the General Fund. The following is the required information as it relates to this department for the year ended June 30, 2026:

Deficit at June 30, 2025	$ (495,546)
Construction code revenue	156,989
Related expenditures - direct costs	(123,709)
Estimated indirect costs	(126,753)
Deficit at June 30, 2026	$ (589,019)

CITY OF LATHRUP VILLAGE
NOTES TO FINANCIAL STATEMENTS

NOTE 14 - CHANGES IN ACCOUNTING PRINCIPLES

For the year ended June 30, 2026, the City implemented the following GASB standards:

GASB Statement No. 103, *Financial Reporting Model Improvements.* The Standard addresses the following areas:

a. Management's discussion and analysis (MD&A);
b. Unusual or infrequent items;
c. Presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position;
d. Information about major component units in basic financial statements should be presented separately in the statement of net position and statement of activities unless it reduces the readability of the statements in which case combining statements should be presented after the fund financial statements;
e. Budgetary comparison information should include variances between original and final budget amounts and variances between final budget and actual amounts with explanations of significant variances required to be presented in the notes to RSI.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement No. 34. This Statement also requires additional disclosures for capital assets held for sale.

NOTE 15 - UPCOMING ACCOUNTING PRONOUNCEMENT

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*. This Statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events. The City is currently evaluating the impact this standard will have on the financial statements when adopted during the 2026-2027 fiscal year.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF LATHRUP VILLAGE
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
YEAR ENDED JUNE 30, 2026

	Budgeted Amounts		Variance Between Original and Final Budget	Actual	Variance Between Final Budget and Actual
	Original	Final			
REVENUES					
Taxes	$ 3,653,700	$ 3,716,549	$ 62,849	$ 3,716,244	$ (305)
Special assessments	450,000	439,447	(10,553)	439,645	198
Licenses and permits	92,500	136,000	43,500	156,989	20,989
Intergovernmental	539,425	583,916	44,491	570,529	(13,387)
Charges for services	205,750	190,878	(14,872)	189,777	(1,101)
Fines and forfeitures	70,000	45,000	(25,000)	48,721	3,721
Interest and rents	271,917	294,917	23,000	215,724	(79,193)
Other	168,160	231,888	63,728	271,377	39,489
TOTAL REVENUES	5,451,452	5,638,595	187,143	5,609,006	(29,589)
EXPENDITURES					
Current					
General government					
Government services	735,635	556,365	179,270	536,758	19,607
Administration	766,200	826,600	(60,400)	821,834	4,766
Buildings and grounds	197,859	271,109	(73,250)	263,333	7,776
Total general government	1,699,694	1,654,074	45,620	1,621,925	32,149
Public safety	2,880,835	2,920,997	(40,162)	2,926,350	(5,353)
Public works	700,828	666,078	34,750	649,907	16,171
Recreation and culture	33,050	136,600	(103,550)	134,648	1,952
TOTAL EXPENDITURES	5,314,407	5,377,749	(63,342)	5,332,830	44,919
EXCESS OF REVENUES OVER EXPENDITURES	137,045	260,846	123,801	276,176	15,330
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of asset	-	5,600	5,600	5,690	90
Transfers out	-	-	-	(14,074)	(14,074)
TOTAL OTHER FINANCING SOURCES (USES)	-	5,600	5,600	(8,384)	(13,984)
NET CHANGE IN FUND BALANCE	137,045	266,446	129,401	267,792	1,346
Fund balance, beginning of year	986,456	986,456	-	986,456	-
Fund balance, end of year	$ 1,123,501	$ 1,252,902	$ 129,401	$ 1,254,248	$ 1,346

CITY OF LATHRUP VILLAGE
RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN MEASUREMENT DATES
(AMOUNTS WERE DETERMINED AS OF 12/31 OF EACH FISCAL YEAR)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Changes in Total Pension Liability										
Service cost	$ 14,383	$ 34,374	$ 33,370	$ 58,960	$ 56,707	$ 58,205	$ 59,127	$ 61,401	$ 65,460	$ 82,950
Interest	616,964	623,164	627,904	610,178	615,604	610,908	623,086	623,735	637,504	612,822
Difference between expected and actual experience	93,681	32,699	19,035	272,856	22,665	(263,611)	(83,540)	(73,176)	(211,835)	252,035
Changes of assumptions	107,058	(19,825)	55,168	-	270,517	267,386	264,344	-	-	-
Benefit payments including employee refunds	(743,222)	(750,212)	(684,942)	(684,405)	(616,440)	(604,252)	(621,481)	(616,381)	(612,152)	(554,952)
Other	-	-	-	-	-	-	-	-	(93,953)	-
Net Change in Total Pension Liability	88,864	(79,800)	50,535	257,589	349,053	68,636	241,536	(4,421)	(214,976)	392,855
Total Pension Liability, beginning	8,957,284	9,037,084	8,986,549	8,728,960	8,379,907	8,311,271	8,069,735	8,074,156	8,289,132	7,896,277
Total Pension Liability, ending	$ 9,046,148	$ 8,957,284	$ 9,037,084	$ 8,986,549	$ 8,728,960	$ 8,379,907	$ 8,311,271	$ 8,069,735	$ 8,074,156	$ 8,289,132
Changes in Plan Fiduciary Net Position										
Contributions - employer	$ 345,138	$ 312,480	$ 292,272	$ 294,918	$ 258,690	$ 211,512	$ 199,230	$ 157,170	$ 100,914	$ 74,706
Contributions - employee	15,135	18,036	22,442	26,948	28,427	29,489	30,089	31,517	38,023	135,489
Net investment income (loss)	1,014,340	472,255	677,538	(802,841)	891,818	846,102	784,097	(244,887)	809,627	671,396
Benefit payments including employee refunds	(743,222)	(750,212)	(684,942)	(684,405)	(616,440)	(604,252)	(621,481)	(616,381)	(612,152)	(554,952)
Administrative expense	(12,777)	(13,890)	(14,097)	(13,156)	(10,587)	(12,378)	(13,498)	(12,458)	(12,866)	(13,283)
Other	-	-	-	-	-	-	-	-	(93,953)	-
Net Change in Plan Fiduciary Net Position	618,614	38,669	293,213	(1,178,536)	551,908	470,473	378,437	(685,039)	229,593	313,356
Plan Fiduciary Net Position, beginning	6,456,738	6,418,069	6,124,856	7,303,392	6,751,484	6,281,011	5,902,574	6,587,613	6,358,020	6,044,664
Plan Fiduciary Net Position, ending	$ 7,075,352	$ 6,456,738	$ 6,418,069	$ 6,124,856	$ 7,303,392	$ 6,751,484	$ 6,281,011	$ 5,902,574	$ 6,587,613	$ 6,358,020
Employer's Net Pension Liability	$ 1,970,796	$ 2,500,546	$ 2,619,015	$ 2,861,693	$ 1,425,568	$ 1,628,423	$ 2,030,260	$ 2,167,161	$ 1,486,543	$ 1,931,112
Plan Fiduciary Net Position as a percentage of the Total Pension Liability	78.21%	72.08%	71.02%	68.16%	83.67%	80.57%	75.57%	73.14%	81.59%	76.70%
Covered Payroll	$ 98,579	$ 229,007	$ 309,205	$ 366,011	$ 385,192	$ 447,808	$ 457,801	$ 477,215	$ 504,653	$ 647,096
Employer's Net Pension Liability as a percentage of covered payroll	1999.20%	1091.91%	847.02%	781.86%	370.09%	363.64%	443.48%	454.13%	294.57%	298.43%

CITY OF LATHRUP VILLAGE
RETIREMENT SYSTEM
SCHEDULE OF EMPLOYER PENSION CONTRIBUTIONS
LAST TEN FISCAL YEARS
(AMOUNTS WERE DETERMINED AS OF 6/30 OF EACH FISCAL YEAR)

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contributions	$ 352,188	$ 338,088	$ 286,872	$ 297,672	$ 292,164	$ 225,216	$ 197,808	$ 200,652	$ 113,688	$ 88,140
Contributions in relation to the actuarially determined contribution	352,188	338,088	286,872	297,672	292,164	225,216	197,808	200,652	113,688	88,140
Contribution excess (deficiency)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 220,393	$ 218,323	$ 309,205	$ 322,968	$ 321,064	$ 461,803	$ 457,801	$ 477,215	$ 504,653	$ 647,096
Contributions as a percentage of covered payroll	159.80%	154.86%	92.78%	92.17%	91.00%	48.77%	43.21%	42.05%	22.53%	13.62%

CITY OF LATHRUP VILLAGE
RETIRED EMPLOYEES' HEALTH CARE BENEFITS
SCHEDULE OF CHANGES IN CITY'S NET OPEB LIABILITY AND RELATED RATIOS
LAST NINE FISCAL YEARS (ULTIMATELY TEN FISCAL YEARS WILL BE DISPLAYED)
(AMOUNTS WERE DETERMINED AS OF 6/30 OF EACH FISCAL YEAR)

	2026	2025	2024	2023	2022	2021	2020	2019	2018
Changes in Total OPEB Liability									
Service cost	$ 3,728	$ 6,035	$ 5,755	$ 7,977	$ 16,282	$ 80,712	$ 64,528	$ 53,004	$ 58,875
Interest	173,041	159,324	174,118	183,331	135,804	184,803	205,246	194,817	180,037
Difference between actual and expected experience	109,143	14,829	(213,636)	(9,780)	(141,665)	(48,359)	123,103	-	-
Change in Assumptions	22,409	(280,506)	(378,728)	(339,497)	(2,809,918)	(299,252)	688,405	307,745	(280,471)
Benefit payments including employee refunds	(223,369)	(178,199)	(162,573)	(189,703)	(161,023)	(136,024)	(147,716)	(167,338)	(177,091)
Net Change in Total OPEB Liability	84,952	(278,517)	(575,064)	(347,672)	(2,960,520)	(218,120)	933,566	388,228	(218,650)
Total OPEB Liability - beginning	2,619,444	2,897,961	3,473,025	3,820,697	6,781,217	6,999,337	6,065,771	5,677,543	5,896,193
Total OPEB Liability - ending	$ 2,704,396	$ 2,619,444	$ 2,897,961	$ 3,473,025	$ 3,820,697	$ 6,781,217	$ 6,999,337	$ 6,065,771	$ 5,677,543
Changes in Plan Fiduciary Net Position									
Contributions-employer	$ 273,369	$ 228,199	$ 212,573	$ 239,703	$ 311,023	$ 336,024	$ -	$ -	$ -
Net investment income	97,805	50,323	42,312	25,334	(26,190)	13,080	-	-	-
Benefit payments including employee refunds	(223,369)	(178,199)	(162,573)	(189,703)	(161,023)	(136,024)	-	-	-
Administrative expense	(1,251)	(1,108)	(904)	(637)	(469)	(101)	-	-	-
Net Change in Plan Fiduciary Net Position	146,554	99,215	91,408	74,697	123,341	212,979	-	-	-
Plan Fiduciary Net Position - beginning	601,640	502,425	411,017	336,320	212,979	-	-	-	-
Plan Fiduciary Net Position - ending	$ 748,194	$ 601,640	$ 502,425	$ 411,017	$ 336,320	$ 212,979	$ -	$ -	$ -
Employer's Net OPEB Liability	$ 1,956,202	$ 2,017,804	$ 2,395,536	$ 3,062,008	$ 3,484,377	$ 6,568,238	$ 6,999,337	$ 6,065,771	$ 5,677,543
Plan Fiduciary Net Position as a percentage of the Total OPEB Liability	27.67%	22.97%	17.34%	11.83%	8.80%	3.14%	0.00%	0.00%	0.00%
Covered Payroll	$ 118,133	$ 229,007	$ 172,200	$ 204,228	$ 264,171	$ 340,772	$ 340,935	$ 311,227	$ 316,913
Employer's Net OPEB Liability as a percentage of covered payroll	1655.93%	881.11%	1391.14%	1499.31%	1318.99%	1927.46%	2052.98%	1948.99%	1791.51%

CITY OF LATHRUP VILLAGE
RETIRED EMPLOYEES' HEALTH CARE BENEFITS
SCHEDULE OF EMPLOYER OPEB CONTRIBUTIONS
LAST TEN FISCAL YEARS
(AMOUNTS WERE DETERMINED AS OF 6/30 OF EACH FISCAL YEAR)

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contributions	$ 184,046	$ 188,086	$ 189,867	$ 238,079	$ 240,805	$ 409,275	$ 407,962	$ 200,426	$ 181,840	$ 288,836
Contributions in relation to the actuarially determined contribution	273,369	228,199	212,573	239,703	311,023	336,024	147,716	167,338	177,091	143,679
Contribution excess (deficiency)	$ 89,323	$ 40,113	$ 22,706	$ 1,624	$ 70,218	$ (73,251)	$ (260,246)	$ (33,088)	$ (4,749)	$ (145,157)
Covered Payroll	$ 118,133	$ 229,007	$ 172,200	$ 204,228	$ 264,171	$ 340,772	$ 340,935	$ 311,227	$ 316,913	$ 723,381
Contributions as a percentage of covered payroll	231.41%	99.65%	123.45%	117.37%	117.74%	98.61%	43.33%	53.77%	55.88%	19.86%

CITY OF LATHRUP VILLAGE
RETIRED EMPLOYEES' HEALTH CARE BENEFITS
SCHEDULE OF OPEB INVESTMENT RETURNS
LAST SIX FISCAL YEARS (ULTIMATELY TEN FISCAL YEARS WILL BE DISPLAYED)
(AMOUNTS WERE DETERMINED AS OF 6/30 OF EACH FISCAL YEAR)

Year	Annual Money-weighted Rate of Return - Net of Investment Expense
2026	16.17%
2025	9.95%
2024	10.21%
2023	7.45%
2022	(9.90)%
2021	25.11%

Note: the OPEB Trust Fund was established during the fiscal year ended June 30, 2021. As a result, full ten-year information is not available. This schedule is being built prospectively.

CITY OF LATHRUP VILLAGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 1 - BUDGETARY BASIS OF ACCOUNTING

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds, except that operating transfers and debt proceeds have been included in the revenue and expenditures categories, rather than as other financing sources (uses). All annual appropriations lapse at fiscal year end; encumbrances are not included in expenditures. During the year, the budget was amended in a legally permissible manner.

The budget document presents information by fund, function, department, and line items. The legal level of budgetary control adopted by the governing body is the activity level (i.e., the level at which expenditures may not legally exceed appropriations). The preceding schedules show the activity in more detail than the legal level of control. Amounts encumbered for purchase orders, contracts, etc. are not tracked during the year. Budget appropriations are considered to be spent once goods are delivered or the services rendered.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before the third Monday in April, the City shall submit to the City Council a recommended budget covering the next fiscal year.
- A public hearing on the proposed budget shall be held before its final adoption at such time and place as the City Council shall direct.
- The budget shall be adopted no later than the third Monday in May of each year.
- The budget is adopted by department on an activity basis in the General Fund and in total in the special revenue funds. Subsequent amendments thereto shall be submitted from time to time by the City Administrator for the consideration of the City Council.

The budgetary comparison schedule for the General Fund is presented on the same basis of accounting used in preparing the adopted budget.

NOTE 2 - EXCESS OF EXPENDITURES OF APPROPRIATIONS

The General Fund has been shown at the activity level. The approved budget of the City has been adopted at the activity classification level for the General Fund.

During the year ended June 30, 2026, the City incurred expenditures in excess of the amounts appropriated as follows:

Budget Item	Final Budget	Actual Expenditure	Variance with Final
Public safety	$ 2,920,997	$ 2,926,350	$ (5,353)
Transfers out	-	(14,074)	(14,074)

CITY OF LATHRUP VILLAGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 3 - BUDGETARY COMPARISON

Significant Variances Between Original and Final Budget

	Variance	Explanation
REVENUES		
Taxes	$ 62,849	Tax revenue was increased in the final amended budget to reflect updated taxable value information and current-year collection trends that became available after the original budget was adopted.
Other	63,728	The final amended budget was increased to reflect anticipated workers' compensation and insurance reimbursements, additional grant reimbursements, and expected receipt of a State of Michigan SBTE/QHEP catch-up payment.
EXPENDITURES		
General Government - Government services	179,270	Governmental services expenditures decreased from the original budget to the final amended budget due to the reclassification of library expenditures from Department 100 to Department 790.
General Government - Administration	(60,400)	The increase is attributable to adjustments made during the year to better align budgeted payroll tax and benefit costs with anticipated expenditures.
General Government - Buildings and grounds	(73,250)	The increase is primarily attributable to higher projected costs for the community room roof project resulting from more extensive damage identified during construction.
Recreation and culture	(103,550)	Recreation and cultural expenditures increased from the original budget to the final amended budget due to the reclassification of library expenditures from Department 100 to Department 790.

Significant Variances Between Final Budget and Actual

	Variance	Explanation
REVENUES		
Interest and rents	$ (79,193)	Interest and investment earnings were below the final amended budget primarily due to a change in the treatment of GASB 87 lease-related activity, resulting in lower recognized interest revenue during the current year.

CITY OF LATHRUP VILLAGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 4 - EMPLOYEE RETIREMENT PLAN

Actuarial Valuation Information Relative to the Determination of Contributions

Valuation date:	December 31, 2025
Measurement date:	December 31, 2025

Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method:	Entry age
Amortization method:	Level percentage of payroll, closed
Remaining amortization period:	15 years
Asset valuation method:	5-year smoothing
Price inflation:	2.50%
Salary increases:	3.00% plus merit and longevity, 3.00% in the long-term
Investment rate of return:	6.79%, net of investment and administrative expense including inflation
Normal retirement age:	60 years
Mortality:	Rates were based on a version of Pub-2010 and fully generational MP-2019

The actuarial assumptions used in valuation were based on the results of the most recent actuarial experience study of 2019-2023.

Changes in Benefits

There were no changes of benefit terms during the plan years reported.

Changes in Assumptions

Plan Year	
2025	Discount rate was lowered from 7.18% to 7.04%. Investment rate of return was lowered from 6.93% to 6.79%, net of administrative and investment expenses.
2024	Adopted the results of an experience study covering the period of January 1, 2019 through December 31, 2023.
2023	Discount rate was lowered from 7.25% to 7.18%. Investment rate of return was lowered from 7.00% to 6.93%, net of administrative and investment expenses.
2021	Discount rate was lowered from 7.60% to 7.25%. Investment rate of return was lowered from 7.35% to 7.00%, net of administrative and investment expenses. Mortality rates were updated to be based on the Pub-2010 mortality tables.
2020	Increases in merit and longevity pay assumptions.

CITY OF LATHRUP VILLAGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 4 - EMPLOYEE RETIREMENT PLAN (continued)

Changes in Assumptions (continued)

Plan Year	
2019	Salary increase was decreased from 3.75% to 3.00%. Discount rate was lowered from 8.00% to 7.60%. Investment rate of return was lowered from 7.75% to 7.35%, net of administrative and investment expenses. Adopted the results of an experience study covering the period of January 1, 2014 through December 31, 2018.

NOTE 5 - OTHER POST-EMPLOYMENT BENEFIT PLAN

Actuarial Valuation Information Relative to the Determination of Contributions

Valuation date:	July 1, 2025
Measurement date:	June 30, 2026

Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method:	Individual entry age normal as a level percentage of payroll
Discount rate:	6.93%
Salary increases:	2.00%
Price inflation:	2.50%
Investment rate of return:	6.93%
Healthcare trend rate:	
Current year trend:	7.75%
Ultimate trend:	4.50%
Year ultimate trend is reached:	2038 and years later
Retirement age:	Age 60 with 10 years of service; or age 55 with 15 years of service; or age 50 with 25 years of service
Mortality:	Pub-2010 mortality tables using scale MP-2021

Changes in Benefits

There were no changes in benefit terms during the plan years reported.

CITY OF LATHRUP VILLAGE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 5 - OTHER POST-EMPLOYMENT BENEFIT PLAN (continued)

Changes in Assumptions

Plan Year	
2026	Healthcare cost trend rate increased from 7.25% to 7.75%.
2025	Discount rate increased from 5.66% to 6.93%. Investment rate of return was decreased from 7.00% to 6.93%.
2024	Discount rate decreased from 5.81% to 5.66%. Per-capita premiums were updated to reflect experience. Healthcare cost trend rate decreased from 7.75% to 7.25%.
2023	Salary increases (including inflation) increased from 2.00% to 3.00%. Discount rate increased from 4.91% to 5.81%. Mortality table updated from Pub-2010 mortality tables to the Pub-2010 mortality tables using scale MP-2019.
2022	Discount rate increased from 2.65% to 4.91%.
2021	Discount rate decreased from 2.66% to 2.65%. Healthcare cost trend rate decreased from 8.50% to 7.75%.
2020	Discount rate decreased from 3.36% to 2.66%. Healthcare cost trend rate decreased from 9.00% to 8.50%. Mortality table updated from RP-2014 mortality tables to the Pub-2010 mortality tables.
2019	Discount rate increased from 3.10% to 3.36%.
2018	Discount rate decreased from 4.00% to 3.10%. Healthcare cost trend rate increased from 6.00% to 9.00%, reduced to an ultimate rate 4.50% from 4.00%. Mortality table updated from 2002 United States Life Tables to the RP-2014 mortality tables.

OTHER SUPPLEMENTARY INFORMATION

CITY OF LATHRUP VILLAGE
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
JUNE 30, 2026

	Special Revenue			Total
	Major Street Fund	Local Street Fund	Federal Forfeitures Fund	Nonmajor Governmental Funds
ASSETS				
Cash, cash equivalents, and investments	$ 1,074,505	$ 697,885	$ 14,481	$ 1,786,871
Receivables				
Special assessments	-	35,897	-	35,897
Accounts	76,447	-	-	76,447
Due from other governmental units	-	55,589	-	55,589
TOTAL ASSETS	$ 1,150,952	$ 789,371	$ 14,481	$ 1,954,804
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 12,500	$ 298,340	$ -	$ 310,840
Accrued liabilities	174	174	-	348
TOTAL LIABILITIES	12,674	298,514	-	311,188
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - special assessments	-	33,639	-	33,639
FUND BALANCES				
Restricted				
Roads and street improvements	1,138,278	457,218	-	1,595,496
Federal forfeitures	-	-	14,481	14,481
TOTAL FUND BALANCES	1,138,278	457,218	14,481	1,609,977
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 1,150,952	$ 789,371	$ 14,481	$ 1,954,804

CITY OF LATHRUP VILLAGE
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2026

	Special Revenue			Total
	Major Street Fund	Local Street Fund	Federal Forfeitures Fund	Nonmajor Governmental Funds
REVENUES				
Intergovernmental	$ 429,274	$ 480,577	$ -	$ 909,851
Interest and rents	34,181	29,097	407	63,685
TOTAL REVENUES	463,455	509,674	407	973,536
EXPENDITURES				
Current				
Public works	239,556	684,730	-	924,286
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	223,899	(175,056)	407	49,250
OTHER FINANCING SOURCES (USES)				
Transfers in	-	100,000	14,074	114,074
Transfers out	(100,000)	-	-	(100,000)
TOTAL OTHER FINANCING SOURCES (USES)	(100,000)	100,000	14,074	14,074
NET CHANGE IN FUND BALANCES	123,899	(75,056)	14,481	63,324
Fund balances, beginning of year	1,014,379	532,274	-	1,546,653
Fund balances, end of year	$ 1,138,278	$ 457,218	$ 14,481	$ 1,609,977

CITY OF LATHRUP VILLAGE
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
BALANCE SHEET
JUNE 30, 2026

ASSETS		
Cash, cash equivalents, and investments	$	815,207
Receivables		21,707
Prepaid expenditures		1,504
TOTAL ASSETS	$	838,418
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable	$	13,625
Accrued liabilities		5,285
TOTAL LIABILITIES		18,910
FUND BALANCE		
Unassigned		819,508
TOTAL LIABILITIES AND FUND BALANCE	$	838,418

CITY OF LATHRUP VILLAGE
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
RECONCILIATION OF THE BALANCE SHEET TO
THE STATEMENT ON NET POSITION
JUNE 30, 2026

Total fund balance - governmental fund		$ 819,508
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds.		
The cost of capital assets is	$ 1,300,722	
Accumulated depreciation is	(409,110)	
Capital assets, net		891,612
Net position of governmental activities		$ 1,711,120

CITY OF LATHRUP VILLAGE
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2026

REVENUES	
Taxes	$ 526,963
Intergovernmental	5,753
Charges for services	35,258
Interest and rents	32,228
TOTAL REVENUES	600,202
EXPENDITURES	
Current	
Community and economic development	515,276
NET CHANGE IN FUND BALANCE	84,926
Fund balance, beginning of year	734,582
Fund balance, end of year	$ 819,508

CITY OF LATHRUP VILLAGE
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2026

Net change in fund balance - governmental fund		$ 84,926
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. In the current period, these amounts are:		
Capital outlay	$ 71,587	
Depreciation expense	(68,302)	
Excess of capital outlay over depreciation expense		3,285
Change in net position of governmental activities		$ 88,211

LATHRUP VILLAGE
Downtown Development Authority

27400 Southfield
Lathrup Village, MI 48076
(248) 557 - 2600
www.lathrupvillage.org

To: Lathrup Village City Council

From: Tom Kennedy – Downtown Development Authority Project Coordinator

Date: November 23, 2026

RE: Special Land Use Amendment – 28939 Southfield Road

On Tuesday, October 20, the City of Lathrup Village Planning Commission held a Public Hearing regarding the Exxon Gas Station at 28939 Southfield Road. This Public Hearing was held at the request of the property owner to approve their Special Land Use application, allowing their operating hours to change from the regularly set 7 AM – 11 PM (per city ordinances) to 6 AM – 12 AM (Midnight), while also approving the acquisition of a Liquor License for the sale of Liquor on the premises.

The Planning Commission heard the property owner and feedback from the residents, and determined that a closing time of midnight may not be reasonable for the community. However, the case for a 6 AM opening was sound for a gas station, as many more people are starting their day and on the road at 6 AM than they are at midnight. Furthermore, there is a large contingent of construction workers earlier in the morning who are in need of fuel, snacks, and drinks that can be acquired at the convenience store. The Planning Commission did not feel as though there was sufficient information or a sufficient case made by the property owner to approve the acquisition of and sale of liquor on the premises.

The Planning Commission's recommendation to City Council is the following:

> *Approve the Special Land Use for 28939 Southfield Road, allowing operating hours from 6:00 AM – 11:00 PM.*
>
> *Deny the Special Land Use Application for 28939 Southfield Road for a packaged liquor license under 6.2.10 E and H of the Zoning Ordinance, citing that the Applicant failed to demonstrate a quantifiable need*

September 30, 2026

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use

Site:	28939 Southfield Road
Applicant:	Lathrup Village Convenience, Inc.
Plan Date:	September 29, 2026
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-14-227-051
Proposal:	Special Land Use to allow alcohol sales at an existing gas station convenience store.

Dear Planning Commissioners,

We have reviewed the Special Land Use application, and a summary of our findings is below.



REVIEW SUMMARY

The applicant requires a public hearing and approval by the Planning Commission and a recommendation for special land use approval to sell alcohol on the premises. Final action on the special use will be taken by City Council. In July of 2013, the City Council approved a special land use request for the site to operate as a gas station in the Commercial Vehicular District. The gas station has since operated with a convenience store retail use. No changes to the approved site plan are proposed with this special land use request.

The standards for the Planning Commission to consider special land use, as related to this request, are outlined below.

REVIEW OF ORDINANCE STANDARDS

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use*. The proposed use is considered "reasonable" when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

   As stated above, the site received special land use approval for a gas station in 2013, which, along with a convenience store, currently exists on the site. In order to sell alcoholic beverages in the Commercial Vehicular District, a Special Land Use application and approval by the Planning Commission and City Council is required. The applicant states the use is consistent with the property's commercial designation and will provide a valuable neighborhood service by offering convenient access to everyday grocery items, household needs, and packaged alcoholic beverages in a single location.

2. *Conformity with other regulations of the City*.

   The site is found to be in compliance with other City ordinances.

3. Location, intensity, and periods of operation. The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

   The proposed use is reasonable within the context of location and intensity, and the sale of alcohol at this site is for take-out purposes only. The application states there will be no on-site consumption of alcohol, and as a condition of Special Lad Use approval, proposes no sales of alcohol between the hours of 11:00 P.M. and 7:00 A.M. on any day of the week, as required by the ordinance. We note, separate from the SLU request, the applicant is proposing an extension to the hours of operation for the gas station and retail store facility as follows:

Weekdays:	Monday through Thursday:	6:00 A.M. – 12:00 A.M.
Weekends:	Friday and Saturday:	6:00 A.M. – 12:00 A.M.
	Sunday:	7:00 A.M. – 11:00 P.M.
Peak Hours	Weekdays:	7:00 A.M. – 9:00 A.M. & 4:00 P.M – 6:00 P.M.
Peak Hours	Weekends:	Noon

   Section 4.7 of the Ordinance states, in part, *"no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day* ***except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Section 7."***

   The applicant shall prepare and submit an application for the Zoning Board of Appeals to consider variance relief from the allowed hours of operation as proposed above.

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

   The proposed sale of alcohol is not inconsistent with the use of convenience stores at gas stations, and therefore, is in keeping with sound community planning.

5. The character of the use must not have adverse effects on neighbors or the community.

   There is no change proposed to the existing facility that is believed to result in a greater impact on the surrounding area, as food and beverage items are currently sold for take-out.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

   This standard is likely met.

7. *Site Design*. The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

   The existing facilities will remain unchanged with this Special Land Use request. If any future exterior improvements are pursued, separate permit applications may be required.

8. Demonstrated Need. Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

   The existing site will maintain the primary use as a gas station and convenience store. Alcohol sales will be incidental to the primary use. Under Item II of the attached Statement of Findings, the applicant states they have built the request for SLU approval around the metric that demand in the area is not being met by other existing businesses in the surrounding area. Please see Items A through E under Item III for additional information explaining the demonstrated need for this particular site and request, as well as Exhibit "D" for data pertaining to the Trade Area and Market Analysis surrounding the subject site.

I will look forward to discussing the special land use application with the Planning Commission on October 20, 2026.

Regards,

Giffels Webster

Eric Pietsch
Senior Planner

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only	
Date Submitted:	9/29/26
SLU Review Date:	
Public Hearing Date:	

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Lathrup Village Convenience Inc., Exxon station: packaged alcohol sales				
Subject Property Address:	28939 Southfield Rd., Lathrup Village, MI 48076				
Subject Property Parcel Number:	24-14-227-051				
Legal Description:	Lots 785 through 789, both inclusive, and the East 5.00 feet, also 1/2 of vacated alley adjacent to same, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB. NO. 2, L.31, P.47, Oakland County Records				
Acreage:	0.30	Frontage (in feet):	108'	Dimensions:	108' x 125'
Proposed Use:	Gasoline station and convenience store, adding packaged beer, wine and spirits, off premises				
Current Zoning:	CV, Commercial Vehicular				

Applicant Information

Name:	Lathrup Village Convenience Inc.				
Address:	28939 Southfield Rd., Lathrup Village	State:	MI	Zip Code:	48076
Phone Number:	248-860-6212	Fax:			
Email Address:	zkoza@highpointeoil.com				
Interest in Property:	Operator. Ziad Koza, President. Articles of Incorporation attached.				

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name:	Beringer Investment, LLC				
Address:	29200 Northwestern Hwy., Ste. 450, Southfield	State:	MI	Zip Code:	48034
Phone Number:	248-672-7301	Fax:			
Email Address:	Mkoza@group10.net				
Description of Proof of Ownership Provided:	Quit Claim Deed, Liber 47002, Page 299, Oakland County Records, attached				

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Existing gasoline station and convenience store, operated by the applicant for approximately 12 years, adding packaged beer, wine and spirits for off premises consumption. Class of use: establishment involving the sale of alcoholic beverages regulated by the Michigan Liquor Control Act, a special land use in the CV district. Licensing: transfer of existing SDD and SDM licenses under MCL 436.1531 and 436.1533; MLCC docketed the application 8/21/2026. No on premises consumption. See attached Narrative and Statement of Findings.

Please list the following information about your hours of operation.	
Weekdays	Alcohol sales requested 7:00 a.m. to 11:00 p.m. Existing store hours 6:00 a.m. to 12:00 a.m., subject to a separate ZBA request.
Weekends	Alcohol sales requested 7:00 a.m. to 11:00 p.m. Existing store hours Sat. 6:00 a.m. to 12:00 a.m., Sun. 7:00 a.m. to 11:00 p.m.

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)	
Peak Hours Weekdays:	7:00-9:00 a.m. and 4:00-9:00 p.m., no change. Approx. 8 to 12 persons on site at peak.
Peak Hours Weekends:	Noon, no change. Approx. 8 to 12 persons on site at peak.

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:	No increase

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

None. No new construction, no change to access, parking, water or sewer service. The store averages 480 transactions per day, 250 of them at the fuel pumps, and the proposed use serves customers already on site rather than generating new trips see traffic analysis, Exhibit C. Packaged sales only, with no on premises consumption, and the applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m. Staff will complete responsible vendor training and the register will verify age on every alcohol sale, which limits any demand on police services.

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: *A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."*

The site has operated as a gasoline station and convenience store for decades under an approved site plan in the CV district, which expressly contemplates alcohol sales by special land use. Packaged alcohol is a customary convenience store category, sold inside the existing building with no change to the site, the building, access, parking, lighting or deliveries. The surrounding corridor is commercial. The use is harmonious, compatible and appropriate where established, and it will be conducted lawfully under MLCC licensure and Chapter 18, Article III of the City Code. Nothing about adding a product category inside an existing building impinges on the value or use of nearby property. See attached Narrative and Statement of Findings for findings on each standard of Section 6.2.10, including the quantifiable need showing under Standard H.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?		Yes	X	No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise		Same	
Dust or dirt		Same	
Lights, glare		Same	
Odors/Fumes		Same	
Pedestrian/Vehicle Traffic		Same	
Litter/Waste/Trash		Same	

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Not applicable. No item is marked More.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.	Yes	X No

Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

No site changes proposed. The applicant will maintain the building, pavement, landscaping and lighting in good condition per the Zoning Ordinance and Design Guidelines, and offers conditions that every item be individually priced on the shelf and that approval be limited to the existing building and site plan of record.

Site Plan Information

Is there an existing site plan on file:	X	Yes		No		Applying concurrently	
If yes, when was site plan approval obtained?	Approx. 2003, site plan of record. No changes proposed.						
Prepared By:	Unknown. Existing site plan of record; no changes proposed.						
Street Address:				State:		Zip Code:	
Phone Number:		Cell:				Fax:	
Email Address:							

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

☒	One (1) completed and signed copy of the Special Land Use application
☒	One (1) full-sized (24x36) set of the proposed or existing Site Plan
☒	PDF of complete special land use application materials
☒	Review Fee: $1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name	Lathrup Village Convenience Inc., by Ziad Koza, President
Applicant's Signature	
Date:	9/24/24
Property Owner's Printed Name	Beringer Investment, LLC, by Majid Koza, Member
Property Owner's Signature	
Date:	

Application for Special Land Use

28939 Southfield Road, Lathrup Village | Lathrup Village Convenience Inc.

Exhibit Index

A	Narrative and Statement of Findings, Section 6.2.10 standards
B	MLCC historical sales records and analysis, SDD licenses L-000143175 and L-000282708
C	Traffic analysis
D	Trade area and market analysis
E	MLCC records: license transfer application and status history for 28939 Southfield Road
F	City of Lathrup Village records for 26727 Southfield Road: Planning Commission minutes of April 16, 2024 and Giffels Webster special land use review of April 18, 2024
G	Site plan of record and current site photographs
H	Proof of ownership: deed and Articles of Incorporation
I	Completed application form and review fee

Exhibits A through I accompany this application.

SPECIAL LAND USE APPLICATION
NARRATIVE AND STATEMENT OF FINDINGS

Section 6.2, City of Lathrup Village Zoning Ordinance

Property	**28939 Southfield Road, Lathrup Village, MI 48076**
Parcel	24-14-227-051
Applicant	Lathrup Village Convenience Inc. (Ziad Koza, President)
Property owner	Beringer Investment, LLC
Zoning district	CV, Commercial Vehicular
Existing use	Gasoline station with convenience store (special land use approved 2003 site plan)
Requested use	Packaged sale of beer, wine and spirits for off premises consumption
Prepared by	Matthew Toma, Kostopoulos Rodriguez, PLLC, 41100 Woodward Ave., Suite 200, Bloomfield Hills, MI 48304

I. Summary of the request

Lathrup Village Convenience Inc. requests special land use approval to sell packaged alcoholic beverages for off premises consumption at its existing gasoline station and convenience store at 28939 Southfield Road. The applicant has operated this station for approximately 12 years. No new construction, no change to the site plan, no change to access or parking, and no on premises consumption is proposed. The request adds a product category inside an existing building.

This application is submitted after the Planning Commission declined to recommend a prior application on August 18, 2026, on the ground that the applicant had not demonstrated need under Standard H. The applicant accepts that finding as to the prior submission. The prior application offered a statement of convenience and no measurement. This application answers the question the Commission actually asked, using the State of Michigan's own licensing and sales records, independent traffic and market analysis, and operating data from the site.

II. The standard the Commission applied

Section 6.2.10.H provides that establishments involving the sale of alcoholic beverages "must demonstrate a quantifiable need for the proposed use within either the City or surrounding area."

At the August 18, 2026 public hearing, the Commission described what that standard requires: a metric that articulates demand in the area that is not being met by the businesses already there. The applicant has built this submission around that definition.

III. Standard H: demonstrated need

A. The last time a second seller entered this market, it served demand no existing business was capturing

Until May 2024, one licensee sold spirits in the City: Vintage Village Fine Wine at 28927 Southfield Road, licensed since January 31, 2006. In May 2024 the gas station at 26727 Southfield Road

(Village Square Market, Inc., the BP) began selling under a new SDD license. The Michigan Liquor Control Commission publishes what each licensee purchases from the State. Those records show the following.

Twelve month period	Vintage Village	BP	Combined
May 2023 to April 2024 (before the BP)	$521,987	none	$521,987
May 2024 to April 2025 (after the BP)	$493,449	$279,935	$773,384
Change	**down 5.5%**	**new**	**up 48%**

A saturated market divides. This market grew. A second outlet added roughly $250,000 per year in sales while the established store declined by about five percent and then recovered: its calendar 2025 total of $532,994 exceeded its 2023 total of $519,234, with the second seller operating for the full year. That is a direct, quantifiable measurement of demand that existing businesses were not meeting, in this City, on this road.

Calendar year	Vintage Village	BP	Combined
2023	$519,234	none	$519,234
2024 (BP from May)	$455,146	$162,719	$617,865
2025	$532,994	$339,902	$872,896
2026, January through July	$236,027	$188,685	$424,712

These figures reflect spirits purchased from the State under each SDD license. Beer and wine sales are not included, so they understate total alcohol demand at both locations.

B. A gas station on this corridor sustains alcohol sales month after month

Over the 27 months from May 2024 through July 2026, the BP purchased $691,307 in spirits, an average of $25,604 per month. Sales for January through July 2026 ($188,685) are consistent with the same period of 2025 ($190,723). The demand this use serves is durable, not a spike.

C. The demand is already on this site

28939 Southfield Road	Figure
Years operated by the applicant	Approximately 12
Average transactions per day	480
Average fuel transactions per day	250
Approximate transactions per year	175,000
Distance to the nearest gasoline station selling alcohol (26727 Southfield)	Approximately 1.1 miles

Roughly 175,000 customer visits per year already occur at this property. Customers who want to combine a fuel stop with the purchase of packaged beer, wine or spirits must make a second stop at a separate business. The proposed use serves demand that already arrives at this site rather than generating new trips.

D. Traffic and trade area analysis

TRAFFIC ANALYSIS: See Exhibit C.

TRADE AREA AND MARKET ANALYSIS: See Exhibit D.

E. The City has applied Standard H to this exact use, on this road, within the past two years

On April 16, 2024, the Planning Commission recommended approval of the same use at 26727 Southfield Road. The City's planning consultant addressed Standard H as follows:

> *"The applicant's attorney explained a more fitting term for 'need' would be 'allowable quota' or 'absorption of the use within the community'. Since the community of Lathrup Village can handle a convenience store that sells alcohol, the 'need' is appropriate in this case." (Giffels Webster, Special Land Use review, April 18, 2024)*

Vintage Village had then been licensed at 28927 Southfield Road for 18 years. The proximity of an established seller did not defeat need in 2024, and the record since confirms the judgment: the community absorbed the second seller and total sales grew. The applicant asks that Standard H be applied consistently, and submits that this application satisfies it on a substantially fuller record than the 2024 application presented.

IV. Findings on the remaining standards, Section 6.2.10

A. Reasonable use

The site has operated as a gasoline station and convenience store for decades under an approved site plan. Packaged alcohol sales are a customary component of convenience store retailing and are permitted by special land use in the CV district. The use is harmonious with the surrounding commercial corridor, which includes retail, restaurant and service uses. Nothing about adding a product category inside the existing building impinges on the value or use of nearby property. Competition between two lawfully operating retailers is not an impingement on property value or use within the meaning of this standard.

B. Conformity with other City regulations

The use will comply with all City ordinances, including Chapter 18, Article III of the Code of Ordinances, the sign ordinance, and all building and fire codes. The applicant is transferring existing SDD and SDM licenses to this location under MCL 436.1531(22) and MCL 436.1533(8). The Michigan Liquor Control Commission received the application on June 23, 2026, determined it complete, completed its enforcement investigation, and forwarded the matter to the Commission's docket on August 21, 2026. The applicant separately acknowledges that its proposed hours of operation require relief from the Zoning Board of Appeals and has filed [or will file] that request. The alcohol condition offered in Section V below applies regardless of the outcome of that request.

C. Location, intensity and periods of operation

Sales are for off premises consumption only. No on site consumption, no bar, no seating and no outdoor sales are proposed. The applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m., the City's standard hours of operation, which addresses concerns raised at the August 18 hearing regarding late evening and early morning sales. The use adds no new traffic: the customers are already present. There is no basis to conclude the use will create a public or private nuisance in fact.

D. Consistency with the spirit and purpose of the ordinance

Section 1.4 of the ordinance states that it should not be construed or applied so as to exclude from the City any reasonable use for which there is a demonstrated need within the City or surrounding area and for which an appropriate location exists. The CV district expressly contemplates this use by special land use. Approving a customary retail category at an existing, long operating commercial site, subject to conditions, is consistent with sound community planning and with the City's Master Plan goal of supporting established businesses along the Southfield Road corridor.

E. Fair market value of neighboring lands

No physical change to the property is proposed, so there is no change in the appearance or intensity of the site that could affect neighboring values. The only measurable evidence in the record on the economic effect of a second alcohol seller in this City is the State sales data above, which shows the established seller's sales returning above their prior level within a year.

F. Site design and enhancement of the surrounding area

No site changes are proposed. The applicant will maintain the building, pavement, landscaping and lighting in good condition and in compliance with the City's Zoning Ordinance and Design Guidelines, and offers a condition that every item offered for sale be individually priced on the shelf, addressing a concern raised by a resident in the 2024 proceedings on the comparable application.

V. Conditions the applicant offers

Under Section 6.2 the approving body may impose reasonable conditions. The applicant offers the following and asks that they be made conditions of approval.

- Alcohol sales limited to 7:00 a.m. through 11:00 p.m. daily, regardless of the store's permitted hours of operation, and regardless of any later decision of the Zoning Board of Appeals on store hours.
- All merchandise offered for sale individually priced on the shelf.
- Approval limited to the existing building and the site plan of record. Any exterior change returns to the City for site plan review.
- Packaged sales for off premises consumption only. No on site consumption.

The applicant is prepared to discuss additional operating conditions with the Commission at the public hearing.

Note on sources: all sales and licensing figures are drawn from the Michigan Liquor Control Commission's Alcohol Information Management System, a public record. Figures reported under SDD licenses reflect spirits purchased from the State and do not include beer or wine.

EXHIBIT B

Alcohol sales data, City of Lathrup Village

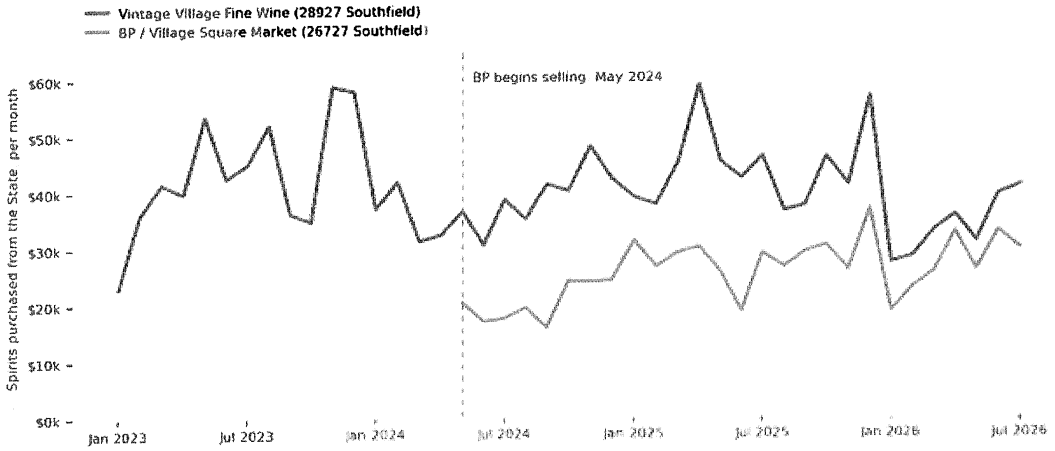
Michigan Liquor Control Commission historical sales records
SDD licenses L-000143175 and L-000282708

EXHIBIT B

Alcohol sales data, City of Lathrup Village

Special Land Use application, 28939 Southfield Road. Source: Michigan Liquor Control Commission, Alcohol Information Management System, historical sales records for specially designated distributor licenses L-000143175 (Vintage Village Fine Wine, 28927 Southfield Road) and L-000282708 (Village Square Market, Inc. dba BP, 26727 Southfield Road). These figures are spirits purchased from the State. Beer and wine are not included.

1. Monthly spirits purchases, January 2023 through July 2026



Until May 2024 one licensee sold spirits in the City. A second seller entered that month. The established seller declined modestly and recovered, while total sales in the City rose.

2. The twelve months before and after the second seller entered

Twelve month period	Vintage Village	BP	Combined
May 2023 through April 2024	$521,987	none	$521,987
May 2024 through April 2025	$493,449	$279,935	$773,384
Change	**down 5.5%**	**new entrant**	**up 48.2%**

3. Calendar year totals

Calendar year	Vintage Village	BP	Combined
2023 (one seller)	$519,234	none	$519,234
2024 (BP from May)	$455,146	$162,719	$617,865
2025	$532,994	$339,902	$872,896
2026, January through July	$236,027	$188,685	$424,712

4. The second seller's record over 27 months

BP, license L-000282708	Figure
Months selling spirits, May 2024 through July 2026	27
Total purchased from the State	$691,307
Monthly average	$25,604

BP, license L-000282708	Figure
January through July 2026	$188,685
January through July 2025	$190,723

5. Monthly detail

Month	Vintage Village	BP	Combined
Jan 2023	$22,858	—	$22,858
Feb 2023	$35,837	—	$35,837
Mar 2023	$41,322	—	$41,322
Apr 2023	$39,617	—	$39,617
May 2023	$53,383	—	$53,383
Jun 2023	$42,299	—	$42,299
Jul 2023	$44,815	—	$44,815
Aug 2023	$51,825	—	$51,825
Sep 2023	$36,084	—	$36,084
Oct 2023	$34,689	—	$34,689
Nov 2023	$58,652	—	$58,652
Dec 2023	$57,852	—	$57,852
Jan 2024	$36,974	—	$36,974
Feb 2024	$41,810	—	$41,810
Mar 2024	$31,275	—	$31,275
Apr 2024	$32,329	—	$32,329
May 2024	$36,530	$20,368	$56,898
Jun 2024	$30,542	$16,988	$47,530
Jul 2024	$38,650	$17,544	$56,194
Aug 2024	$35,146	$19,446	$54,592
Sep 2024	$41,338	$15,881	$57,219
Oct 2024	$40,126	$24,170	$64,297
Nov 2024	$48,075	$24,050	$72,125
Dec 2024	$42,351	$24,272	$66,623
Jan 2025	$39,052	$31,303	$70,356
Feb 2025	$37,715	$26,601	$64,316
Mar 2025	$44,989	$29,126	$74,115
Apr 2025	$58,935	$30,186	$89,120
May 2025	$45,414	$25,777	$71,191
Jun 2025	$42,369	$18,657	$61,026
Jul 2025	$46,302	$29,072	$75,374
Aug 2025	$36,569	$26,612	$63,181
Sep 2025	$37,465	$29,254	$66,718
Oct 2025	$46,157	$30,443	$76,600
Nov 2025	$41,106	$25,960	$67,065
Dec 2025	$56,922	$36,911	$93,832

Month	Vintage Village	BP	Combined
Jan 2026	$27,323	$18,693	$46,016
Feb 2026	$28,410	$22,937	$51,347
Mar 2026	$33,042	$25,681	$58,723
Apr 2026	$35,776	$32,757	$68,532
May 2026	$31,055	$25,904	$56,958
Jun 2026	$39,429	$32,925	$72,354
Jul 2026	$40,993	$29,790	$70,782

Vintage Village annual totals before monthly reporting: 2020, $738,277; 2021, $574,311; 2022, $471,038.

EXHIBIT C

Traffic analysis

Southfield Road corridor volumes and site trip generation

EXHIBIT C

Traffic analysis

Special Land Use application, 28939 Southfield Road, Lathrup Village. Prepared by Kostopoulos Rodriguez, PLLC for Lathrup Village Convenience Inc. from public data sources identified below. [DATE]

Purpose

To determine whether adding packaged alcohol sales inside an existing convenience store changes traffic conditions at 28939 Southfield Road, and to establish the volume of traffic already passing and already stopping at the site. No construction, no change to the building footprint, no change to driveways or parking, and no change to hours of operation for the store are proposed.

1. Corridor volumes

Southeast Michigan Council of Governments publishes annual average daily traffic for federal aid eligible roads. The counts for Southfield Road through Lathrup Village are as follows.

Segment	AADT	Count year	Basis	Lanes	Posted speed
Southfield Rd., through the City (MP 2.00 to 2.99)	51,816	2024	Observed	7	45 mph
Southfield Rd., adjoining segment north (MP 3.03 to 3.50)	67,659	2023	Observed	3	55 mph
11 Mile Rd. W (MP 3.57 to 3.81)	32,216	2024	Observed	2	40 mph
11 Mile Rd. W (MP 1.53 to 1.69)	12,512	2023	Observed	4	40 mph

Roughly 51,800 vehicles per day pass the subject property. A commercial listing for 26710 to 26780 Southfield Road reports "over 51,000 vehicles per day," consistent with the SEMCOG count.

2. Existing site activity

Measure	Figure
Average transactions per day, all	480
Average fuel transactions per day	250
Average non fuel transactions per day	230
Approximate transactions per year	175,000
Share of passing traffic that already stops	About 1 percent

At 480 transactions per day against about 51,800 passing vehicles, the site already captures roughly one percent of the traffic on the corridor. These are existing trips.

3. Trip generation effect of the proposed use

• The proposed use adds a product category inside an existing building. It does not add floor area, fuel positions, parking spaces or driveways, so no capacity related change occurs.

• Off premises alcohol purchases at a fuel and convenience location are overwhelmingly pass by or captured trips: the customer is already stopping for fuel or another item. Industry practice treats convenience store activity at fueling locations as predominantly pass by traffic drawn from the adjacent street.

• The applicant projects no measurable increase in daily trips. Any new visit attributable to alcohol availability would represent a small fraction of the roughly 51,800 daily vehicles already passing the site and would be absorbed within existing peak hour operations.

• Peak periods do not change: 7:00 to 9:00 a.m. and 4:00 to 9:00 p.m. on weekdays, midday on weekends.

• The applicant offers a condition limiting alcohol sales to 7:00 a.m. through 11:00 p.m., which places all alcohol activity inside existing store hours and outside the overnight period.

4. Conclusion

Adding packaged alcohol sales at this location produces no measurable new trip generation and no change in access, circulation or parking demand. The use serves traffic that already exists on Southfield Road and customers who already stop at the property.

Sources and limitations

SEMCOG Traffic Volume feature service, Annual Average Daily Traffic for federal aid eligible roads, counts as published for 2023 and 2024 (gis.semcog.org). Site transaction data provided by the applicant. This analysis was prepared by counsel for the applicant from published data. It is not a sealed traffic impact study by a licensed professional engineer, and the applicant will supplement it if the Commission requests one.

EXHIBIT D

Trade area and market analysis

Trade area demand, supply, and unmet demand

EXHIBIT D

Trade area and market analysis

Special Land Use application, 28939 Southfield Road, Lathrup Village. Prepared by Kostopoulos Rodriguez, PLLC for Lathrup Village Convenience Inc. from public data sources identified below. [DATE]

Purpose

To measure demand for packaged alcoholic beverages in the area served by 28939 Southfield Road, to identify the supply serving that demand, and to quantify the portion of demand that is not being captured within the City. This exhibit supports the demonstrated need showing required by Section 6.2.10.H.

1. Trade area

A fuel and convenience location draws from a compact area plus the traffic stream on its frontage. The primary trade area is defined as ZIP code 48076, which covers Lathrup Village and the surrounding portion of Southfield, together with the Southfield Road corridor itself.

Measure	ZIP 48076 (primary)	City of Lathrup Village
Population	25,405	4,059
Households	10,558	1,611
Persons per household	2.4	2.5
Median household income	$90,058	$109,893
Median age	45.0	50.2

Source: U.S. Census Bureau, American Community Survey 2024 five year estimates. Corridor traffic adds about 51,800 vehicles per day (Exhibit C).

2. Demand

The Bureau of Labor Statistics Consumer Expenditure Survey reports average annual spending on alcoholic beverages of $643 per consumer unit in 2024. Applied to households in the trade area:

Area	Households	x $643	Off premises at 50%	Off premises at 70%
ZIP 48076	10,558	$6,788,794	$3,394,397	$4,752,156
City of Lathrup Village	1,611	$1,035,873	$517,937	$725,111

The BLS figure covers all alcoholic beverages, on and off premises. Because BLS does not publish the split in this table, the analysis brackets the off premises share at 50 and 70 percent rather than asserting a single number. On either assumption, annual off premises demand in the primary trade area exceeds three million dollars.

3. Supply

Two establishments hold specially designated distributor licenses in the City: Vintage Village Fine Wine at 28927 Southfield Road, licensed 2006, and Village Square Market, Inc. at 26727 Southfield Road, licensed 2024. Other off premises sellers lie outside the City in Southfield.

Off premises seller	Municipality	Distance from site
Vintage Village Fine Wine, 28927 Southfield Rd.	Lathrup Village	About 90 feet
Town & Country Liquor, 16261 W. 12 Mile Rd.	Southfield	0.64 miles
Total Beverage, 30203 Southfield Rd.	Southfield	0.65 miles
Suburban Liquor Shoppe, 29085 Evergreen Rd.	Southfield	1.00 miles

Off premises seller	Municipality	Distance from site
Village Square Market (BP), 26727 Southfield Rd.	Lathrup Village	1.09 miles
New Abbey Wine & Liquor, 25030 Southfield Rd.	Southfield	1.96 miles

Distances are straight line, computed from published business locations. No gasoline station in the northern half of the City sells packaged alcohol; the nearest such location is 1.09 miles south.

4. Demand not captured in the City

The State of Michigan's records measure what each licensee buys. In calendar 2025 the two City licensees together purchased $872,896 in spirits from the State (Exhibit B). Even taking that figure at retail and before any markup, and comparing it to off premises demand of $3.4 to $4.8 million in the primary trade area, the majority of the trade area's off premises spending is captured outside the City.

The clearest measurement is the market's own response when supply was added. Before May 2024 one licensee sold spirits in the City. Twelve months after a second seller opened, combined sales rose 48.2 percent, from $521,987 to $773,384, while the established seller returned to above its prior annual level within the following year. Added supply did not divide existing sales. It captured demand that was previously going elsewhere.

5. Capture projection for the subject site

Assumption	Low	High
Annual customer transactions at the site	175,000	175,000
Share purchasing packaged alcohol	3%	5%
Average alcohol purchase	$18	$22
Projected annual alcohol sales	**$94,500**	**$192,500**

Projected capture of roughly $95,000 to $193,000 per year is a small fraction of trade area demand and is consistent with the scale of sales the second City seller achieved after 2024. It represents recapture of spending that currently leaves the City rather than a new concentration of alcohol retailing.

6. Conclusion

Off premises alcohol demand in the primary trade area is between $3.4 and $4.8 million annually. Two licensed sellers operate within the City, neither serving the corridor's northern segment from a fuel and convenience location, and the measured response to added supply in 2024 confirms that demand exceeded the supply then available. The proposed use at 28939 Southfield Road addresses a quantifiable and presently unmet portion of that demand.

Sources and limitations

U.S. Census Bureau, American Community Survey 2024 five year estimates, via Census Reporter. U.S. Bureau of Labor Statistics, Consumer Expenditures 2024, Table 2. Michigan Liquor Control Commission historical sales records for licenses L-000143175 and L-000282708. SEMCOG traffic volumes. Business locations and distances from published listings. This analysis was prepared by counsel for the applicant from published data and stated assumptions, each disclosed above. It is not a commissioned market study by an independent consultant, and the applicant will supplement it if the Commission requests one.

EXHIBIT E

Michigan Liquor Control Commission records

License transfer application and status history
28939 Southfield Road, Lathrup Village

Michigan Liquor Control Commission record

Applicant: Lathrup Village Convenience Inc., 28939 Southfield Road, Lathrup Village. Source: MLCC Alcohol Information Management System, application status and license records, retrieved September 2026. Screen captures follow this summary.

1. Licenses and permits applied for

License or permit	Number	Type	Status
Specially Designated Merchant	L-000508724	Retail, off premises	Pending
Specially Designated Distributor	L-000508725	Retail, off premises	Pending
Sunday Sales (AM)	26-4057	Permit	Pending
Sunday Sales (PM), SDD, spirits	26-4058	Permit	Pending
Sunday Sales (PM), SDM, mixed spirit drink	26-4059	Permit	Pending
Beer and Wine Tasting	26-4060	Permit	Pending

2. Nature of the application

Item	Description
002952474	Transfer ownership of escrowed 2026 SDD license and SDM license issued under MCL 436.1533(5) from Troy Retail, LLC
002952475	Transfer location from 2180 Livernois Rd., Ste. 200, Troy to 28939 Southfield Rd., Lathrup Village
002952476	Transfer governmental unit under MCL 436.1531(22) and MCL 436.1533(8) from Troy City to Lathrup Village
002957361	New motor vehicle fuel pumps issued under MCL 436.1541(1)
002957362	New motor vehicle fuel pumps issued under MCL 436.1541(6)

The application is a transfer of licenses that already exist and are held in escrow, not the issuance of a new quota license.

3. Processing history

Date	Activity
June 23, 2026	Initial application received by MLCC
June 23, 2026	Completed application meets requirements
July 6, 2026	Application evaluated for completeness by MLCC Licensing
July 7, 2026	Authorized for investigation
July 8, 2026	Initial list released by MLCC Enforcement
July 23, 2026	Initial documents received by MLCC Enforcement
July 31, 2026	Investigation received from MLCC Enforcement
August 3, 2026	Review complete by Enforcement Supervisor
August 21, 2026	To Administration for docket preparation

The State has completed its review and investigation and placed the matter on the Commission's docket. The City's land use approval is the remaining step.

EXHIBIT F

City of Lathrup Village records, 26727 Southfield Road

Planning Commission minutes, April 16, 2024
Giffels Webster special land use review, April 18, 2024

Planning Commission
Draft Minutes

Tuesday, April 16, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Stansbery at 7:02 pm**

2. **Pledge of Allegiance**

3. **Roll Call**

   Present: Chair Stansbery, Vice Chair Fobbs, Commissioner Hammond, Commissioner Scussel, Commissioner Dizik, Commissioner Tamarelli

   Others Present: Community & Economic Development Direct Susan Stec, Eric Pietsch – Giffels Webster, and Attorney Scott Baker

   Absent: None

4. **Approval of Agenda**
   Motion by Commissioner Dizik to approve the agenda. Seconded by Commissioner Scussel

   Motion carried.

5. **Approval of Meeting Minutes**

   A. PC Minutes 2024 03 19
   Motion by Commissioner Hammond to approve the meeting minutes from March 19, 2024. Seconded by Commissioner Dizik.

   Motion carried.

6. **Public Comment**

   Mayor Pro Tem Bruce Kantor thanked Ms. Susie Stec and said it was awesome working with her, over the last five years.

7. **Old Business and Tabled Items**

   None.

8. **New Business**

   A. Public Hearing for 2024 - 2029 Capital Improvements Plan

Director Stec said there was a request to put in a couple of charts of what has been done, and what is still remaining to be completed, regarding page 26 of the document.

Commissioner Scussel indicated that there was incorrect information under the materials listed in the document, but he likes the charts. The materials will be corrected.

The public hearing opened at 7:10 pm, and no comments were made.

The public hearing closed at 7:11 pm.

B. **2024 – 2029 Capital Improvement Plan**

Motion to forward the Capital Improvement Plan to City Council with corrections by Commissioner Scussel, and Seconded by Commissioner Tamarelli.

Motion carried.

C. **Public Hearing for Proposed Special Land Use - 26727 Southfield Rd. (BP Gas Station)**

Attorney Dave Draper provided a summary of the Special Land Use request at 26727 Southfield Rd., to allow them to sell alcohol at the gas station, they have turned in their site plan. Attorney Todd Russell Perkins was in attendance as well. The BP owners have been approved and have a Specially Designated Distributor (SDD) and a Specially Designated Merchant (SDM) liquor license from the Michigan Liquor Control Commission.

Attorney Draper stated, in support of the demand or need for this approval, that Lathrup Village is approved for 2 Specially Designated Distributor licenses, and this is one of the two and is approved for 5 Specially Designated Merchant's licenses. Commissioner Hammond questioned the need for the five Specially Designated Merchant's licenses. Attorney Perkins said the population will sustain the use, and the way the BP Store will present it, will not negatively, affect the direct neighborhood, but will enhance it. Commissioner Hammond, asked how it would enhance the neighborhood? Attorney Perkins referenced a similar Gas Station that sells liquor on Woodward and 16 Mile Roads.

Commissioner Hammond pointed out a contradiction between what the owner, said regarding the license and that it was needed to compete in the marketplace, versus what the actual liquor license application stated, which was that liquor sales would be incidental.

The Public Hearing opened at 7:29 pm:

Rick Wisz lives on Lathrup Blvd., he questioned the description as an upscale convenience store and mentioned concern that there are no prices on items on the shelves.

Jalen Jennings, a Lathrup Village City Council member, asked how they would promote that they are selling liquor.

The public hearing closed at 7:34 pm.

D. **Special Land Use Approval – 26727 Southfield Rd. (BP Gas Station)**

Motion by Commissioner Dizik to forward this to Council with their recommendation for approval. Seconded by Commissioner Scussel.

Motion carried.

E. **Planned Unit Development (PUD) Amendment - 27777 Southfield Road (Panera Bread)**

Monument sign was previously discussed, and it encroached into the clear vision triangle. The applicant resubmitted to be outside of the clear vision triangle and meet standards.

Chair Stansbery confirmed the location and dimensions.

Motion by Commissioner Hammond to approve the PUD amendment to allow the monument sign per the plans provided. Seconded by Vice Chair Fobbs.

Motion carried.

F. **Conceptual Review - 27770 Southfield Road**

Sam Surnow, of Surnow Company, along with Designhaus Architect and J.B. Donaldson as the General Contractor, and Project Manager, Holly Carol, explained the concept of a four-story multi-family unit apartment building with 167-, two- and three-bedroom apartments and 267 parking spaces including a parking lot and using street parking on the north and south sides of the building.

Director Stec indicated a parking waiver may be needed and that multi-family units are typically permitted on the second floor and above.

Commissioner Dizik asked if all units would be rentals, and the response was yes and at market rate. Commissioner Hammond asked why the brick of the school, was not included in their plans, Mr. Surnow, responded by explaining that an all-brick structure looks like an institution or civic building, and he thought their design complimented the Village Center. Commissioner Hammond pointed out that the Ivy Lofts on Coolidge Hwy., are all brick, and asked if they can find a way to better integrate the existing structure's design into the new plans.

Vice Chair Fobbs, asked about parking lending itself to the amenities use, because we are already over the parking allowed by the city ordinance, and was told by Mr. Surnow, that the amenities are for use by the residents of the apartment, and not for public use.

Commissioner Hammond asked about railings on the patios. The architect told him that there would be railings.

Vice Chair Fobbs, asked if the school could be exemplified even more since it is a mixed-use building in their concept plans. Commissioner Hammond addressed residents' concerns that rental tenants are less dedicated to the community. Chair Stansbery asked what the name would be and about signage. Commissioner Tamarelli asked about parking along with Commissioner Hammond, the ordinance is 2 spots, but the concept plan only has 1.6 spots per

unit. Chair Stansbery asked about the back of the building and how it will look facing residents' homes and the green space and if they can incorporate it all together so it looks like one. Chair Stansbery asked about the historical rules of the school and their plans to modify it. Director Stec stated that they will have to come before the Historic District Commission regarding the demolition of the north and south sides of the School.

Chair Stansbery, asked about the timeline for the project, and Director Stec, responded that they have a meeting next week regarding the timeline. Commissioner Hammond said that the City Council appointed three new members to the Historic District Commission. Commissioner Tamarelli said that he hoped the design would honor the past, and is glad something is being done with the building.

Public Comments:

Ian Ferguson commented on the Surnow company's work in Birmingham and has confidence in what they want to do here.

Rick Wisz, asked if there was a city requirement, about a building being all brick or at least brick on the first floor. Director Stec, indicated there are strict standards regarding building materials, but the Planning Commission, has the right to amend them.

9. **Other Matters for Discussion**

   A. **Development Project Update**

      Director Stec said there are many projects, but they are not ready to come before the Planning Commission at this time.

10. **General Communication**

Director Stec thanked everyone for working together and said it would be her last meeting since she was leaving her position.

Commissioner Hammond reiterated that there are three new members of the Historic District Commission and that the Tree Committee and Parks and Recreation Committee are having an Arbor Day Event, on April 27th, 2024 at 11:00 am, at Bungalow Park. The Parks and Recreation Committee is hosting a trivia night on May 2, 2024, at 6:30 pm.

Director Stec talked about the Road Commission work on Southfield Road, and that according to their schedule, they will be done by July 2024. Commissioner Tamarelli asked if we were doing 11 Mile as well and Director Stec, said yes. She also said that we will also be getting 3 signalized pedestrian crossings, in the Spring of 2025.

11. **Adjourn**

Chair Stansbery asked for a motion to adjourn, and Commissioner Dizik motioned, and Commissioner Hammond seconded. Motion carried.

The meeting adjourned at 8:43 pm

giffels webster

April 18, 2024

City Council
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use

Site:	26727 Southfield Road
Applicant:	Village Square Market, Inc.
Plan Date:	March 20, 2024
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-23-229-018; -029
Proposal:	Gas station convenience store with alcohol sales: Special Land Use

Dear City Council members,

We have reviewed the Special Land Use application, and a summary of our findings is below. As with all proposed Special Land Uses, this Special Land Use application was reviewed by the Planning Commission, who held the required public hearing on April 16, 2024 and recommended that City Council approve the application as provided below.



REVIEW SUMMARY

1. A public hearing was held at the April 16, 2024, Planning Commission meeting. The Planning Commission moved to approve the application and to recommend the City Council approval of the Special Land Use request. In February of 2019, the Planning Commission approved a site plan and special land use request for the site to operate as a gas station in the Commercial Vehicular District. No changes to the approved site plan are proposed with this special land use request.

   The ordinance standards for consideration of a special land use, as related to this request, are outlined below.

REVIEW OF ORDINANCE STANDARDS

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered "reasonable" when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

   As stated above, the site received special land use approval for a gas station in 2019, which, along with a convenience store, currently exists on the site. In order to sell alcoholic beverages in the Commercial Vehicular District, a Special Land Use application and approval by the Planning Commission and City Council is required. The applicant states the enhanced convenience for their gas and food customers will not result in additional traffic impact.

2. *Conformity with other regulations of the City.*

   The site is found to be in compliance with other City ordinances.

3. Location, intensity, and periods of operation. The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

   The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. The sale of alcohol at this site is for take-out purposes. The application does not state there will be on-site consumption of alcohol. The applicant states the hours of operation will be as follows:

   Weekdays and Saturdays: 7:00 am. – 11:00 pm.

   Sundays: 8:00 am – 11:00 pm.

   Peak Hours Weekdays: 7:00 am. – 9:00 am. & 4:00 pm. – 9:00 pm.

   Peak Hours Weekends: 12:00 pm. noon

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

   The proposed sale of alcohol is not inconsistent with the use of convenience stores at gas stations, and therefore, is in line with sound community planning.

5. The character of the use must not have adverse effects on neighbors or the community.

   There is no change proposed to the existing facility that is believed to result in a greater impact to the surrounding area, as food and beverage items are currently sold for take-out.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

   This standard is likely met.

7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. Demonstrated Need. Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

   The existing site will maintain the primary use as a gas station and convenience store. Alcohol sales will be incidental to the primary use. At the April 16 meeting, the Planning Commission asked for clarification for how the term, "need" is addressed in this particular case. The applicant's attorney explained a more fitting term for "need" would be " allowable quota" or "absorption of the use within the community". Since the community of Lathrup Village can handle a convenience store that sells alcohol, the "need" is appropriate in this case.

We will look forward to discussing the special land use application with the City Council on May 20, 2024.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner

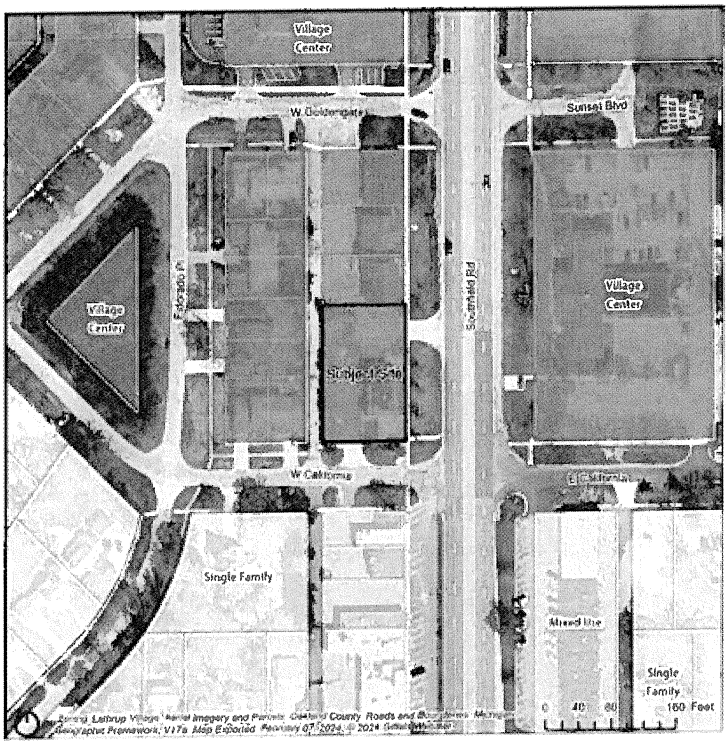


EXHIBIT G

Site plan of record and site photographs

Existing site plan, approved circa 2003. No changes proposed.
Site photographs to be inserted following the plan sheets.

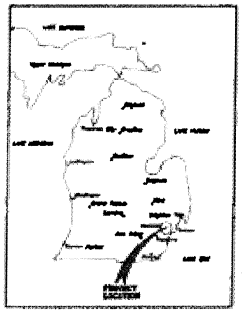
COMMERCIAL DEVELOPMENT FOR VINCENT SHINA

28939 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

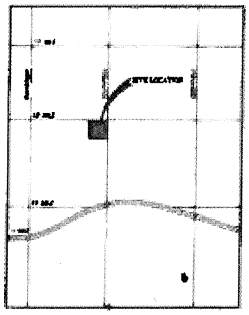
SHEET NO.	SHEET DESCRIPTION
TS-1	TITLE SHEET
C-1	EXISTING & DEMOLITION SITE PLAN
C-2	PROPOSED SITE PLAN
C-3	SITE DETAILS
A-1	FOUNDATION PLAN/COLUMN & BEAM PLAN
A-2	FLOOR PLAN/ MISC. DETAILS & SCHEDULES
A-3	BUILDING & CANOPY ELEVATIONS
A-4	ROOF FRAMING PLAN/BUILDING & CANOPY SECTIONS

CODE/ CONFORMANCE CHART

DESCRIPTION PER TITLE COMMITMENT



NORTH VICINITY MAP N.T.S.



NORTH LOCATION MAP N.T.S.

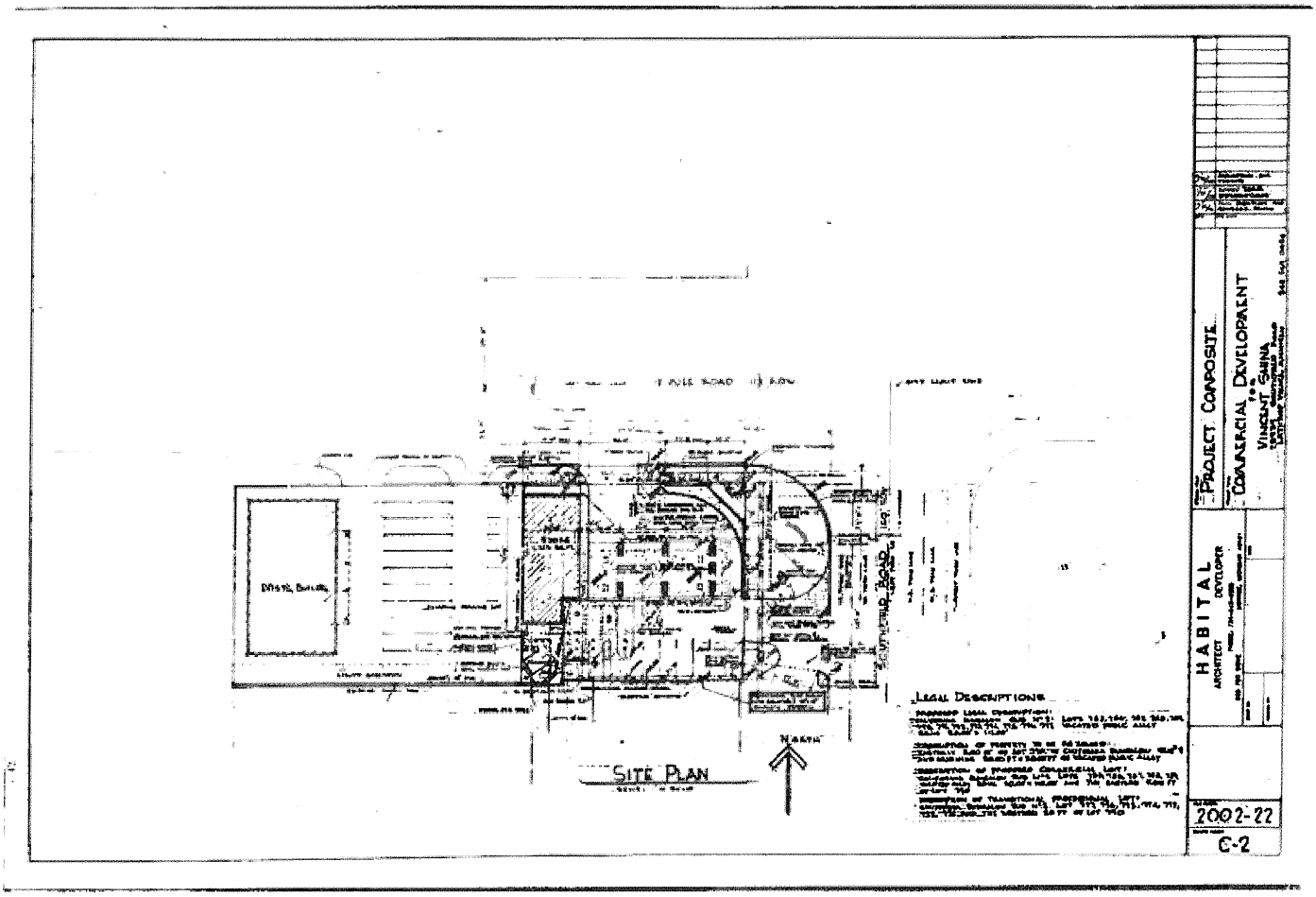
TITLE SHEET

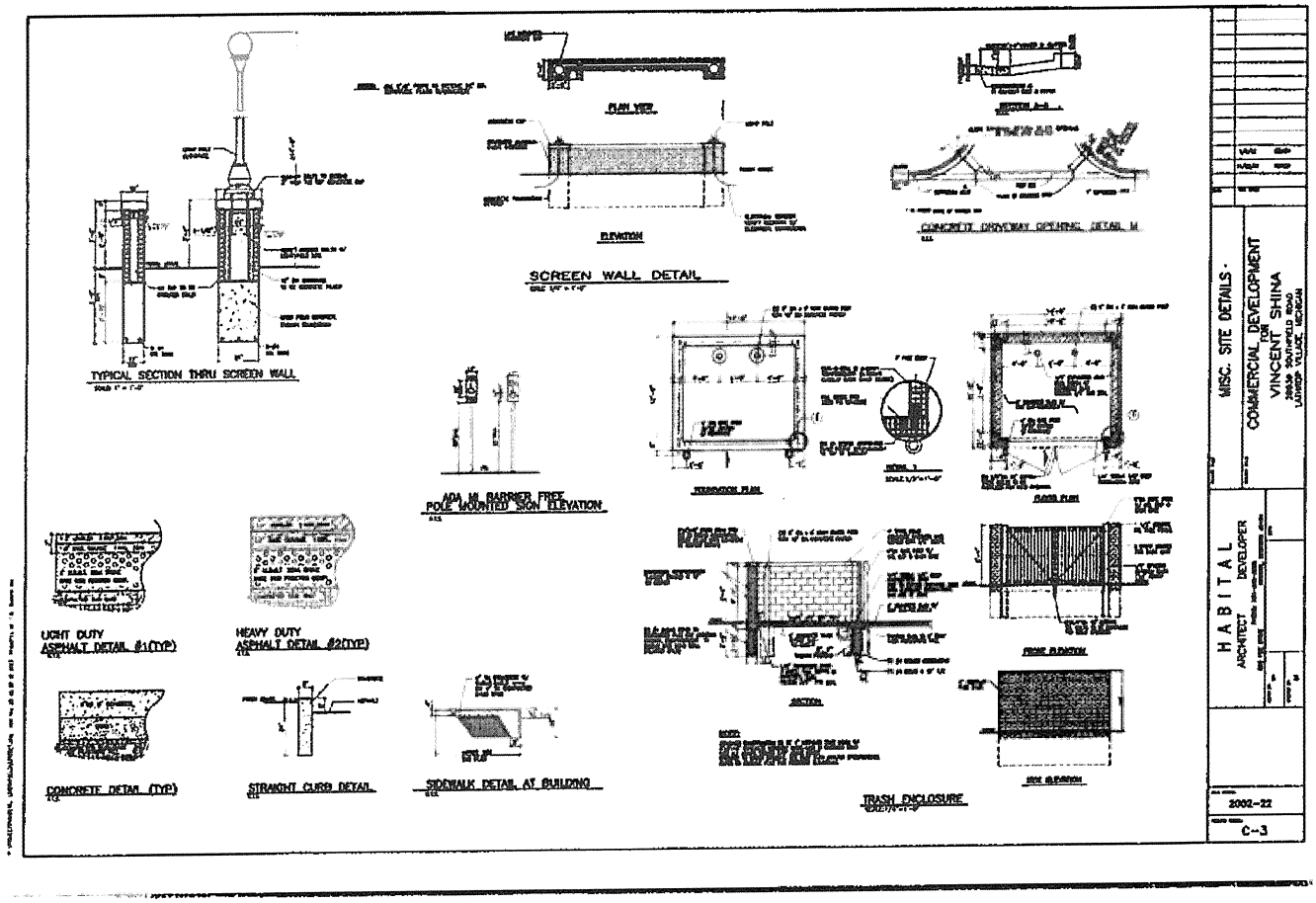
COMMERCIAL DEVELOPMENT FOR VINCENT SHINA
28939 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

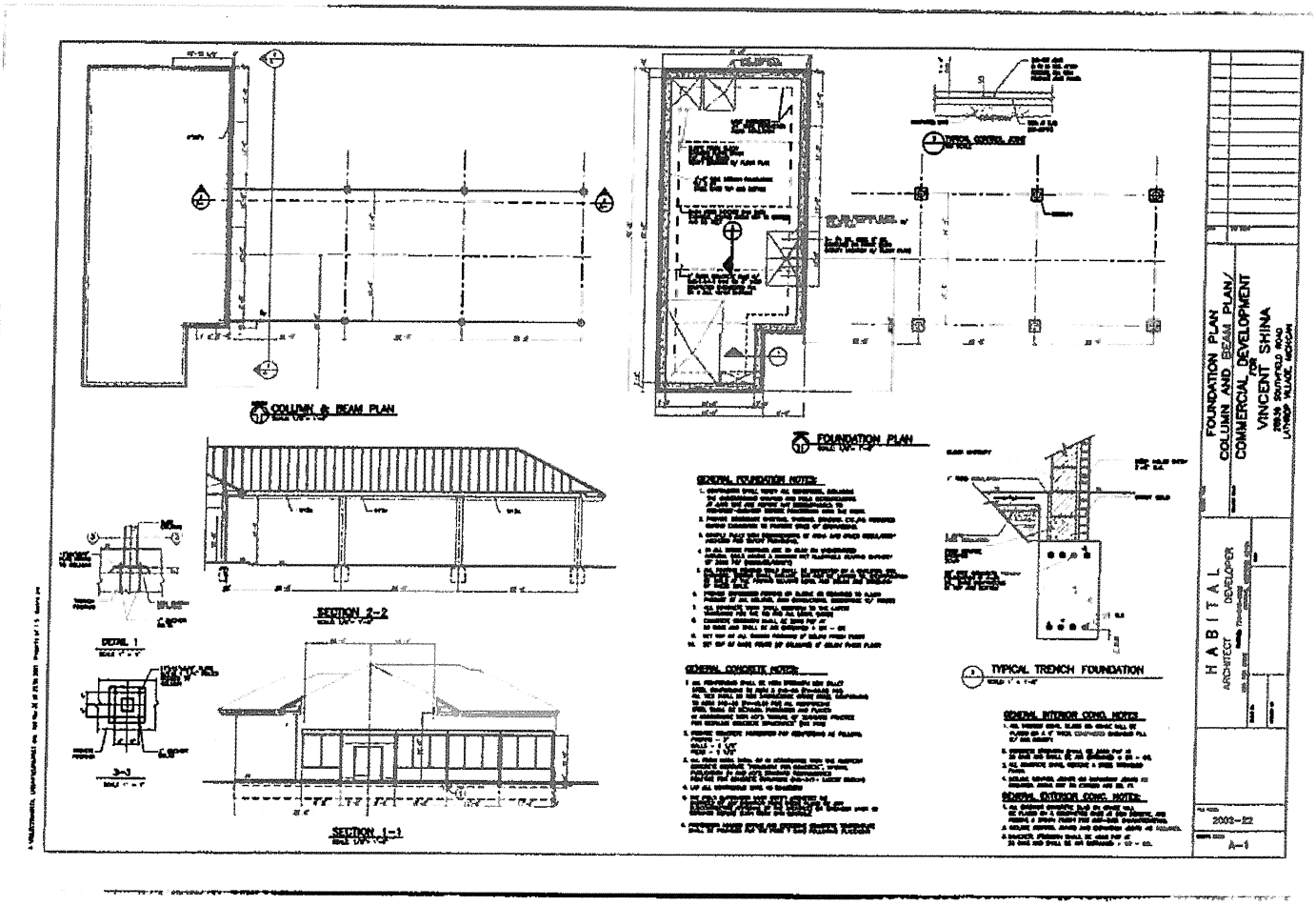
HABITAT
ARCHITECT
DEVELOPER

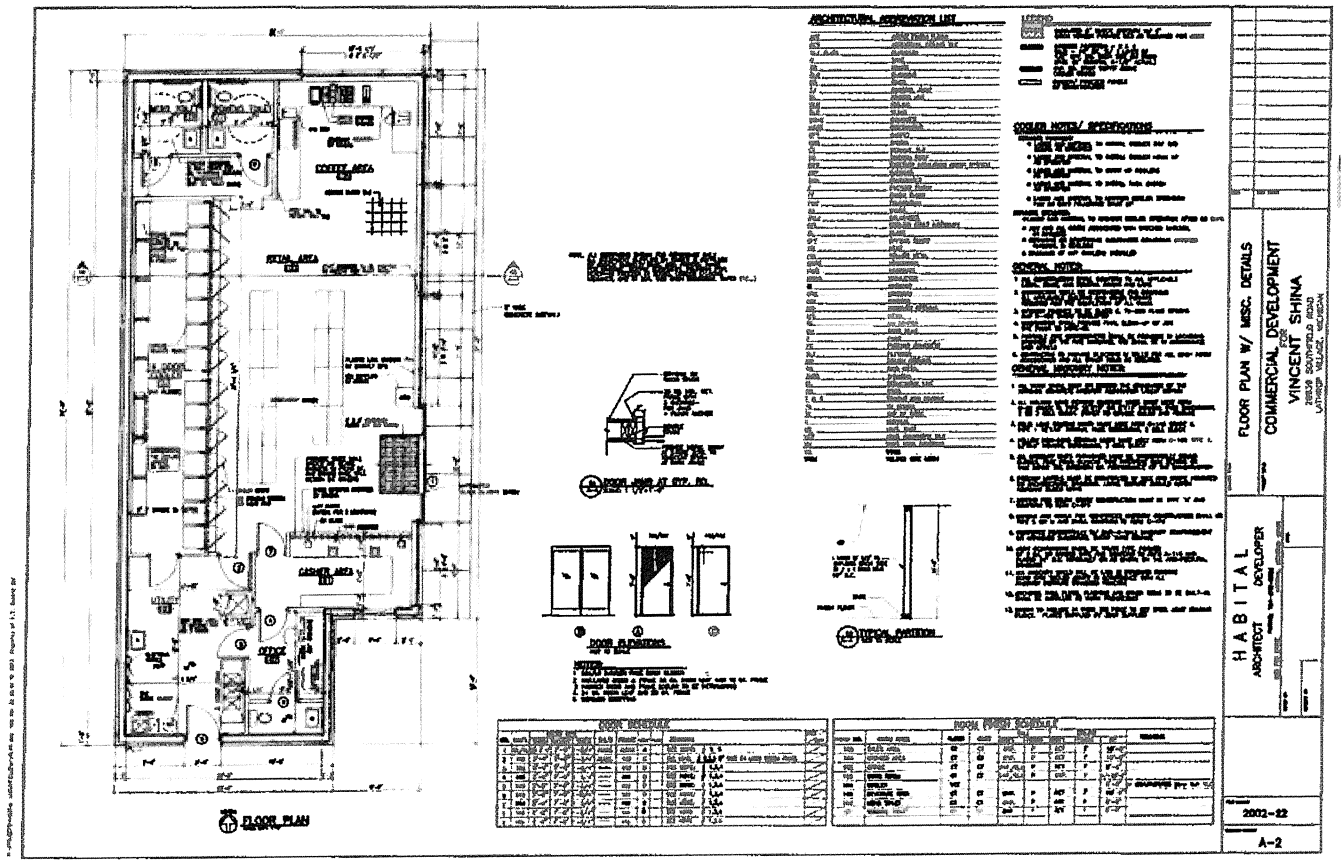
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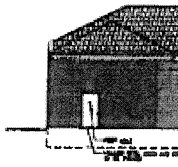
TS-1


SITE PLAN
NORTH
LEGAL DESCRIPTIONS
PROJECT COMPOSITE
COMMERCIAL DEVELOPMENT
for
VINCENT SAHNA
HABITAL
DEVELOPER
2002-22
C-2

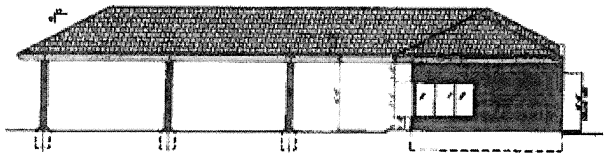

SCREEN WALL DETAIL
TYPICAL SECTION THRU SCREEN WALL
ELEVATION
PLAN VIEW
CONCRETE DRIVEWAY RETURN DETAIL M
ADA W. BARRIER FREE POLE MOUNTED SIGN ELEVATION
LIGHT DUTY ASPHALT DETAIL #1(TYP)
HEAVY DUTY ASPHALT DETAIL #2(TYP)
CONCRETE DETAIL (TYP)
STRAIGHT CURB DETAIL
SIDEWALK DETAIL AT BUILDING
TRASH ENCLOSURE
SECTION
FRONT ELEVATION
SIDE ELEVATION
MISC. SITE DETAILS
COMMERCIAL DEVELOPMENT FOR VINCENT SHINA
HABITAL
DEVELOPER
ARCHITECT
2002-22
C-3


COLUMN & BEAM PLAN
FOUNDATION PLAN
SECTION 2-2
SECTION 1-1
DETAIL 1
TYPICAL TRENCH FOUNDATION
GENERAL FOUNDATION NOTES
GENERAL CONCRETE NOTES
GENERAL INTERIOR CONST. NOTES
GENERAL EXTERIOR CONST. NOTES
FOUNDATION PLAN
COLUMN AND BEAM PLAN
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA
HABITAL
ARCHITECT
DEVELOPER
2003-22
A-1

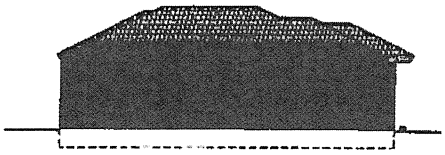

FLOOR PLAN W/ MISC. DETAILS
COMMERCIAL DEVELOPMENT
VINCENT SHINA
HABITAL
ARCHITECT
DEVELOPER
2002-22
A-2



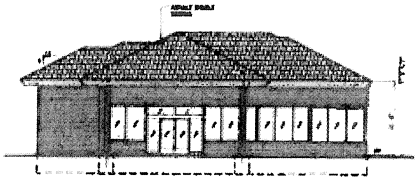
SOUTH BUILDING & CANOPY ELEVATION



NORTH BUILDING & CANOPY ELEVATION



WEST BUILDING ELEVATION



EAST BUILDING & CANOPY ELEVATION

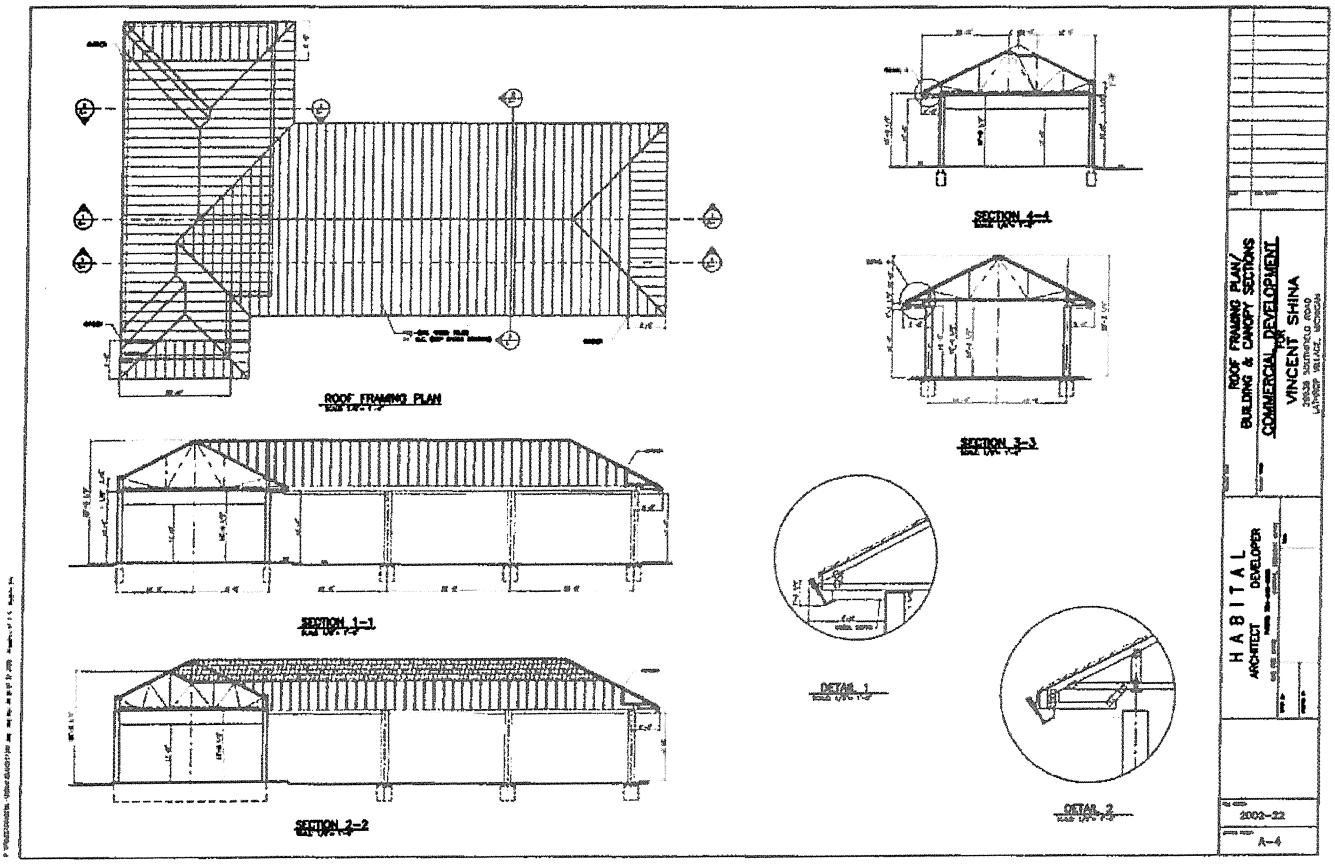
BUILDING & CANOPY ELEVATIONS

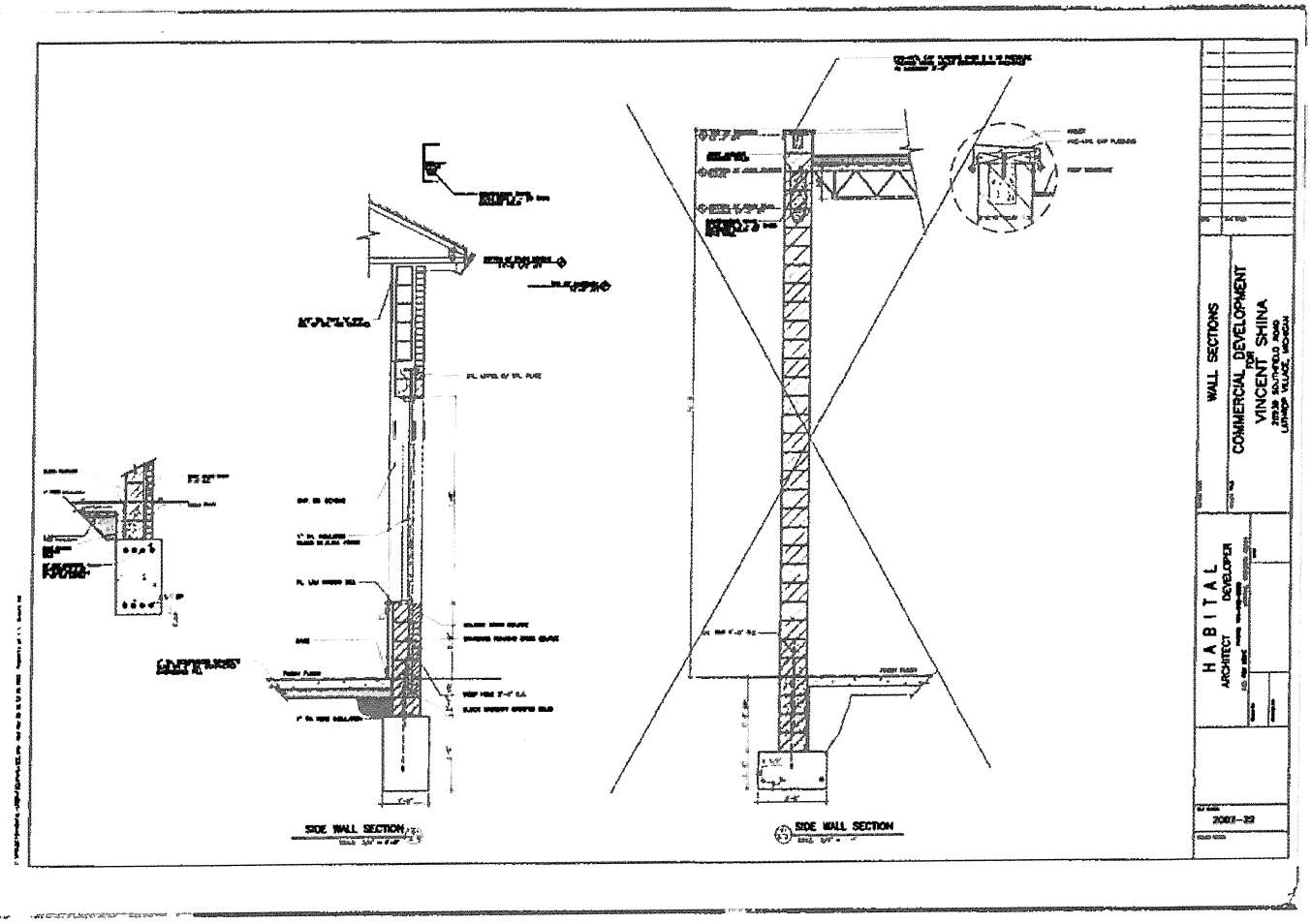
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA

HABITAL
ARCHITECT
DEVELOPER

2002-22

A-3


ROOF FRAMING PLAN
SECTION 1-1
SECTION 2-2
SECTION 3-3
SECTION 4-4
DETAIL 1
DETAIL 2
ROOF FRAMING PLAN/
BUILDING & CANOPY SECTIONS
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA
HABITAL
ARCHITECT
DEVELOPER
2002-22
A-4


SIDE WALL SECTION
SIDE WALL SECTION
WALL SECTIONS
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA
HABITAL
ARCHITECT
DEVELOPER
2021-22

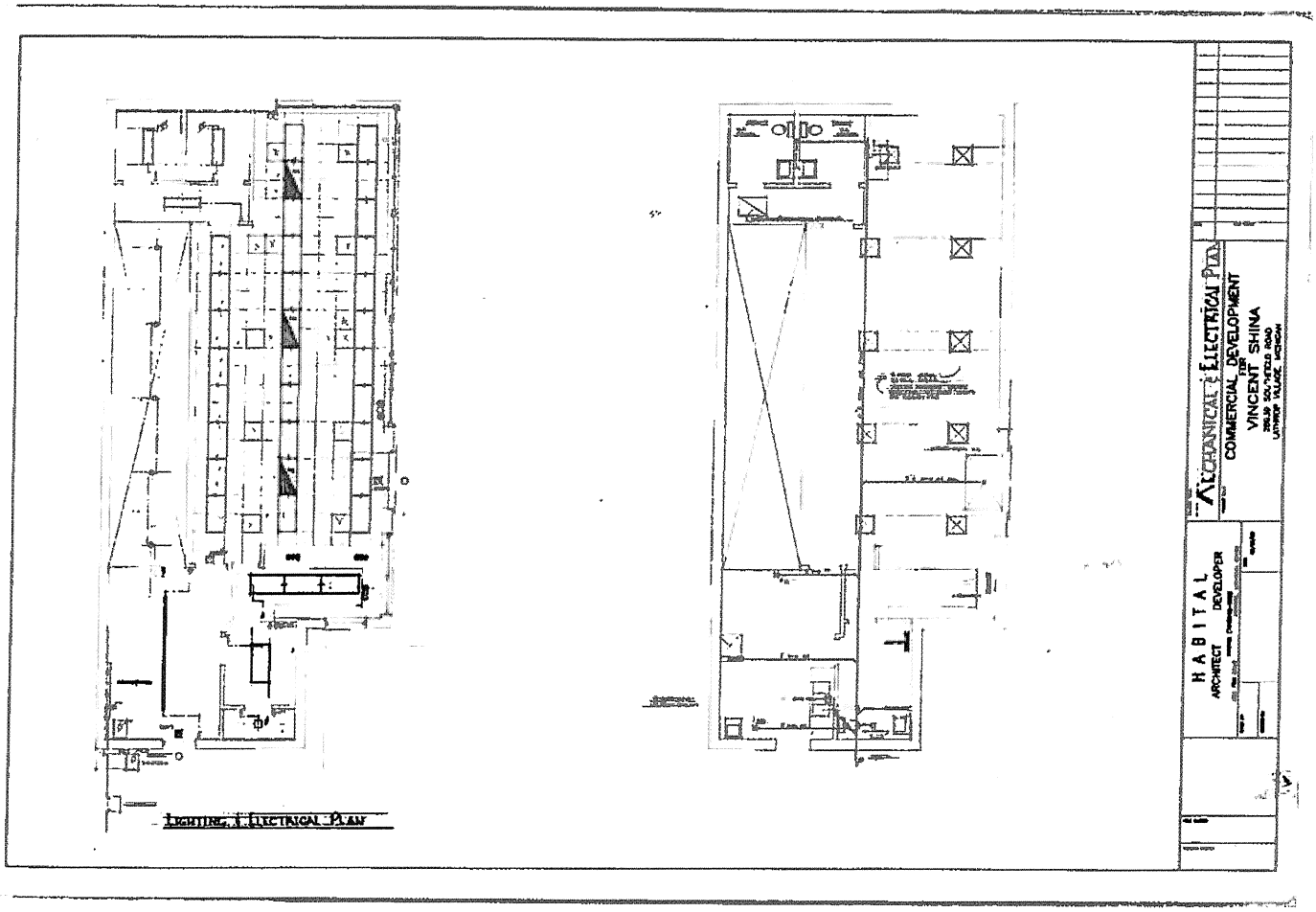

LIGHTING & ELECTRICAL PLAN
MECHANICAL & ELECTRICAL PLAN
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA
HABITAL
ARCHITECT
DEVELOPER

EXHIBIT H

Proof of ownership

Quit Claim Deed, Liber 47002, Page 299, Oakland County Records
Articles of Incorporation, Lathrup Village Convenience Inc., filed July 7, 2011

LIBER 47002 PAGE 299
$16.00 DEED - COMBINED
$4.00 REMONUMENTATION
$.00 TRANSFER TX COMBINED
05/02/2014 09:28:32 AM RECEIPT# 40883
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
OAKLAND
05/02/2014
40883
$.00 CO
$.00 ST
000925022

QUIT CLAIM DEED

(Platted/Condominium)

Know All Persons by These Presents That **Berinnger Investments, LLC, a Michigan limited liability company** whose address is 30500 Northwestern Hwy Ste 525 Farmington Hills, MI 48334

Quit Claim(s) to **Berinnger Investment, LLC, a Michigan limited liability company** whose address is 30500 Northwestern Hwy , Ste 525, Farmington Hills MI 48334

the following described premises situated in the City of **Lathrup Village**, County of **Oakland**, State of Michigan, to wit

(SEE ATTACHED EXHIBIT A)

More commonly known as **28939 Southfield Road, Southfield, MI 48076**
For the full consideration of **One and 00/100 dollars ($1 00)** Exempt per MCL 207 526 (a) and 207 505 (a)
Dated this April 15, 2014

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2014 APR 28 AM 9 02

OK - LG

First American Title Insurance Company

658444BH

First American Title

LIBER 47662 PAGE 566

(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Beringer Investments, LLC, a Michigan limited liability company, as Grantor(s) and Beringer Investment, LLC, a Michigan limited liability company, as Grantee(s))

Signed Beringer Investments, LLC, a Michigan limited liability company

Majid Koza, Managing Member

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this April 15 2014 by Majid Koza, Managing Member of Beringer Investments, LLC, a Michigan limited liability company

Carla M Cooper
Notary Public
Notary County/State /
County Acting In
Commission Expires

CARLA M COOPER
NOTARY PUBLIC STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 8 2014
ACTING IN COUNTY OF OAKLAND

Drafted by and return to
Majid Koza
Beringer Investment, LLC
30500 Northwestern Hwy, Ste 525
Farmington Hills, MI 48334

LIBER 47002 PAGE 501

(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Beringer Investments, LLC, a Michigan limited liability company, as Grantor(s) and Beringer Investment, LLC, a Michigan limited liability company, as Grantee(s))

EXHIBIT A

Land situated in the City of Lathrup Village County of Oakland State of Michigan, described as follows

Lots 785 through 789, both inclusive, and the East 5 00 feet of Lot 790, also 1/2 of vacated alley adjacent to the same, of LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB N NO 2, according to the plat thereof as recorded in Liber 31 of Plats, page 47, Oakland County Records

Tax Item No 24 14-227 051

Tax Parcel Number 24-14-227 051

Michigan Department of Licensing and Regulatory Affairs

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - PROFIT

for

LATHRUP VILLAGE CONVENIENCE INC

ID NUMBER: 03823Y

received by facsimile transmission on July 6, 2011 is hereby endorsed

Filed on July 7, 2011 by the Administrator.

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 7TH day of July, 2011.

Director

Bureau of Commercial Services

Sent by Facsimile Transmission 11188

BCS/CD-600 (Rev. 09/10)

MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES

Date Received

(FOR BUREAU USE ONLY)

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Name: Lathrup Village Convenience Inc

Address: 3893 Southfield Raod

City: Lathrup Village | State: MI | ZIP Code: 48076

Effective Date:

Document will be returned to the name and address you enter above.
If left blank document will be mailed to the registered office.

ARTICLES OF INCORPORATION

For use by Domestic Profit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Lathrup Village Convenience Inc

ARTICLE II

The purpose or purposes for which the corporation is formed is to engage in any activity within the purposes for which corporations may be formed under the Business Corporation Act of Michigan.

All legal purposes within the business coaporation act in Michigan

ARTICLE III

The total authorized shares:

1. Common Shares 60,000 share 1.00 dollar per value
   Preferred Shares
2. A statement of all or any of the relative rights, preferences and limitations of the shares of each class is as follows:

ARTICLE IV

1. The name of the resident agent at the registered office is: Kamal Shamak
2. The address of the registered office is:

   3893 Southfield Road (Street Address) | Lathrup Village (City) | Michigan | 48076- (ZIP Code)

3. The mailing address of the registered office, if different than above:

   same above (Street Address or P.O. Box) | (City) | Michigan | (ZIP Code)

Prepared by: FAHMI ABSO, C.P.A., P.C.

07/06/2011 4:53PM (GMT-04:00)

ARTICLE V

The name(s) and address(es) of the incorporator(s) is(are) as follows:

Name	Residence or Business Address
Kamal Sharrak	3893 Southfield Road Lathrup Village MI 48076

ARTICLE VI (Optional, Delete if not applicable)

When a compromise or arrangement or plan of reorganization of this corporation is proposed between this corporation and its creditors or any class of them or between this corporation and its shareholders or any class of them, a court of equity jurisdiction within the state, on application of this corporation or of a creditor or shareholder thereof, or an application of a receiver appointed for the corporation, may order a meeting of the creditors or class of creditors or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or reorganization, to be summoned in such manner as the court directs. If a majority in number representing 3/4 in value of the creditors or class of creditors, or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or a reorganization, agree to a compromise or arrangement or a reorganization of this corporation as a consequence of the compromise or arrangement, the compromise or arrangement of the reorganization, if sanctioned by the court to which the application has been made, shall be binding on all the creditors or class of creditors, or on all the shareholders or class of shareholders and also on this corporation.

ARTICLE VII (Optional, Delete if not applicable)

Any action required or permitted by the Act to be taken at an annual or special meeting of shareholders may be taken without a meeting, without prior notice, and without a vote, if consents in writing, setting forth the action so taken, are signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares entitled to vote on the action were present and voted. A written consent shall bear the date of signature of the shareholder who signs the consent. Written consents are not effective to take corporate action unless within 60 days after the record date for determining shareholders entitled to express consent to or to dissent from a proposal without a meeting, written consents dated not more than 10 days before the record date and signed by a sufficient number of shareholders to take the action are delivered to the corporation. Delivery shall be to the corporation's registered office, its principal place of business, or an officer or agent of the corporation having custody of the minutes of the proceedings of its shareholders. Delivery made to a corporation's registered office shall be by hand or by certified or registered mail, return receipt requested.

Prompt notice of taking of the corporate action without a meeting by less than unanimous written consent shall be given to shareholders who would have been entitled to notice of the shareholder meeting if the action had been taken at a meeting and who have not consented to the action in writing. An electronic transmission consenting to an action must comply with Section 407(3).

Prepared by: FAHMI ABBO, C.P.A., P.C.

07/06/2011 4:53PM (GMT-04:00)

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

I, (We), the incorporator(s) sign my (our) name(s) this 6th day of July , 2011 .

Kamel Sharrak

Prepared by: FAHMI ABBD, C.P.A., P.C.

07/06/2011 4:53PM (GMT-04:00)

LATHRUP VILLAGE
Downtown Development Authority

27400 Southfield
Lathrup Village, MI 48076
(248) 557 - 2600
www.lathrupvillage.org

To: Lathrup Village City Council

From: Tom Kennedy – Downtown Development Authority Project Coordinator

Date: November 23, 2026

RE: Special Land Use Amendment – 26727 Southfield Road

On Tuesday, November 17, the City of Lathrup Village Planning Commission held a Public Hearing regarding the BP Gas Station at 26727 Southfield Road. This Public Hearing was held at the request of the property owner to amend their Special Land Use, allowing their operating hours to change from the regularly set 7 AM – 11 PM (per city ordinances) to 6 AM – 12 AM (Midnight).

The Planning Commission heard the property owner and feedback from the residents, and determined that a closing time of midnight may not be reasonable for the community. However, the case for a 6 AM opening was sound for a gas station, as many more people are starting their day and on the road at 6 AM than they are at midnight. Furthermore, there is a large contingent of construction workers earlier in the morning who are in need of fuel, snacks, and drinks that can be acquired at the convenience store.

The Planning Commission's recommendation to City Council is the following:

> *Amend the Special Land Use for 26727 Southfield Road, allowing operating hours from 6:00 AM – 11:00 PM*.

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only

Date Submitted: 10/28/26

SLU Review Date: _____

Public Hearing Date: _____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Village Square Market Inc				
Subject Property Address:	26727 Southfield Rd, Lathrup Village, MI 48076				
Subject Property Parcel Number:					
Legal Description:	Gas Station				
Acreage:	3.00	Frontage (in feet):		Dimensions:	
Proposed Use:	Gas Station / C-Store / take out restaurant / Alcohol sales				
Current Zoning:	CV				

Applicant Information

Name:	Javante Shammami				
Address:	2990 Moon Lake Dr, ~~West Bloomfield~~ West Bloomfield		State: MI	Zip Code:	48323
Phone Number:	248-544-1198	Fax:			
Email Address:	JShammami@yahoo.com				
Interest in Property:	25%				

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

W9

Property Owner Information

Name:	Javante Shammami				
Address:	2990 Moon Lake Dr, West Bloomfield		State: MI	Zip Code:	48323
Phone Number:	248-721-7692	Fax:			
Email Address:	JShammami@yahoo.com				
Description of Proof of Ownership Provided:					

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Hours of operation for 6a-12a mon-fri & sat open til 12a.

Articles of incorp

Please list the following information about your hours of operation.	
Weekdays	7a-11p
Weekends	Sat: 7a-11p, Sun: 8a-11p

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays:	2
Peak Hours Weekends:	2

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval: 4

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

N/A

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: *A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."*

-We would like to apply for Mon-Fri 6a-12A hours & Sat 7a-12a. With shutdown of M96 for the extended period of time, business has been very slow for us, as we are the closest station in our area to 696. Any extend hours in this tough time would be helpful and greatly appreciated. It's also a pleasure & honor servicing & working in the city of Lathrup Village. We can never say we have any complaints. Only good feedback here. Thank you.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?	☑ Yes	☐ No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise			Same
Dust or dirt			Same
Lights, glare			Same
Odors/Fumes			Same
Pedestrian/Vehicle Traffic			Same
Litter/Waste/Trash			Same

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.	☐ Yes	☑ No

Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

N/A

Site Plan Information

Is there an existing site plan on file:	☑	Yes	☐	No	☐	Applying concurrently	
If yes, when was site plan approval obtained?	May 2024						
Prepared By:	Javante Shammami						
Street Address:	26727 Southfield Rd.			State:	Mi	Zip Code:	48076
Phone Number:	248-721-7692	Cell:	248-721-7692			Fax:	
Email Address:	JShammami@yahoo.com						

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- ☑ One (1) completed and signed copy of the Special Land Use application
- ☑ One (1) full-sized (24x36) set of the proposed or existing Site Plan
- ☑ PDF of complete special land use application materials
- ☑ Review Fee: $1,750 City of Lathrup Village

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name	Javante Shammami
Applicant's Signature	
Date:	10/26/2026
Property Owner's Printed Name	Javante Shammami
Property Owner's Signature	
Date:	10/26/2026

28496054

LARA
LICENSING AND REGULATORY AFFAIRS

STATE OF MICHIGAN
CSCL/CD- 2500 - DOMESTIC PROFIT CORPORATION ANNUAL REPORT

Corporations Division Administrator

FILED

Doc #: 28496054
Filed Date: 4/28/2026

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS PROFIT CORPORATION ANNUAL REPORT

Required by Section 911, Act 284, Public Act of 1972

Corporation Information

The present name of the corporation is:	VILLAGE SQUARE MARKET, INC.
The identification number assigned by the Bureau is:	800713984
Annual Report Filing Year	2026

☒ On behalf of the corporation, I certify that no changes have occurred in required information since the previously filed report.

The name of the resident agent at the registered office is:
TAREK GAYAR

Address
24472 NORTHWESTERN HWY, SOUTHFIELD, MI 48075

Mailing Address
24472 NORTHWESTERN HWY, SOUTHFIELD, MI 48075

Purpose

No changes were selected for this annual report.

Officers and Directors

Current officers and directors are listed below:

Title	Full Name	Address
President	TAREK GAYAR	24472 NORTHWESTERN HWY SOUTHFIELD, MI 48075
Secretary	TAREK GAYAR	24472 NORTHWESTERN HWY SOUTHFIELD, MI 48075
Treasurer	TAREK GAYAR	24472 NORTHWESTERN HWY SOUTHFIELD, MI 48075
Director	TAREK GAYAR	24472 NORTHWESTERN HWY SOUTHFIELD, MI 48075

Attestations

☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I enter it into the system.

☒ I have been authorized by the business entity to file this document online.

☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature

Self	*Tarek Gayar*	*04/28/2026*
Signer's Capacity	Sign Here	Date

CU/61-/197 04/28/2026 Received by Michigan Corporations Division

October 29, 2026

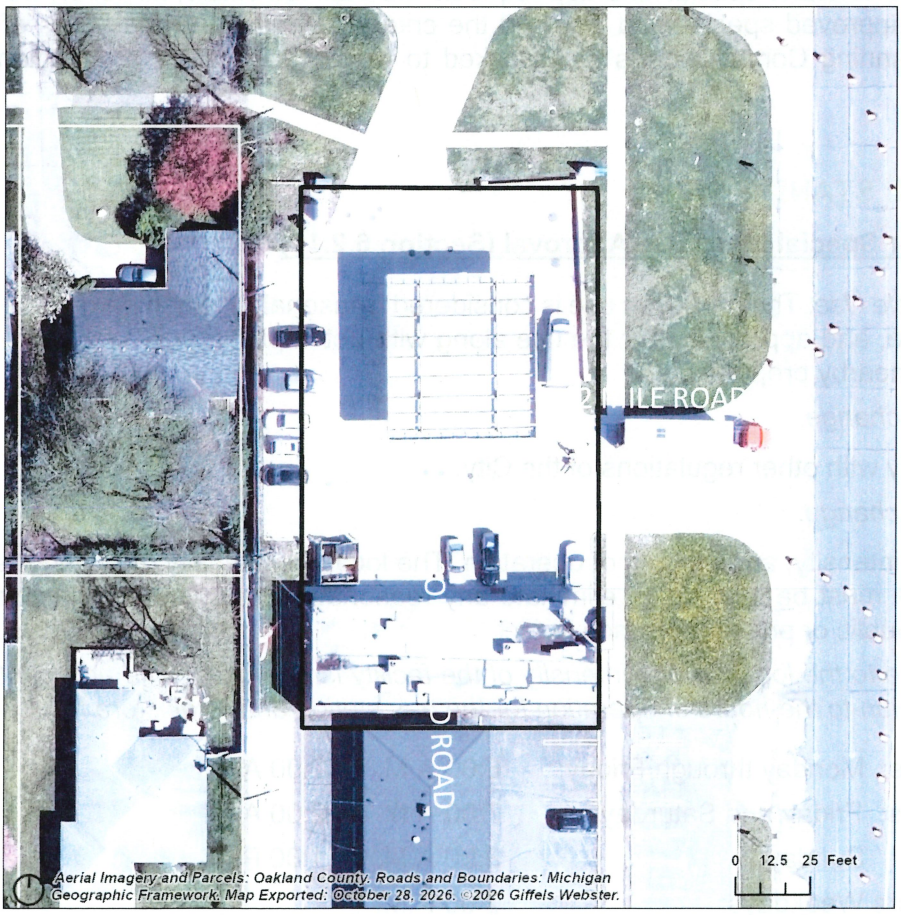
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use Amendment

Site:	26727 Southfield Road
Applicant:	Village Square Market, Inc.
Plan Date:	October 28, 2026
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-23-229-029; -018
Proposal:	Special Land Use amendment to allow extended hours of operation for an existing gas station convenience store.

Dear Planning Commissioners,

We have reviewed the request for Special Land Use amendment application, and a summary of our findings is below.



REVIEW SUMMARY

The applicant is requesting to extend the hours of operation for an existing gas station convenience store from the required 7:00 A.M. – 11:00 P.M. to a proposed 6:00 A.M. – 12:00 A.M. This request requires an amendment to the following two approved Special Land Uses (SLU):

1. January 28, 2019: City Council approved, by resolution, a SLU request for the site to operate as a gas station in the Commercial Vehicular district. The approved SLU included a condition that the facility operate within the hours of operation of 7:00 A.M. – 11:00 P.M., which is the daily time period allowed by the Zoning Ordinance.

2. May 20, 2024: City Council approved, by resolution, a SLU request allowing the business to sell alcohol on the premises. The approved SLU also included the condition that the facility operate within the hours of operation of 7:00 A.M. – 11:00 P.M.

For the applicant to propose amendments to these 2019 and 2024 Special Land Use resolutions, the Planning Commission must hold a public hearing and make a recommendation to the City Council whether to modify or remove the conditions of approval, or not. Final action on the amendment to the Special Land Uses will be taken by City Council.

If the City Council removes or modifies the hours of operation conditions, the applicant is subsequently required to seek variance relief from the Zoning Board of Appeals. An application seeking extended hours of operation has been submitted to the ZBA for consideration.

The submitted application is not a new Special Land Use request. The standards for the Planning Commission to consider special land use requests are outlined below; however, we note the site exists as an approved special land use and the criteria pertaining to the hours of operation is where the Planning Commission is being asked to reconsider that as a condition of previous approvals.

ORDINANCE STANDARDS

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use*. The proposed use is considered "reasonable" when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

   N/A – No change.

2. Conformity with other regulations of the City.

   N/A – No change.

3. Location, intensity, and periods of operation. The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

   No change to the location and intensity of the facility is proposed. The applicant is proposing an extension to the hours of operation for the gas station and retail store facility as follows:

Weekdays:	Monday through Friday:	6:00 A.M. – 12:00 A.M.
Weekends:	Friday and Saturday:	7:00 A.M. – 12:00 A.M.
	Sunday:	8:00 A.M. – 11:00 P.M.
Peak Hours Weekdays:		2:00 P.M.
Peak Hours Weekends:		2:00 P.M.

Section 4.7 of the Ordinance states, in part, *"no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day* ***except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Section 7."***

The applicant has submitted an application for the Zoning Board of Appeals to consider variance relief from the allowed hours of operation as proposed above. However, as noted previously, the two earlier approvals were conditioned upon the adherence to the hours identified in the Zoning Ordinance.

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

   N/A – No change.

5. The character of the use must not have adverse effects on neighbors or the community.

   The proposed change is for extended hours of operation of the gas station and convenience retail store earlier in the morning and later in the night.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

   There is no proposed change to the existing use as gas station and convenience retail.

7. *Site Design*. The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

   There is no proposed change to the existing site design. The proposed change is for extended hours of operation of the gas station and convenience retail store earlier in the morning and later in the night.

8. Demonstrated Need. Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

   There is no proposed change in use of the existing site. The applicant states the construction and closure of nearby I-696 has negatively impacted the amount of business transactions at the site. The facility will maintain primary use as a gas station and convenience store, as well as maintain its permit to sell alcohol as incidental to the primary use. The Planning Commission may wish to discuss with the applicant the need for the additional hours to be tied to its special use approval.

Again, the Planning Commission is not acting on the expansion of hours, merely recommending to City Council whether the specific condition should continue to be part of this special use approval. Council action will either deny or allow the ZBA to consider and act on the request.

I will look forward to discussing the special land use application with the Planning Commission on November 17, 2026.

Regards,

Giffels Webster

Eric Pietsch
Senior Planner

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: 2nd Reading – PILOT Ordinance Amendment

Background Brief: Over the past few months, City Council has discussed a proposed amendment to the City's Payment in Lieu of Taxes (PILOT) Ordinance.

Following Council's approval of the first reading of the ordinance amendment during the November 16, 2026, Special Meeting, the matter is now before Council for consideration of the second reading and potential adoption.

If Council is satisfied with the proposed amendment, it may proceed with the second reading and take action to adopt the ordinance.

This version of the proposed amendment primarily ensures consistency with the state enabling statute (MCL 125.1415a), aligns the ordinance with MSHDA program requirements, and eliminates potential ambiguity in the ordinance's application. These revisions are technical in nature and do not represent a change in the overall intent or substance of the proposed ordinance.

The following summarizes the primary revisions incorporated into the latest version:

1. **Broader Use of the Term "Housing"**
   - In certain sections, references to "workforce housing" were broadened to "housing." This clarification ensures the ordinance appropriately encompasses both categories of projects authorized under state law: workforce housing projects and housing projects financed through MSHDA or a federally aided mortgage. The ordinance's title and overall purpose remain unchanged as the Workforce Housing PILOT Ordinance.

2. **Definitions Conformed to State Statute**
   - Definitions throughout the ordinance were revised to more closely mirror the terminology and language used in MCL 125.1415a. This ensures consistency between the City's ordinance and the applicable state enabling legislation.

3. **Taxation of Non-Qualifying Portions of a Project**
   - The revised language clarifies that any portion of a development that is not used for qualifying housing remains subject to full property taxation. This provision is consistent with the requirements of state law.

4. **Clarification of PILOT Term for Financed Projects**
   - The provisions governing the duration of a PILOT for MSHDA or government-financed housing projects were simplified. Version 7 directly states that the PILOT remains in effect for the duration of the applicable financing, subject to a maximum term of 40 years, and terminates when the financing is paid in full.
   - Version 6 generally achieved the same result through a two-step provision. Version 7 simplifies the language without changing the intended outcome.

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

Provisions That Remain Unchanged

Importantly, the technical revisions do not alter the key provisions previously presented to City Council. The following remain unchanged:

- Ordinance Title and Purpose: The ordinance remains the Workforce Housing PILOT Ordinance.
- Income Eligibility: The 120% of Area Median Income limitation remains in place.
- Standard PILOT Term: The standard 15-year term for workforce housing projects remains unchanged.
- Maximum Term: The maximum PILOT term remains 40 years.
- Public Hearing: The public hearing requirement remains in place.
- Council Approval: Approval continues to require the affirmative vote of at least four members of City Council.

Previous Action:
7-21-25 – Adoption of PILOT Ordinance
9-14-26 – Study Session Discussion
9-21-26 – Tabled First Reading
10-5-26 – Study Session Discussion
10-29-26 – Study Session Discussion
10-19-26 – Tabled First Reading
11-16-26 – Approved First Reading

Economic Impact: There is no direct economic impact from adopting this ordinance. Any economic impact for the City would come from the project-specific resolutions that are required by the ordinance.

Recommendation: It is my recommendation to adopt the ordinance.

Recommended Motion:
Moved by Councilmember, _____ seconded by Councilmember _____, to adopt Ordinance #2026-01 – An Ordinance to Amend Chapter 77. Urban Redevelopment, by Adding a New Article, Article III. Workforce Housing PILOT, to Provide for Approval of an Exemption From Ad Valorem Property Taxes for Housing, as Authorized by Provisions of the State Housing Amended, MCL 125.1401, et seq.

Bruce Kantor Mayor | **Kelly Garrett** Mayor Pro-Tem | **Jalen Jennings** Council Member | **Jason Hammond** Council Member | **John Sousanis** Council Member

ORDINANCE NO. 2026-01

CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE CITY OF LATHRUP VILLAGE CODE OF ORDINANCES AT CHAPTER 77. URBAN REDEVELOPMENT, BY ADDING A NEW ARTICLE ARTICLE III. WORKFORCE HOUSING PILOT, TO PROVIDE FOR APPROVAL OF AN EXEMPTION FROM AD VALOREM PROPERTY TAXES FOR HOUSING, AS AUTHORIZED BY PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, PUBLIC ACT 346 OF 1966, AS AMENDED, MCL 125.1401, ET SEQ.

THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE ORDAINS:

PART I. TITLE.

This Ordinance shall be known as the "Workforce Housing PILOT Ordinance".

PART II. ORDINANCE AMENDMENT.

Chapter 77**.** Urban Redevelopment, Article III. Workforce Housing PILOT, of the City of Lathrup Village Code of Ordinances is hereby added to read as follows in its entirety:

ARTICLE III. WORKFORCE HOUSING PILOT

Sec. 77-50. TITLE.

This Ordinance shall be known and cited as the "Lathrup Village Workforce Housing PILOT Ordinance."

Sec. 77-51. PREAMBLE

It is a proper public purpose for the City of Lathrup Village to encourage the development or rehabilitation of housing for persons and families whose household income is not greater than 120% of area median income by exempting such housing from all ad valorem property taxes imposed by any taxing jurisdiction and providing for payment of an annual service charge for public services in lieu of all such taxes. A PILOT, or service charge payment in lieu of taxes, is an effective means of incentivizing the construction of workforce housing. A stable and predictable service charge paid in lieu of all ad valorem property taxes for a fixed period is essential to the determination of the economic feasibility of workforce housing projects developed or rehabilitated in reliance on such tax exemption. The City is authorized by section 15a of Public Act 346 of 1966, as amended, MCL 125.1415a (the

Version 7

"Act"), to establish, or change by any amount it chooses, the service charge to be paid in lieu of all ad valorem taxes in accordance with section 15a with respect to any and all classes of new or rehabilitated housing exempt from taxation under the Act, but not an amount that exceeds the taxes that would be paid but for this authorization or the other limitations imposed by that section. Because housing for individuals and families whose household income is not greater than 120% of area median income is a public necessity, and because the City will be benefited and improved by such housing, encouraging the same through an ad valorem property tax exemption is a valid public purpose. The City further intends that any housing project which qualifies under MCL 125.1415a(1)(a) or (b) shall be eligible for exemption under this Ordinance, and, pursuant to MCL 125.1415a(4)(a), the City establishes by this Ordinance the period of time such exemption shall remain in effect.

Sec. 77-52. DEFINITIONS.

Unless otherwise specified herein, the terms used in this article shall be defined as follows:

Additional Amount. Shall mean an amount equal to the difference between the following:

(1) the millage rate levied for operating purposes by the County multiplied by the current Taxable Value of a workforce housing project for which a PILOT Resolution has been adopted, and

(2) the amount of the annual service charge paid in lieu of ad valorem property taxes by the housing project under Sec. 77-53(C) that is distributed to the County pursuant to MCL 125.1415a(5).

Annual Shelter Rent. Shall mean the total collections during an agreed annual period from or paid on behalf of the occupants of a housing project representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants and paid for by the housing project.

Area Median Income. Shall mean the midpoint of the Detroit-Warren-Livonia, MI HUD Metro FMR (Fair Market Rent) Area's household income distribution as calculated by the U.S. Department of Housing and Urban Development.

Authority. Shall mean the Michigan State Housing Development Authority.

County. Shall mean the County of Oakland.

Government-aided Mortgage. Shall mean an Authority-aided mortgage or a mortgage loan that is subject to a federally-aided mortgage, as defined by the Act.

Low-income individuals or families. Pursuant to MCL 125.1415a(8), and based on housing conditions existing in the City, shall mean individuals and families whose total household income is not greater than 120% of Area Median Income.

Version 7

PILOT Resolution. Shall mean a project-specific resolution adopted by the City Council that approves a housing project for exemption under this Ordinance.

Qualified Owner. Shall mean a nonprofit housing corporation, consumer housing cooperative, or limited dividend housing corporation as those terms are defined in the Act.

Restrictive Covenant. Shall mean a recorded agreement between Sponsor and the City or the Authority running with the land that restricts the use of the housing project to housing that qualifies for exemption from taxation under this Ordinance, for a period not to exceed 15 years with respect to workforce housing, or such greater or lesser period of time as may be authorized by state law and as may be required by the PILOT Resolution.

Sponsor. Shall mean any person or entity applying for a housing exemption and payment in lieu of taxes under this Ordinance and includes any person or entity who subsequently owns the housing project.

Taxable Value. Shall mean taxable value as calculated under section 27a of the General Property Tax Act, 1893 PA 206, MCL 211.27a.

Workforce housing. Shall mean rental units or other housing options that are reasonably affordable to, and occupied by, a household whose total household income is not greater than 120% of the area median income published by the United States Department of Housing and Urban Development.

Sec. 77-53. AUTHORIZATION AND ESTABLISHMENT OF WORKFORCE HOUSING EXEMPTION.

(A) The class of housing projects to which the tax exemption shall apply and for which a service charge may be paid in lieu of all ad valorem property taxes are housing projects being developed or rehabilitated for workforce housing or housing subject to a Government-aided Mortgage.

(B) Subject to the recording of a Restrictive Covenant, housing and the property on which such housing is or will be located shall be exempt from all ad valorem property taxes as of December 31 of the year in which construction or rehabilitation commences. Construction must start within one year of the date of the Authority's notification of exemption or such longer period of time as may be provided by the PILOT Resolution.

(C) The City will accept payment of an annual service charge in lieu of all ad valorem property taxes for public services from the owner of a housing project for which the City has received a certified notification of exemption from the Authority in accordance with the following:

1. Subject to subsections (D), (E) and (F), for a new construction project, an amount that is not less than the minimum annual amount agreed upon by the parties but not greater than an annual rate up to 10% of the Annual Shelter Rent obtained from the project as agreed by the parties.

Version 7

2. Subject to subsections (D), (E) and (F), for a rehabilitation project, an amount that is not less than the minimum annual amount agreed upon by the parties but not greater than an annual rate up to 10% of the Annual Shelter Rent obtained from the project as agreed by the parties.

3. The service charge paid in lieu of taxes shall not exceed the amount in ad valorem taxes that the Sponsor would have otherwise paid if the workforce housing project were not tax exempt.

(D) Notwithstanding the provisions of MCL 125.1415a(3)(b) and 125.1415a(7) to the contrary, upon the adoption of a PILOT Resolution and receipt of a certified notification of exemption from the Authority, a contract shall be deemed effected between the City and the Sponsor, with the Authority as third party beneficiary under the contract, to provide a tax exemption and accept service charge payments in lieu of taxes as previously described by this section.

(E) Notwithstanding subsection (C), the service charge paid each year in lieu of taxes for that part of a workforce housing project that is tax exempt under this Ordinance but not used for workforce housing or housing for low-income individuals and families must be equal to the full amount of the taxes that would be paid on that portion of the project as if the project were not tax exempt.

(F) The owner of the project shall allocate the benefits of any tax exemption granted pursuant to this Ordinance exclusively to the housing or to the maintenance and preservation of the housing project as safe, decent, and sanitary housing.

(G) The annual service charge under subsection (C) for a workforce housing project for which a PILOT Resolution has been adopted must be increased by the Additional Amount if both of the following requirements are met:

1. Not later than 45 days after the county treasurer's receipt of the certified notification of exemption, the County Board of Commissioners passes a resolution, by majority vote, that provides that the Additional Amount must be paid.

2. The approval of the resolution described in subparagraph (1) is in accordance with an ordinance or resolution adopted by the County Board of Commissioners establishing the factors to be considered when assessing whether the Additional Amount must be paid.

(H) An Additional Amount received under Section (G) must be distributed to Oakland County.

(I) A housing project owned by a Qualified Owner and financed with a Government-aided Mortgage shall also be exempt under MCL 125.1415a(1)(a). The City does not exercise its authority under MCL 125.1415a(7) to exclude such projects.

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Sec. 77-54. WORKFORCE HOUSING EXEMPTION APPLICATION, REVIEW AND APPROVAL PROCESS.

(A) An applicant for a workforce PILOT must own the property that is the subject of the application or must be the purchaser under a purchase or option agreement. The property that is the subject of the application must be zoned for the use at the time of application.

(B) Prior to applying for a housing PILOT, the applicant is encouraged to meet with the City Manager, Zoning Administrator, and Assessor and any other person as may be designated by the City Manager and present the proposed workforce housing project. The presentation may include a description of the applicant's organizational structure, development experience, scope of the workforce housing project, location, number of units, types of units, typical floor plans, exterior elevations, schedule with projected milestones, and estimated shelter rents.

(C) The applicant shall submit its request for a PILOT using the form provided by the City and may include the information identified in subsection (B) above together with zoning approval, as applicable.

(D) If a complete application is received no less than 30 days prior to the next regularly scheduled City Council meeting, the City Clerk will place the request on the agenda of the next regularly scheduled meeting. If the application is received less than 30 days prior to the next regularly scheduled City Council meeting, the application shall be placed on the agenda of the regular meeting that follows the next regularly scheduled meeting or the agenda for a special meeting scheduled by the City Council at the request of the applicant.

(E) When reviewing an application for a housing PILOT, the decision to approve or deny the request shall be guided by the City Council’s consideration of the following factors:

1. Whether the PILOT will increase the number of available workforce or other affordable housing units in the city.

2. Whether the PILOT will reduce the functional obsolescence of an existing building or housing unit(s).

3. Whether the PILOT is likely to encourage expansion of the population of the city.

4. Whether the location of the housing is consistent with the goals and objectives of the city's Master Plan.

5. Whether the development or rehabilitation of the housing requires zoning variances or results in the continuation of a nonconforming use.

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6. Whether the PILOT will result in the provision of needed housing amenities.

7. Whether the PILOT will facilitate provision of attractive, viable housing units.

(F) Approval of a PILOT requires a public hearing held by City Council prior to consideration of a resolution.

(G) Approval of a PILOT requires passage of a resolution of approval by 4 members of the City Council that includes the findings with respect to the standards of subsection (E).

(H) If the PILOT application is approved, the city clerk will deliver to the applicant a certified copy of the resolution approving the application.

(I) To defray the administrative cost of processing an application for a housing PILOT, the City Council may include a housing application fee in its annually adopted fee schedule.

Sec. 77-55. AUTHORITY AFFIDAVIT AND ASSESSOR NOTIFICATION.

(A) Following adoption of the PILOT Resolution, the Sponsor must submit an affidavit to the Authority in the form required by the Authority for certification by the Authority that the project is eligible for the housing exemption.

(B) Upon receipt of notification from the Authority that the project is eligible for a housing exemption under the Act, the Sponsor or the Authority must file the certified notification of exemption with the city assessor before November 1 of the year preceding the tax year in which the exemption is to be effective.

(C) Not later than 5 business days after receipt of a certified notification of exemption for workforce housing, the assessor shall provide a copy of the certified notification of exemption to the County Treasurer.

Sec 77-56. PAYMENT OF PILOT.

(A) The owner of the exempt housing shall remit the annual PILOT payment to the city treasurer no later than April 15th. The PILOT payment shall be accompanied by an estimate of shelter rents for the current calendar year and a certified roll of shelter rents for the preceding calendar year.

(B) Except as otherwise provided in this section and Sec 77-53, any payments for public services under this Ordinance shall be distributed to the governmental units levying the general property tax in the same proportion as prevailed with the general

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property tax in the previous calendar year.

(C) If the property subject to this PILOT is located within a Downtown Development Authority (DDA) district with an active Tax Increment Financing (TIF) plan, the DDA shall be entitled to capture the portion of the annual service charge that represents the incremental increase above the base taxable value established by the TIF plan, unless the City and the DDA agree otherwise to support workforce housing objectives. Any remaining funds after TIF capture, if applicable, shall be distributed to the governmental units per this section.

(D) The distribution to those governmental units shall be made as if the number of mills levied for local school district operating purposes were equal to the number of mills levied for the purposes in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, for the year for which the distribution is calculated. The amount of payments in lieu of taxes to be distributed to a local school district for operating purposes under this subsection must not be distributed to the local school district but instead must be paid to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(E) Any PILOT payment or portion of a PILOT payment remaining unpaid as of the due date shall bear interest at the rate of one percent (1%) per month and shall be subject to a penalty of five percent (5%) of the unpaid amount. Any PILOT payment or portion of a PILOT payment that remains unpaid for twelve (12) months but less than twenty-four (24) months shall, in addition to the interest provided above, be subject to a penalty equal to fifty percent (50%) of the full amount of the ad valorem property taxes that would have been assessed against the property for that year if the project were not tax exempt, less the amount of the PILOT payment that was due. Any PILOT payment or portion of a PILOT payment that remains unpaid greater than twenty-four (24) months shall, in addition to the interest provided above, be subject to a penalty equal to the full amount of the ad valorem property taxes that would have been assessed against the property for that year if the project were not tax exempt, less the amount of the PILOT payment that was due. The collection of past-due PILOT payments, interest, and penalties shall otherwise be in accordance with the provisions of Chapter 211 of the General Property Tax Act, Act 206 of 1893, as amended, MCL 211.44 et seq.

Sec. 77-57. DURATION AND RECORDED RESTRICTIVE COVENANT.

(A) A PILOT Resolution approving a workforce housing project shall not exceed a term of fifteen (15) years. Except as provided in subsection (B), parties may include up to three (3) five (5) year options to extend the PILOT Resolution. The party seeking to exercise an option shall provide the other party with written notice at least ninety (90)

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days before the expiration of the PILOT Resolution. All extension options require approval of a Resolution by at least four (4) members of the City Council.

(B) A PILOT Resolution related to a housing project subject to a Government-aided Mortgage and owned by a Qualified Owner that qualifies under Section 77-53(I) shall not be subject to the extension limitations, notice requirements or City Council approval requirements set forth in subsection (A), or the termination provision in subsection (E)(3). Pursuant to the City's authority under MCL 125.1415a(4)(a) to establish by ordinance a different period, the PILOT Resolution and Restrictive Covenant shall remain in effect for as long as a Government-aided Mortgage remains outstanding and unpaid, provided that the total duration shall not exceed forty (40) years. The owner shall provide the City with annual evidence reasonably satisfactory to the City that a Government-aided Mortgage remains outstanding and unpaid. Upon repayment, satisfaction, discharge, or termination of the Government-aided Mortgages the PILOT Resolution and Restrictive Covenant shall terminate. The PILOT Resolution may establish terms regarding successor financing and PILOT Resolution and Restrictive Covenant continuation, proof of continued governmental assistance, and related matters.

(C) A housing project approved for an exemption by a PILOT Resolution shall be encumbered by a Restrictive Covenant recorded in the office of the Register of Deeds for the County.

(D) The Restrictive Covenant shall acknowledge (i) that the economic feasibility of the workforce housing project depends on the approval and continuing effect of the payment in lieu of all ad valorem taxes as approved by the PILOT resolution; (ii) the City's agreement to accept payment of an annual service charge in lieu of all ad valorem taxes in consideration of the Sponsor's offer to construct or rehabilitate workforce housing; and (iii) the amount of the annual service charge to be paid for each operating year.

(E) The Restrictive Covenant shall provide:

(1) for the reporting and monitoring of the Sponsor's compliance with the Restrictive Covenant by annually submitting compliance reports on or before April 15, including occupancy and rent data to the City Manager, this Ordinance and the PILOT Resolution;

(2) that the Restrictive Covenant is enforceable by the City and any Tenants to be benefitted at law or in equity;

(3) other remedies available to the City for non-compliance, including enforcement of the contract in a legal proceeding and termination of the exemption following a formal notice and cure period as established in the PILOT Resolution, provided, however, that the City may not terminate the exemption for any workforce housing project financed by a Government-aided Mortgage during the term of such mortgage;

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(4) that the Restrictive Covenant cannot be modified or terminated except in a written instrument executed by the Sponsor or then current owner and the City; and

(5) for such other matters as may be required by the City.

PART III. REPEALER.

This ordinance repeals any ordinances in conflict thereof.

PART IV. SEVERABILITY.

If any section, subsection, clause, phrase, or portion of this article is for any reason held invalid by a court of competent jurisdiction, such portion shall be deemed a separate and distinct provision, and such holding shall not affect the validity of the remaining portions.

PART V. SAVINGS.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force where they commenced.

PART VI. EFFECTIVE DATE.

This Ordinance shall be published in the manner required by law and shall become effective ten (10) days after the date of its publication. A copy of the ordinance shall also be made available for public use and inspection in the office of the City Clerk.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN THIS __ DAY OF _____, 2026.

_____
Alisa Emanuel, City Clerk

Date of Introduction:
Date of Adoption:
Date of Publication of Notice of Adoption:

CERTIFICATE OF ADOPTION

I hereby certify that the foregoing is a true and complete copy of the ordinance passed at a meeting of the City of Lathrup Village held on the __ day of _____, 2026.

_____
Alisa Emanuel, City Clerk

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City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: 27700 Southfield Road – PILOT Resolution

Background Brief: ***This action item is contingent upon the adoption of Ordinance #2026-01.***

Resolution #2026-18 accompanies the proposed amendment to the City's Workforce Housing PILOT Ordinance and establishes the project-specific terms for the workforce housing development at 27700 Southfield Road (Annie Lathrup School redevelopment).

The resolution replaces the previously adopted Resolution No. 2025-18. It updates the project's PILOT structure to align with the amended ordinance and the Michigan State Housing Development Authority's (MSHDA) Accelerator Fund financing requirements.

The resolution maintains the previously established PILOT framework while clarifying several important project-specific provisions:

- PILOT Payment: The annual payment will be the greater of $120,000, subject to an annual increase of 5% or the rate of inflation, whichever is less, or 4.5% of annual shelter rents.
- Workforce Housing Requirements: All 145 dwelling units must qualify as workforce housing and be reasonably affordable to households earning no more than 120% of Area Median Income (AMI).
- 50% AMI Restrictions: The number of units restricted to households earning no more than 50% of AMI is limited to 29 units, consistent with MSHDA's financing requirements, unless the Authority or applicable federal law requires a greater number.
- PILOT Duration: The PILOT may remain in effect for up to 40 years, subject to the outstanding government-aided mortgage and the conditions outlined in the resolution.
- Successor Financing: The resolution establishes provisions for maintaining the PILOT if the project's financing is refinanced, including specific requirements for continued government-aided financing or conversion to conventional financing.
- Annual Reporting: The developer must submit an annual compliance report by April 15, documenting occupancy, rents, income restrictions, financing status, and the allocation of tax exemption benefits.

The resolution also establishes conditions for the tax exemption to take effect, including documentation of ownership, commencement of construction within 24 months, and receipt of the required MSHDA certification.

Importantly, adoption of this resolution will supersede and rescind Resolution No. 2025-18, replacing it with the updated project-specific terms. The existing resolution will remain in effect until the new resolution becomes effective, which is contingent upon the effective date of the PILOT ordinance amendment.

Previous Action: Discussed in conjunction with the ordinance amendment discussions.

Economic Impact: Adoption of this resolution establishes the annual revenue the City will receive from the project, with a minimum PILOT payment of $120,000 per year, payable to the City and split amongst proper taxing authorities, subject to

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

City of Lathrup Village
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the applicable annual adjustment. Currently, the property generates approximately $23,000 in annual property taxes, of which approximately $11,500 is distributed to the LVDDA, and the City proper receives no revenue. The PILOT therefore establishes a new, dedicated revenue stream for the City while increasing the overall payment generated by the property.

Recommendation: It is my recommendation to approve the resolution.

Recommended Motion:
Moved by Council Member _____ seconded by Council Member _____ to approve Resolution #2026-18 – A Resolution to Approve Tax Exemption & A Payment In Lieu Of Taxes (PILOT) For A Workforce Housing Project To Be Located At 27700 Southfield Road.

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN

RESOLUTION NO. 2026-18
A RESOLUTION TO APPROVE TAX EXEMPTION AND A PAYMENT IN LIEU OF TAXES FOR A WORKFORCE HOUSING PROJECT TO BE LOCATED AT 27700 SOUTHFIELD ROAD

WHEREAS, the City of Lathrup Village ("City"), City Council enacted Ordinance No. 2025-01, adding Article III, Workforce Housing PILOT, to Chapter 77, Urban Redevelopment, of the City of Lathrup Village Code of Ordinances, pursuant to Section 15a of the State Housing Development Authority Act, Act 346 of the Public Acts of 1966, MCL 125.1401 et seq (the "Act"), and amended Article III by Ordinance No. 2026-01, adopted on [_____, 2026] (Ordinance No. 2025-01, as so amended, the "Workforce Housing PILOT Ordinance");

WHEREAS, on September 15, 2025, the City Council adopted Resolution No. 2025-18 approving a tax exemption and a payment in lieu of taxes for the Housing Project described below;

WHEREAS, Lathrup Village Limited Dividend Housing Association LLC, a Michigan limited liability company (the "Sponsor"), and its affiliate The Surnow Company, LLC (the "Developer"), both of 320 Martin Street, Suite 100, Birmingham, MI 48009, intend to construct on the property located at 27700 Southfield Road, Lathrup Village, Michigan (tax parcel identification no. 40-24-13-303-021) a one hundred forty-five (145) unit multifamily housing development (the "Housing Project") and to operate the Housing Project as defined in the Workforce Housing Ordinance;

WHEREAS, the Developer, on behalf of the Sponsor, has applied to the City for a tax exemption and a service charge or payment in lieu of taxes ("PILOT") as provided by the Workforce Housing Ordinance and the Act, and the Sponsor has agreed to subject the Housing Project to a covenant with the City running with the land that will restrict the occupancy of the Housing Project, for the term provided in this resolution and Sec. 77-57 of the Workforce Housing Ordinance, to individuals and families whose household income is not greater than one hundred and twenty percent (120%) of area median income ("AMI"), as published by the U.S. Department of Housing and Urban Development, adjusted for family size, and at rents that are reasonably affordable to such persons (the "Restrictive Covenant");

WHEREAS, the Housing Project is to be financed by the Michigan State Housing Development Authority (the "Authority") as MSHDA Development No. 4337, approved by the Authority's Board on July 16, 2026, under the Authority's Accelerator Fund program (the "AF Program") through the use of Authority tax-exempt bonds, which financing constitutes a Government-aided Mortgage, as defined in Sec. 77-52 of the Workforce Housing Ordinance and the Act.

WHEREAS, the Developer and the City intend to adjust the PILOT structure approved pursuant to Resolution 2025-18 to align with the amended Workforce Housing Ordinance and structure of the AF Program financing;

WHEREAS, the Sponsor is a Qualified Owner as defined in Sec. 77-52 of the Workforce Housing

Ordinance, and the Housing Project, being financed with a Government-aided Mortgage, qualifies for exemption under MCL 125.1415a(1)(a);

WHEREAS, the Housing Project will increase the supply of safe, decent and affordable housing in the City, will encourage the growth of the population of the City, and will facilitate the provision of attractive, viable housing units in locations consistent with the goals and objectives of the City's Master Plan;

WHEREAS, as part of the Housing Project, the Developer intends to make improvements to Annie Lathrup Park as provided in site plan documents;

WHEREAS, the Housing Project is intended to advance the goals and objectives of the City's Master Plan, enhance the infrastructure and character of the Property, and generate economic and community benefits for the City and its residents;

WHEREAS, the City Council, having considered the factors set forth in Sec. 77-54(E) of the Workforce Housing Ordinance and the comments received at the public hearing, hereby finds that the Housing Project qualifies for an exemption from all ad valorem property taxes and a PILOT as contemplated by the Act and the Workforce Housing Ordinance because the Project will:

- increase the number of available workforce housing units in the City;
- encourage expansion of the population of the City;
- facilitate the addition of attractive, viable housing units in locations consistent with the goals and objectives of the City's Master Plan;
- protect and improve the health, safety, and general welfare of the City's residents, business owners, property owners, and the community as a whole;

WHEREAS, the City Council intends that the Housing Project remain workforce housing as defined in the Workforce Housing Ordinance, and desires to limit the number of units restricted at fifty percent (50%) of AMI to the number required for the Housing Project's financing, without excluding otherwise-qualified households from any class of housing units on the basis of income or assets;

WHEREAS, the City Council desires to adopt this resolution as a new resolution approving a PILOT for the Housing Project that conforms to the Workforce Housing Ordinance, as amended, and establishes the project-specific terms contemplated by Sec. 77-57(B), including terms regarding successor financing, and Sec. 77-57(E)(3) of the Workforce Housing Ordinance, and intends that, upon the effective date of this resolution, this resolution shall supersede Resolution No. 2025-18 and Resolution No. 2025-18 shall be rescinded;

WHEREAS, notice of a public hearing on the PILOT approved by this resolution was given as required by Sec. 77-54(F) of the Workforce Housing Ordinance and in accordance with the Open Meetings Act, 1976 PA 267, and on November 23, 2026, prior to consideration of this resolution, the City Council held a public hearing at which all interested persons were afforded an opportunity to be heard and written comments received by the City Clerk were considered;

WHEREAS, those terms not otherwise defined herein shall have the meaning set forth in the Workforce Housing Ordinance and/or the Act;

THEREFORE, IT IS RESOLVED, that, effective upon the effective date of this resolution, this resolution supersedes Resolution No. 2025-18, and Resolution No. 2025-18 is hereby rescinded in its entirety;

RESOLVED, that a PILOT for the Housing Project is hereby approved such that the Housing Project shall be exempt from all ad valorem property taxes as of December 31 of the year in which the construction of the Housing Project commences, as evidenced by the issuance of a building permit for the Housing Project. Further, the Sponsor shall pay under the PILOT a service charge equal to an amount that is the greater of the minimum annual service charge, which is equal to one hundred and twenty thousand dollars ($120,000) increased annually at a rate of five percent (5%) or the rate of inflation, whichever is less ("Minimum Annual Service Charge"), or four and one half percent (4.5%) of the Annual Shelter Rents (as defined in the Workforce Housing Ordinance), subject to the terms of the Act and the Workforce Housing Ordinance;

RESOLVED, that, as required by Sec. 77-53(F) of the Workforce Housing Ordinance, the Sponsor shall allocate the benefits of the tax exemption approved by this resolution exclusively to qualified housing or to the maintenance and preservation of the Housing Project as safe, decent, and sanitary housing, and shall describe the allocation of such benefits in the annual compliance report required by this resolution;

RESOLVED, that, pursuant to Sec. 77-53(D) of the Workforce Housing Ordinance, upon the adoption of this resolution and receipt of a certified notification of exemption from the Authority, a contract shall be deemed effected between the City and the Sponsor, with the Authority as third party beneficiary under the contract, to provide a tax exemption and accept service charge payments in lieu of taxes as provided in this resolution;

RESOLVED, that the term of the PILOT for the Housing Project shall commence with the first tax year following December 31 of the year in which construction of the Housing Project commences, as evidenced by the issuance of a building permit. The Housing Project qualifies under Sec. 77-53(I) of the Workforce Housing Ordinance and pursuant to Sec. 77-57(B) of the Workforce Housing Ordinance and the City's authority under MCL 125.1415a(4)(a), this resolution and the Restrictive Covenant shall remain in effect for so long as a Government-aided Mortgage remains outstanding and unpaid, provided that the total duration of this resolution and the Restrictive Covenant shall not exceed forty (40) years. If a Government-aided Mortgage is no longer outstanding and unpaid, this resolution and the Restrictive Covenant shall terminate, except as otherwise provided in this resolution with respect to successor financing. In no event shall the total duration during which the Housing Project is exempt under this resolution, including any continuation, conversion, or extension, exceed forty (40) years, measured from the December 31 on which the tax exemption first becomes effective;

RESOLVED, that, as permitted by Sec. 77-57(B) of the Workforce Housing Ordinance, if the Authority's Government-aided Mortgage is repaid, refinanced, or otherwise satisfied before the expiration of the forty (40) year maximum duration, this resolution and the Restrictive Covenant shall continue under Sec. 77-57(B), without requiring further action by the City, if: (a) the Sponsor provides the City with written notice of the proposed successor financing at least ninety (90) days before the repayment or refinancing; (b) the successor financing is a Government-aided Mortgage;

(c) no default under this resolution, the Restrictive Covenant, or the Workforce Housing Ordinance, including any unpaid service charge, interest, or penalty, exists at the time of the written notice provided in this section; (d) the Sponsor obtains any certification or notification of exemption required from the Authority and such certification is filed with the City Assessor in accordance with the Workforce PILOT Ordinance; and (e) the Sponsor provides evidence reasonably satisfactory to the City of the successor Government-aided Mortgage and that the Housing Project continues to be owned by a Qualified Owner. In no event shall any successor financing extend the total duration of this resolution and the Restrictive Covenant beyond forty (40) years. If the foregoing conditions are not satisfied, this resolution and the Restrictive Covenant shall terminate as provided in Sec. 77-57(B), except as provided in the following paragraph;

RESOLVED, that, as permitted by Sec. 77-57(B) of the Workforce Housing Ordinance, if the Government-aided Mortgage is repaid or refinanced with financing that is not a Government-aided Mortgage (a "Conventional Refinancing") before the expiration of the fifteen (15) year term described in this paragraph, and workforce housing restrictions under the Act are satisfied, the tax exemption and PILOT approved by this resolution shall, without further action by the City, convert to a workforce housing exemption under Sec. 77-53(A) and Sec. 77-57(A) of the Workforce Housing Ordinance and MCL 125.1415a(1)(b), and this resolution and the Restrictive Covenant shall continue for the remainder of a term of fifteen (15) years measured from the December 31 on which the tax exemption first became effective, provided that: (a) the Sponsor provides the City with written notice of the Conventional Refinancing at least ninety (90) days prior to closing of the Conventional Refinancing; (b) the Housing Project continues to be operated as workforce housing, with all or a portion of the dwelling units reasonably affordable to, and occupied by, individuals and families whose total household income is not greater than one hundred and twenty percent (120%) of AMI, (c) no default under this resolution, the Restrictive Covenant, or the Workforce Housing Ordinance, including any unpaid service charge, interest, or penalty, exists at the time of the Conventional Refinancing; (d) the Sponsor obtains any certification or notification of exemption from the Authority, and provides all required notices under the Act for the Housing Project to be exempt as workforce housing and files such certification from the Authority with the City Assessor as provided pursuant to the Workforce Housing Ordinance; and (e) the Sponsor executes and records any amendment to the Restrictive Covenant reasonably required by the City to reflect the then-current PILOT terms. In the event of a Conventional Refinancing and amended Restrictive Covenant, all other terms of this resolution and the Workforce PILOT Ordinance shall continue to apply, except such provisions that are only applicable to a PILOT authorized under MCL125.1415a(1)(a). Upon expiration of such fifteen (15) year term, the parties may exercise up to three (3), five (5) year options to extend this resolution in accordance with Sec. 77-57(A) of the Workforce Housing Ordinance, upon written notice given at least ninety (90) days before the expiration of this resolution and approval by resolution of at least four (4) members of the City Council, subject to the forty (40) year maximum PILOT duration stated in this resolution. If a Conventional Refinancing occurs after the expiration of such fifteen (15) year term, this resolution and the Restrictive Covenant shall terminate upon the Conventional Refinancing unless, before the Conventional Refinancing closes, at least four (4) members of the City Council approve an extension option in accordance with Sec. 77-57(A) of the Workforce Housing Ordinance;

RESOLVED, that, as required by Sec. 77-57(E)(1) of the Workforce Housing Ordinance, on or before April 15 of each year the Sponsor shall submit to the City Administrator an annual compliance report, including occupancy and rent data, demonstrating compliance with the

Restrictive Covenant, the Workforce Housing Ordinance, and this resolution, which report shall also include (i) the number and unit designation of the 50% AMI Units, as the term is defined below, (ii) while this resolution remains in effect under Sec. 77-57(B), the annual evidence required by Sec. 77-57(B), reasonably satisfactory to the City, that a Government-aided Mortgage remains outstanding and unpaid and that the Housing Project continues to be owned by a Qualified Owner, and (iii) the allocation of the benefits of the tax exemption required by Sec. 77-53(F) of the Workforce Housing Ordinance, with such benefits being inclusive of the restricted rent structure of the Housing Project;

RESOLVED, the PILOT payment for each calendar year shall be due no later than April 15th of the following year, shall be remitted to the City Treasurer, and shall be accompanied by (i) an estimate of shelter rents for the then-current calendar year, (ii) a certified roll of shelter rents for the preceding calendar year, and (iii) the Sponsor's financial statements for the preceding calendar year, as required by Sec. 77-56(A) of the Workforce Housing Ordinance. Any PILOT payment or portion of a PILOT payment remaining unpaid as of the due date shall be subject to the interest and penalties provided in Sec. 77-56(E) of the Workforce Housing Ordinance, which penalties shall be applied as a single stepped penalty amount for the year of non-payment, which is determined solely by the length of time that year's PILOT payment remains unpaid at the level applicable to the duration of the delinquency and shall not apply cumulatively to any penalty relating to any other year. PILOT payments shall be distributed as provided in Sec. 77-56(B) through (D) of the Workforce Housing Ordinance and the Annual PILOT Capture Sharing Agreement between the City and the Lathrup Village Downtown Development Authority;

RESOLVED, that for purposes of Sec. 77-57(E)(3) of the Workforce Housing Ordinance, the City shall give written notice of any material non-compliance to the Sponsor and the Authority. The Sponsor shall have sixty (60) days to cure, and the Authority an additional one hundred twenty (120) days thereafter. If the default remains uncured, the City may pursue the remedies available under the Workforce Housing Ordinance, the Restrictive Covenant, and this resolution;

RESOLVED, that all portions of the Workforce Housing Ordinance are hereby incorporated by reference;

RESOLVED, that the effectiveness of the tax exemption approved by this resolution is subject to the following:

a. The Sponsor shall provide documentation to the City substantiating its ownership of the Housing Project, including the recorded deed conveying the property located at 27700 Southfield Road from Akiva Investments, LLC to the Sponsor.
b. Construction of the Housing Project must commence no later than twenty-four (24) months from the effective date of this resolution, which period is established pursuant to Sec. 77-53(B) of the Workforce Housing Ordinance, or this resolution shall be void and of no effect.
c. One hundred percent (100%) of the dwelling units in the Housing Project must be restricted to use as Workforce Housing and will be reasonably affordable to, and occupied by, individuals and families whose total household income is not greater than one hundred and twenty percent (120%) of AMI, as published by the U.S. Department of Housing and Urban Development, adjusted for family size, subject

to subsection (d) below.

d. The number of dwelling units in the Housing Project designated or restricted for occupancy by households whose income is not greater than fifty percent (50%) of AMI shall not exceed twenty-nine (29) (the "50% AMI Units"), being the number required by the Authority for the Housing Project, unless a greater number is required by the Authority or applicable federal law as a condition of the Housing Project's financing.

e. The Sponsor shall submit an affidavit to the Authority in the form required by the Authority for certification that the Housing Project is eligible for the housing exemption under the Act, as required by Sec. 77-55(A) of the Workforce Housing Ordinance.

f. Upon receipt of notification from the Authority that the Housing Project is eligible for a housing exemption under the Act, the Sponsor or the Authority shall file the certified notification of exemption with the City Assessor before November 1 of the year preceding the first tax year for which the exemption is to be effective, as required by Sec. 77-55(B) of the Workforce Housing Ordinance.

g. The Sponsor shall execute and record a new Restrictive Covenant with the City in a form acceptable to the City Attorney that conforms to this resolution and Sec. 77-57(C) through Sec. 77-57(E) of the Workforce Housing Ordinance. The Restrictive Covenant must be recorded with the Oakland County Register of Deeds and shall supersede and replace any restrictive covenant for the Housing Project recorded under Resolution No. 2025-18.

RESOLVED, that this resolution shall take effect on the later of the date of its adoption or the effective date of Ordinance No. 2026-01, and until such time Resolution No. 2025-18 shall remain in full force and effect;

RESOLVED, that the City Administrator is authorized to take necessary administrative actions to implement this resolution, and the Mayor and City Clerk are authorized to execute the Restrictive Covenant on behalf of the City.

RESOLVED, that all resolutions or parts of resolutions in conflict herewith are rescinded to the extent of such conflict.

The above resolution was offered by _____ and supported by _____.

AYES, Council Members:

NAYS, Council Members:

ABSTAIN, Council Members:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Lathrup Village, Oakland County, Michigan, at a regular meeting duly called and held on the 23rd day of November, 2026, the original of which resolution is on file in my office, and that notice of said meeting was given, the meeting was held, and the minutes filed in accordance with the Open Meetings Act, Act No. 267, Public Acts of Michigan, 1976, as amended.

_____

ALISA EMANUEL, CLERK

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: SOCRRA – Articles of Incorporation

Background Brief: The Southeastern Oakland County Resource Recovery Authority (SOCRRA) is a municipal authority established under Michigan Public Act 179 of 1947. It is a cooperative organization comprised of 12 member communities in Oakland County, including Lathrup Village, that works collectively to manage municipal solid waste, recycling, and yard waste services. Through this regional partnership, member communities coordinate waste management services and utilize contracted service providers to carry out collection, processing, and disposal operations.

The SOCRRA Board of Trustees has requested that the Authority's Articles of Incorporation be updated, as the existing documents have not been formally reviewed or updated in approximately ten (10) or more years. The proposed amended Articles reflect SOCRRA's current organizational structure, operations, and service arrangements.

The proposed amended Articles maintain the existing framework for SOCRRA governance, membership, voting, financial obligations, and member withdrawal, while incorporating updated language consistent with the Authority's current operations.

The amended Articles are being presented for consideration and approval by each Constituent Member in accordance with Article XXVII, which requires approval by the legislative body of each member community and a unanimous vote of the SOCRRA Board.

Previous Action: N/A

Economic Impact: N/A

Recommendation: It is my recommendation to approve the articles of incorporation.

Recommended Motion:
Moved by Council Member _____ seconded by Council Member _____ to approve Resolution #2026-19 - the amended Articles of Incorporation of the Southeastern Oakland County Resource Recovery Authority (SOCRRA).

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

ROBERT CHARLES DAVIS
SOCRRA ATTORNEY

TO: **SOCRRA Board Members / Local Legislative Bodies**

FROM: **Eric Griffin, SOCRRA General Manager**
Robert Charles Davis, SOCRRA Attorney

RE: **Amended Articles of Incorporation / Member Contract**

DATE: **November 17, 2026**

INTRODUCTION

The SOCRRA Board requested that SOCRRA review, prepare and present Amended Articles of Incorporation and a new Member Contract. Each is attached with a proposed Resolution that can be modified to meet each local government's format.

DISCUSSION

A. Amended Articles of Incorporation

SOCRRA is enabled under the Joint Garbage and Rubbish Disposal Act, Act 179 of 1947, MCL 123.301 et. seq. ("Enabling Act").

SOCRRA is governed by and operates consistent with its controlling Articles of Incorporation. The Articles of Incorporation may be amended consistent with MCL 123.307. All of the content requirements in the Enabling Act are addressed in the proposed Amended Articles of Incorporation. The key provisions of these Amended Articles of Incorporation include the following:

1. Article XV addresses and authorizes Member Contracts as allowed under MCL 123.305.
2. Article XVI addresses and authorizes third-party Service Provider Contracts as allowed under MCL 123.306.

3. Article XVI addresses Service Provider Contracts and sets forth an updated approval process that requires a positive majority vote of the SOCRRA Board and a unanimous positive vote by all of the Member Communities that will receive any services under that Service Provider Contract.
4. Article XXIV requires SOCRRA to develop, implement and maintain certain operating policies.

B. Member Contract

A Member Contract is authorized under the Enabling Act at MCL 123.305. In general, the Member Contract is the written agreement that binds each Member Community of SOCRRA to SOCRRA as an enabled authority.

The key provisions in the Member Contract include the following:

1. Section 2.(a) provides greater detail on the services SOCRRA will provide to the Member Community.
2. Section 2.(d) makes it clear that any Service Provider Contract shall be approved by a positive majority vote of the Board and with a unanimous positive vote by all Member Community that will receive any services under that Service Provider Contract. This prevents any member from being placed into a Service Provider Contract that it does not accept or approve.
3. Section 5.(e) provides a Member Community with the rights to suspend payments to SOCRRA if no Service Provider Contract remains in place and services are suspended or terminated.
4. Section 8(d) has an anti-assignment provision.
5. Section 10 provides additional termination rights.

CONCLUSIONS

SOCRRA appreciates the time and effort put forth on the Amended Articles of Incorporation and the revised Member Contract. SOCRRA appreciates having these documents reviewed and approved by each legislative body by January 15, 2027 to allow the Contract Extension and Service Provider RFP process to start. The new service term will start on July 1, 2027.

/s/
Robert Charles Davis

City of Lathrup Village
Resolution #2026-19

A Resolution to adopt the Amended Articles of Incorporation of the Southeastern Oakland County Resources Recovery Authority ("SOCRRA") consistent with the Joint Garbage and Rubbish Disposal Act, Act 179 of 1947, MCL 123.301 et. seq. ("Enabling Act").

Motion by: _____

Second by: _____

Ayes by Roll Call Vote: ____

Nayes by Roll Call Vote: ____

RECITALS

WHEREAS, the City of Lathrup Village (Lathrup Village) is currently a Constituent Member of SOCRRA; and

WHEREAS, SOCRRA is governed by the Enabling Act and its current Articles of Incorporation; and

WHEREAS, SOCRRA has the right to amend its Articles of Incorporation consistent with the Enabling Act and specifically at MCL 123.307; and

WHEREAS, the Amended Articles of Incorporation are attached hereto as Exhibit A.

WHEREAS, under MCL 123.307 of the Enabling Act, any amendment to the SOCRRA Articles of Incorporation must be adopted by the legislative body of **each** city, village or township of which the Authority is composed; and

WHEREAS, under MCL 123.307 of the Enabling Act, any amendment to the SOCRRA Articles of Incorporation shall be endorsed, published, and certified printed copies shall be filed in the same manner as the original Articles, except that the filed printed copies shall be certified by the recording officer of SOCRRA; and

WHEREAS, the adoption of the Amended Articles of Incorporation shall be subject to a roll-call unanimous vote of the SOCRRA Board; and

WHEREAS, SOCRRA has the authority under the Enabling Act to adopt these Amended Articles of Incorporation and to be bound accordingly; and

WHEREAS, Lathrup Village has the authority under the Enabling Act to adopt these Amended Articles of Incorporation and to be bound accordingly.

NOW, THEREFORE, Lathrup Village does hereby adopt, by a majority vote at a meeting duly held on this 23rd day of November, 2026, Resolution Number #2026-19 which adopts the Amended

Articles of Incorporation subject to a passing vote by the legislative body of each current Constituent Member of SOCRRA and a positive unanimous roll-call vote of the SOCRRA Board. These Amended Articles of Incorporation shall be published and transmitted consistent with the Enabling Act.

EXECUTION

The attached Amended Articles of Incorporation are hereby approved for adoption by the City of Lathrup Village, County of Oakland, Michigan as of the date set forth herein.

_____
By:
Its:

Dated: _____

_____
By:
Its: Clerk

Dated: _____

AMENDED ARTICLES OF INCORPORATION

OF THE

SOUTHEASTERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY

(Amended as of January ____, 2027)

These Amended Articles of Incorporation ("Articles") are adopted by the defined Constituent Members set forth in Article II herein for all purposes allowed under the provisions of Act No. 179 of the Michigan Public Acts of 1947, being MCL 123.301, et. seq. ("Enabling Law"). The "Effective Date" of these Amended Articles is January ____, 2027.

ARTICLE I

Legal Name

The name of this Authority shall be the Southeastern Oakland County Resource Recovery Authority ("SOCRRA"), with a principal place of business at 3910 W. Webster, Royal Oak, MI 48067. All contracts, agreements, covenants and obligations in any prior name of SOCRRA shall remain and be equally effective and binding on SOCRRA according to their respective terms.

ARTICLE II

Constituent Members

The Constituent Members of SOCRRA as of the Effective Date stated above are:

City of Berkley
Village of Beverly Hills
City of Birmingham
City of Clawson
City of Ferndale
City of Hazel Park
City of Huntington Woods
City of Lathrup Village
City of Oak Park
City of Pleasant Ridge
City of Royal Oak
City of Troy

All Constituent Members as of the Effective Date are located in the County of Oakland, State of Michigan.

ARTICLE III

Purposes of SOCRRA

The purposes of SOCRRA are all lawful purposes allowed under the Enabling Law, any applicable and controlling laws and regulations, and these Articles.

ARTICLE IV

Powers of SOCRRA

SOCRRA shall be, and is, a body corporate with the power to sue or to be sued in a Michigan Court of competent jurisdiction, subject to all applicable laws on jurisdiction and venue. SOCRRA shall be comprised of the physical territory lying within the Constituent Members. No change in municipal jurisdiction over any territory within SOCRRA shall in any manner affect SOCRRA or its boundaries unless set forth in a written Amendment to these Articles. SOCRRA shall possess all the powers granted to it by the Enabling Law, Michigan law and these Articles, and all powers necessary to, and incidental to, carrying out the lawful purposes of SOCRRA. The enumeration of any powers in these Articles shall not be construed as a limitation upon SOCRRA's general powers unless the context of these Articles expressly indicates otherwise. SOCRRA shall have a corporate seal. The powers granted to SOCRRA under the Enabling Law shall be in addition to those granted by any other applicable state statutes or these Articles.

ARTICLE V

Definitions

As used herein, all words and phrases, unless specifically defined by an applicable law or as set forth in the Enabling Law at MCL 123.311(12), shall have their plain meaning.

As used herein, the phrase “Contract Waste” shall mean all trash, recyclables and yard waste managed by SOCRRA under MCL 123.306 Service Provider Contracts as authorized by the then controlling Member Contract under MCL 123.305.

As used herein, the phrase “Member Contract” shall mean an agreement between SOCRRA and a Constituent Member of SOCRRA as authorized under MCL 123.305 of the Enabling Law.

These Articles shall be construed under Michigan Law.

ARTICLE VI

Dissolution of SOCRRA

SOCRRA shall continue in existence until dissolved in accordance with the Enabling Law.

For this Article VI, the definitions set forth in the Enabling Law at MCL 123.311(12), including any amendments, shall apply where applicable and are incorporated by reference herein.

Unless it would cause an impairment of a SOCRRA contract under MCL 123.306, SOCRRA (if SOCRRA is a “qualified authority” as defined at MCL 123.311(12)(K)) shall dissolve if both of the following requirements are met:

(a) The legislative bodies of 60% of the Constituent Members, weighted by the percentage of Contract Waste delivery, each adopt a resolution

stating that SOCRRA is no longer effectively serving the public good for which it was created and directing that SOCRRA be dissolved pursuant to MCL 123.311(6)-(9); and

(b) The clerk of each Constituent Member whose legislative body adopts a resolution under subdivision (a) above promptly files a certified copy of the resolution with SOCRRA and the Secretary of State.

Within 6 months after the requirements of MCL 123.311(6) are met, SOCRRA shall establish a mechanism to manage and pay for environmental activities required under existing law and cease the activities described in Article III. Within six (6) months of ceasing activities allowed under Article III, SOCRRA shall settle its accounts, including, but not limited to, all vested or accrued employee benefits, employment contracts, collective bargaining agreements, and unemployment compensation, and, subject to MCL 123.311(2), shall sell all of its property. In addition, SOCRRA shall establish a mechanism for managing future environmental liabilities. If the requirements of MCL 123.311(6) have been met and a new Authority is incorporated under MCL 123.311(10), SOCRRA may agree to the assignment of contracts from SOCRRA to the new Authority.

After the requirements of MCL 123.311(7) are met, SOCRRA shall distribute to each Constituent Member that Constituent Member's fair share of SOCRRA's remaining assets.

Upon distribution of SOCRRA's assets under MCL 123.311(8), both of the following apply:

(a) SOCRRA is dissolved.

(b) All liabilities of each Constituent Member and former Constituent Member of SOCRRA are terminated, except for both of the following:

(i) Any environmental liabilities attributed to SOCRRA to the extent that the environmental liabilities result from SOCRRA's disposal of the Constituent Member's or former Constituent Member's fair share of municipal solid waste, recyclable materials or yard waste.

(ii) The Constituent Member's fair share of any obligation to reimburse SOCRRA following the dissolution for liability incurred by SOCRRA as a result of litigation or arbitration proceedings that were initiated before the date of dissolution, or litigation or arbitration involving a cause of action arising before the date of dissolution, if the total amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the time the requirements of MCL 123.311(7) are met.

MCL 123.311(6)-(9) do not prevent the incorporation of a new Authority by some or all of the Constituent Members or former Constituent Members of an authority with respect to which the requirements of subsection (6) have been met.

ARTICLE VII

Fiscal Year

The fiscal year of SOCRRA shall commence on the first day of July in each year and end on the 30th day of June of the subsequent year.

ARTICLE VIII

The Board

The governing body of SOCRRA shall be a Board of Trustees ("Board") which shall be comprised of one (1) representative from each Constituent Member, who shall be appointed by the governing body of such Constituent Member on or before the 15th day of June of each year, and shall serve during the next Fiscal Year and until his/her successor is appointed by the Constituent Member. The members of the Board shall serve without compensation but the Board, at its discretion, may authorize the payment of the actual expenditures of any Board member incurred in connection with the actual and approved business of SOCRRA.

The Board shall, at its July meeting of each Fiscal Year, place on its Agenda the issue of "organization". At the July organizational meeting, the Board shall select a Chairperson, a Vice Chairperson and a Secretary, who shall otherwise be existing members of the Board. At the July organizational meeting, the Board shall also select a Treasurer and a Finance Director, who may or may not be members of the Board. Such officers shall serve until the July organization meeting of the following year and/or until their respective successors shall be selected. No person shall serve as Chairperson, Vice Chairperson or Secretary after that person ceases to be a member of the Board.

The governing body of each Constituent Member shall, at the time of appointing its regular representative to the Board, also appoint an alternate representative who shall have the right to act in the place of the regular representative in event of the latter's absence from any meeting of the Board, but his/her authority shall be limited to the actual business conducted at such meeting whether set forth on the agenda or not. For any other purpose, the alternate shall not be considered a member of the Board. It

shall not be necessary to serve any notice of meetings upon such alternates. No appointment to the Board and no selection of an officer of the Board shall be deemed to be invalid because it was not made within or at the time specified in these Articles. Any Board member or any alternate may be removed at any time by action of the governing body of the Constituent Member which he/she represents. Any officer of SOCRRA may be removed by action of the Board by a majority vote of the Constituent Members.

ARTICLE IX

Vacancies

In the event of a vacancy on the Board, the governing body of the Constituent Member entitled to such representative shall promptly fill the vacancy for the unexpired term. In the event of a vacancy in any office of the Board, such vacancy shall be promptly filled by the Board for the unexpired term. In the case of the temporary absence or disability of any officer, the Board may appoint a qualified person to temporarily act in his/her stead except that, in the event of the temporary absence or disability of the Chairperson, the Vice Chairperson shall so act fully and immediately.

ARTICLE X

Voting Power

The number of votes to which each representative on the Board shall from time to time be entitled, shall be one (1) vote for each 3,000 tons or fraction thereof, of Contract Waste, delivered to and managed by SOCRRA under the then controlling Service Provider Contract(s) as otherwise authorized by the then controlling Member Contract as calculated during the then preceding Fiscal Year from the municipality that is represented by that Board member. If a Constituent Member did not deliver any

Contract Waste to SOCRRA during the preceding Fiscal Year, that Constituent Members' representative shall be entitled to one (1) vote.

ARTICLE XI

Meetings and Voting

All meetings of the Board shall comply with Michigan's Open Meetings Act, MCL 15.261, et. seq., including all future amendments ("OMA"). Meetings of the Board shall be open to the public and held monthly at such times and places as shall be prescribed by a resolution of the Board that is made available to the public. Special meetings of the Board may be called by the Chairperson, or any three (3) Constituent Members of the Board, by serving written notice of the time, place and purpose thereof, upon each member of the Board, personally, by e-mail or by leaving it at his/her office, at least twenty-four (24) hours prior to the time of such special Board meeting. Special meetings of the Board at which all Constituent Members are present shall be deemed to be valid even if no written notice thereof may have been given as above provided. Any Constituent Member of the Board may waive notice of any meeting either before or after the holding of that meeting. The presence of Constituent Members of the Board holding more than fifty (50%) percent of the total voting power of the entire Board shall be required for a quorum.

The Board shall act by motion, resolution or ordinance. For the passage of any motion, resolution or ordinance, there shall be required the affirmative vote of Constituent Members of the Board possessing more than fifty (50%) percent of the total voting power of the entire Board, except where a larger or different vote is expressly required by these Articles or by any applicable state statute. Every action on an expenditure, the approval of a contract or if required by the motion maker or the Board

representative providing a second to that motion shall be by a roll-call vote and recorded in the minutes as a roll-call vote. The Board shall have the right to adopt, from time to time, rules and/or policies governing its procedures which are not in conflict with the terms of any applicable statute or of these Articles. To the extent not otherwise provided for in these rules or procedures, the Board shall conduct its proceedings in accordance with Robert's Rules of Order. The Board shall keep minutes of its proceedings consistent with the OMA, which shall be approved and signed by the Chairperson and Secretary. All votes shall be by "Yeas" and "Nays". The minutes shall show how each Constituent Member voted and the total number of votes for and against each motion, resolution or ordinance. Compliance with the OMA is required for all meetings of the Board.

ARTICLE XII

General Manager

The Board shall select and appoint a General Manager. The General Manager shall be the chief administrative officer of SOCRRA and shall perform all of the administrative functions of SOCRRA, unless otherwise expressly delegated in these Articles. All such functions shall be performed in harmony with the adopted SOCRRA policies and the direction of the Board. The General Manager shall serve at the will and the direction of the Board.

ARTICLE XIII

Role of Board Officers

The Board Chairperson shall be the presiding officer of the Board. Except as provided herein, he/she shall not have any executive or administrative functions. In the absence or disability of the Chairperson, the Vice Chairperson shall perform the duties

of the Chairperson. The Secretary shall be the recording officer of the Board. The Treasurer shall be custodian of the funds of SOCRRA. The Finance Director shall be the chief accounting officer of SOCRRA. All monies shall be deposited in a bank or banks that are approved by the Board. All expenditures shall be consistent with the then current purchasing policy and accounted for using accepted and controlling accounting standards and practices. The Treasurer, and such other officers and employees as the Board shall determine, shall give to SOCRRA a bond in an amount as determined by the Board, or as required by any applicable statute, conditioned upon the faithful performance of the duties of their respective offices. The cost of said bonds shall be paid by SOCRRA. The officers of the Board shall have such other powers and duties as may be conferred upon them by the Board.

ARTICLE XIV

Property

SOCRRA shall possess all the powers necessary to carry out the lawful purposes of SOCRRA and all purposes incidental thereto. To carry out its powers and purposes, SOCRRA may acquire real property by purchase, lease, gift, devise or condemnation, either within or without its corporate limits, and may hold, manage, control, sell, exchange or lease such property. For the purpose of condemnation, SOCRRA may proceed under the provisions of Act 149 of the Public Acts of 1911, as now or hereafter amended, or any other appropriate statute or law in Michigan governing condemnation proceedings.

ARTICLE XV

Member Contracts Under MCL 123.305

SOCRRA, and its Constituent Members, shall enter into a Contract or Contracts as allowed at MCL 123.305, for services to be performed by SOCRRA, and for payment to SOCRRA by the Constituent Members for defined services. Any such Member Contract shall be for a period not exceeding thirty (30) years. Any charges specified or authorized in such Member Contract, for services rendered, shall be subject to increase by the SOCRRA Board, if necessary, in order to provide funds to meet SOCRRA's obligations. SOCRRA may also enter into such a Contract as allowed at MCL 123.305 with any Non-Constituent Member City, Village or Township, or with any person, firm or corporation, for a reasonable period of time to be determined by the Board, but not to exceed thirty (30) years. The charges under any such Contract shall be subject to change by the SOCRRA Board from time to time to meet SOCRRA's obligations.

The amount paid by the Constituent Members to SOCRRA for services rendered shall be established, from time to time, by resolution of the Board and shall be consistent with the then controlling Service Provider Contracts under MCL 123.306. Said rates shall be maintained to produce revenue sufficient to pay all operating and other expenses of SOCRRA, and to meet the conditions of any resolution and/or ordinance authorizing the issuance of revenue bonds, issued in accordance with provisions of Act 94 of the Public Acts of 1933, as new or hereafter amended or issued in accordance with any other act. The rates shall be reasonably related to the then operational expenses of SOCRRA and the then anticipated capital expenditures of SOCRRA.

ARTICLE XVI

Service Provider Contracts under MCL 123.306

Pursuant to MCL 123.306, SOCRRA shall have the power to contract with any person, entity, firm or corporation for the performance of the work, or any part thereof, of collecting, managing and/or disposing of designated and defined Contract Waste and otherwise carrying out a lawful purpose of SOCRRA. The approval of a Service Provider Contract under MCL 123.306 shall, aside from a majority vote of the Board as a whole, require a unanimous positive vote by the Constituent Members that will receive any contract waste related services under that MCL 123.306 Service Provider Contract.

ARTICLE XVII

Bonds

For the purpose of acquiring, improving, enlarging or extending facilities for, or operations relating to, the collection, management and/or disposal of Contract Waste, SOCRRA may issue self-liquidating revenue bonds, in accordance with the provisions of Act 94 of the Public Acts of 1933, MCL 141.101 et seq., as now or hereafter amended; provided, that no such bonds shall be a general obligation of SOCRRA, but shall be payable from revenues only.

ARTICLE XVIII

Employment Contracts

The Board shall have the authority to secure all necessary services to carry out the lawful purposes of SOCRRA, and to fix the compensation of all of the employees of SOCRRA, and to provide benefits for the employees as determined from time to time by the Board. No officer or employee of any Constituent Member shall receive any

compensation from SOCRRA except as allowed for expenditures under Article VIII above.

ARTICLE XIX

Annual Audit

The Board shall cause an annual audit to be made of its financial transactions by a qualifed independent certified public accountant for presentation to and approval by the Board. SOCRRA shall furnish in a timely manner a copy thereof to each Constituent Member. The approval of any annual audit shall be by roll-call vote.

ARTICLE XX

Expulsion

If any Constituent Member shall refuse or neglect to enter into an MCL 123.305 Member Contract for SOCRRA to manage its designated and defined Contract Waste through the facilities of or the facilities designated by SOCRRA, then the Board, by the roll-call vote of members thereof possessing at least two-thirds (2/3) of the total voting power of the entire Board, may expel such municipality as a Constituent Member of SOCRRA. The Board may not modify or cancel any contract upon which its revenues are based, if the same would impair the obligation of any bond contract.

ARTICLE XXI

Insufficient Income

If, for any reason, the total revenue of SOCRRA during any fiscal year shall not be sufficient to satisfy its obligations accruing during such year, including payments to be made to the Bond and Interest Redemption Fund if revenue bonds are outstanding, then the amount of any deficiency shall be prorated among the Constituent Members in accordance with the tonnage of Contract Waste delivered to or managed by SOCRRA

during such fiscal year, which amount shall be considered as an additional charge for the services.

ARTICLE XXII

Limitation on Contracts

SOCRRA shall not enter into or extend any contract, obligation, bond, or note that has, or as extended would have, a termination date after the termination date of the SOCRRA's most recently approved Member Contract under MCL 123.305 unless the contract, obligation, bond, or note, or extension thereof, is approved by all Constituent Members using a roll-call vote.

ARTICLE XXIII

Sale of Property

Within 90 days after SOCRRA makes a decision to sell or transfer real property located within the territory of a Constituent Member or former Constituent Member, the Constituent Member or former Constituent Member may exercise the right of first refusal to purchase the real property at a price not less than the greater of the real property's current market value or the highest price offered for the real property in an arm's length, bona fide offer by a third party. The current market value of such real property shall be determined by an appraiser acceptable to SOCRRA and the interested existing or former Constituent Member. Any dispute regarding a determination of current market value shall be resolved by an independent arbitration in the County of Oakland.

ARTICLE XXIV

Operating Policies

SOCRRA shall develop, implement and maintain written operating policies as directed, from time to time, by the Board. At a minimum, there shall be, at all times, a

Board-approved operating policy governing purchasing, Freedom of Information Act, record retention, personnel and hiring, credit card, investing, e-mail retention and social media.

ARTICLE XXV

Withdrawal of Constituent Members From SOCRRA

For this Article XXV, the definitions at MCL 123.311(12) shall apply where applicable.

Unless its withdrawal would cause an impairment of any contract, a Constituent Member may withdraw from SOCRRA if all of the following requirements are met:

(a) The legislative body of the Constituent Member adopts a resolution stating that SOCRRA is no longer effectively serving that Constituent Member's needs and declaring its decision to withdraw from SOCRRA on a date specified in the resolution.

(b) The withdrawal date specified in the resolution under subdivision (a) is not either of the following:

  (i) Less than 60 days after the date the resolution is adopted.

  (ii) Within 1 year before the termination date of SOCRRA's most recently approved Member Contract under MCL 123.305 unless the filings required by subdivision (c) (immediately below) are made more than 1 year before the specified withdrawal date.

(c) The clerk of the Constituent Member promptly files a certified copy of the resolution adopted under subdivision (a) with SOCRRA and the Secretary of State.

By the withdrawal date, the withdrawing Constituent Member, at its option, either shall pay to SOCRRA the amount of the withdrawing Constituent Member's fair share of the negative equity of SOCRRA, if any, determined as of the withdrawal date, or shall provide SOCRRA with a bond or other independent, insured guarantee that any such amount will be paid not later than 30 days after the expiration date of the authority's most recently approved contract under MCL 123.305. This provision does not relieve the withdrawing Constituent Member from either of the following:

(a) The Constituent Member's fair share of any obligation to reimburse SOCRRA following the Constituent Member's withdrawal for any environmental liabilities subsequently incurred by SOCRRA, to the extent that the environmental liabilities result from SOCRRA's disposal of the withdrawn former Constituent Member's municipal solid waste, recyclable materials, or yard waste.

(b) The Constituent Member's payment of any money damages, owed on account of its or SOCRRA's default under a contract under MCL 123.306 if the default and damages result directly and solely from the Constituent Member's withdrawal and are necessary to prevent an impairment of the contract. If 2 or more Constituent Members withdraw, they are jointly liable for damages under this provision.

(c) The Constituent Member's fair share of any obligation to reimburse SOCRRA following the Constituent Member's withdrawal for liability incurred by SOCRRA as a result of litigation or arbitration proceedings that were initiated before the date of withdrawal, or litigation or arbitration involving a cause of action arising before the date of withdrawal, if the total

amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the date of withdrawal.

At the option of SOCRRA, by the withdrawal date, SOCRRA shall pay to the withdrawing Constituent Member's fair share of the equity of SOCRRA, determined as of the withdrawal date, or shall provide the withdrawing Constituent Member with a bond or other independent, insured guarantee that such amount will be paid no later than 30 days after the expiration date of SOCRRA's most recently approved Member Contract under MCL 123.305. If SOCRRA elects to provide such a bond or other guarantee, the withdrawn former Constituent Member may direct the bonding company or guarantor at any time thereafter to pay from the bond or other guarantee any obligation or liability owed to SOCRRA by the withdrawn former Constituent Member, including, but not limited to, an obligation described in MCL 123.311(4) (a) or (b).

ARTICLE XXVI

Publication of Articles

These Articles shall be published once in a newspaper circulating within the SOCRRA Constituent Member Communities. One printed copy of such Articles of Incorporation, certified as a true copy thereof, with the date and place of publication, shall be filed with the Secretary of State and the Clerk of the County of Oakland, within thirty (30) days after execution has been completed.

ARTICLE XXVII

Amendment of Articles

All Amendments to these Articles require a positive vote of the legislative body of each Constituent Member and a unanimous vote of the SOCRRA Board.

ARTICLE XXVIII

New Members

A municipality may become a Constituent Member of SOCRRA by a positive vote of that municipality's legislative body and by an Amendment of these Articles consistent with the procedure set forth in Article XXVII above.

EXECUTION

Approved by the City/Village of _____ at a regular meeting on the _____ day of _____, 2026:

BY:

Its: _____ Dated _____

BY: _____

Its: CLERK Dated _____

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: November 23, 2026
RE: SOCRRA – Member Community Contract

Background Brief: The Southeastern Oakland County Resource Recovery Authority (SOCRRA) has prepared an updated Member Community Contract for its participating municipalities. The agreement establishes the terms and conditions under which SOCRRA will coordinate and provide municipal solid waste, recycling, and yard waste collection, management, transportation, and disposal services through contracted service providers.

The updated agreement reflects SOCRRA's current operations and establishes a new ten-year contract term, effective July 1, 2027, through June 30, 2037. It also outlines the responsibilities of SOCRRA and its member communities, service provider contracting and approval procedures, payment obligations, rate-setting requirements, and dispute resolution procedures.

One notable revision is Section 5(e), which provides additional protections for member communities if a contracted service provider suspends or terminates services for any reason. Under this provision, a municipality may suspend payment of service charges until approved services are restored, seek reimbursement for payments made for services not provided, and, if desired, terminate the Member Contract and obtain alternative services.

The existing Member Community Contract remains in effect through June 30, 2027, with the updated agreement taking effect July 1, 2027. To ensure the provisions governing the transition to new service provider contracts are enforceable, the agreement must be executed by SOCRRA and each participating municipality by December 31, 2026.

Previous Action: N/A

Economic Impact: N/A

Recommendation: It is my recommendation to approve the member contract.

Recommended Motion:
Moved by Council Member _____ seconded by Council Member _____ to approve Resolution #2026-20 – the Member Community Contract under MCL 123.305 with the Southeastern Oakland County Resource Recovery Authority (SOCRRA).

Bruce Kantor	Kelly Garrett	Jalen Jennings	Jason Hammond	John Sousanis
Mayor	Mayor Pro-Tem	Council Member	Council Member	Council Member

City of Lathrup Village
Resolution #2026-20

A Resolution to approve and authorize execution of a Member Contract between the City of Lathrup Village ("Lathrup Village") and the Southeastern Oakland County Resources Recovery Authority ("SOCRRA") as allowed under the Joint Garbage and Rubbish Disposal Act, Act 179 of 1947, being MCL 15.301 et. seq. ("Enabling Act").

Motion by: _____

Second by: _____

Ayes: ____

Nayes: ____

RECITALS

WHEREAS, Lathrup Village is a current Constituent Member of SOCRRA; and

WHEREAS, SOCRRA is currently governed by the Enabling Act and its Articles of Incorporation; and

WHEREAS, the proposed Member Contract is attached hereto as Exhibit A; and

WHEREAS, SOCRRA has the right under the Enabling Act, at MCL 123.305, to enter into a contract with a SOCRRA Member Community to provide for the collection and management of trash, recyclables, and yard waste originating in that Member Community; and

WHEREAS, SOCRRA has the right under the Enabling Act, at MCL 123.306, to enter into contracts to carry out the services for the Member Community ("Service Provider Contract"); and

WHEREAS, the Member Contract, as authorized by MCL 123.305, allows SOCRRA to solicit, procure, negotiate and establish Service Provider Contract(s) as necessary to collect and manage the Member Community trash, recyclables and yard waste in a manner and pursuant to terms and conditions determined to be acceptable to SOCRRA and to each Community Member to be serviced by that Service Provider Agreement; and

WHEREAS, the Member Contract for each Member Community of SOCRRA shall be identical with respect to its substantive terms and conditions; and

WHEREAS, SOCRRA has the authority to execute and be bound by the terms and conditions of the Member Contract; and

WHEREAS, Lathrup Village has the authority to execute and be bound by the terms and conditions of the Member Contract.

NOW, THEREFORE, be it resolved that Lathrup Village approves the attached Member Contract and authorizes its execution as of the 23rd day of November 2026.

EXECUTION

The attached Member Contract is approved for execution by the City of Lathrup Village of Oakland County, Michigan, at a meeting duly held on the 23rd day of November 2026.

_____
By:
Its:

Dated: _____

_____
By:
Its: Clerk

Dated: _____

MEMBER COMMUNITY CONTRACT

UNDER MICHIGAN LAW AT MCL 123.305

THIS MEMBER COMMUNITY CONTRACT ("Member Contract"), is made this ___ day of _____, 20____, between the SOUTHEASTERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY, located at 3910 Webster Road, Royal Oak, Michigan 48073 ("Authority"), and the City/Village of _____, located at _____ ("Municipality"), and states the following:

WITNESSETH:

WHEREAS, the Authority is enabled and established under MCL 123.301 et. seq. ("Act") The Authority has the right to enter into this Member Contract under MCL 123.305 of the Act; and

WHEREAS, the undersigned Municipality has the Authority and now wishes to contract with the Authority by way of this Member Contract under MCL 123.305 to receive certain services provided by the Authority for the time period of July 1, 2027 through June 30, 2037; and

WHEREAS, the Authority and the Municipality now wish to enter into this Member Contract and be bound by the terms and conditions set forth herein as evidenced by the execution below.

NOW, THEREFORE, the Authority and the Municipality do hereby agree as follows with adequate consideration acknowledged and accepted by both parties.

1. Definitions

(a) **"MSW/Trash"** shall mean municipal solid waste as generally defined at MCL 324.11504(35) and as set forth in the currently controlling Service Provider Contract(s) established under MCL 123.306 of the Act.

(b) **"Member Community"** shall mean a municipality that is a Constituent Member of the Authority in good standing and listed at Article II of the then controlling Articles of Incorporation of the Authority.

(c) "**Recyclables**" shall mean recyclable materials as generally defined at MCL 324.11505(2) and as set forth in the currently controlling Service Provider Contract(s) established under MCL 123.306 of the Act.

(d) "**Service Provider Contract(s)**" shall mean a Contract or Contracts made between the Authority and a Contractor(s) under MCL 123.306 of the Act to provide for the collection, management and disposal of defined and designated MSW/Trash, Recyclables and Yard Waste under this Member Contract.

(e) "**Total Service Charges**" shall mean the total cost to the Municipality to receive collection, management and disposal services for defined and designated MSW/Trash, Recyclables and Yard Waste.

(f) "**Yard Waste**" shall mean yard waste materials as generally defined at MCL 324.11506(17) and as set forth in the currently controlling Service Provider Contracts established under MCL 123.306 of the Act.

2. Services

(a) The Municipality agrees to allow the Authority to collect, manage and deliver to the Authority's designated facilities, the Municipalities defined and designated MSW/Trash, Yard Waste and Recyclables pursuant to a Service Provider Contract(s) as defined herein. The Authority will provide, at a minimum, the following services to the Municipality:

- Secure, with Authority Board review and approval, all necessary and appropriate Service Provider Contracts to carry out the objectives of this Member Contract, including the lawful collection, management, processing, transportation and disposal of designated and defined MSW/Trash, Yard Waste and Recyclables as generated from the Municipality;

- Provide Service Provider Contract(s) administration, accounting, staffing and enforcement;

- Provide accounting for all Authority operations and actions and conduct an Annual Independent Audit as required by the applicable law;

- Provide monthly Authority Board meeting updates in accordance with a published agenda and in compliance with Michigan's Open Meetings Act (MCL 15.261 et. seq.) and act at the direction of the Authority Board on all Authority motions, resolutions, decisions and policy directives; and

- Carry-out the policies adopted, from time to time, by and at the direction of the Authority Board and consistent with the Authority's Articles of Incorporation.

(b) The Municipality agrees not to solicit any bids, requests for proposals, requests for qualifications or any other form of contractual arrangement from any person or entity to provide services otherwise governed by this Member Contract from December 1, 2026 through July 1, 2027. This will allow the Authority the opportunity to propose, negotiate and secure appropriate Service Provider Contracts for all Municipalities executing a Member Contract with the Authority.

(c) If the Municipality is not satisfied with the results of the Authority Service Provider Contracting process, the Municipality has the right, but not the obligation, to terminate this Member Contract prior to the execution of a Service Provider Contract that will provide services to that Municipality.

(d) No Service Provider Contract authorized at MCL 123.306 of the Act shall be approved, unless and until the Authority Board approves the Service Provider Contract in accordance with the Act, the Authority's Articles of Incorporation and the Authority's governing procedures. This approval process shall include a majority vote of the Board by Roll-Call vote and shall also include a unanimous positive vote by each Member Community that will receive any services under that Service Provider Contract.

3. Compliance with Law

The Authority, by and through Service Provider Contracts authorized under MCL 123.306 of the Act, shall collect, manage, transport and dispose of all designated and defined Municipality generated MSW/Trash, Recyclables and Yard Waste governed by this Member Contract and governed

by a Service Provider Contract. Any Service Provider Contracts shall ensure compliance, to the extent contractually possible, with any then approved Oakland County Materials Management Plan under Act 451 of 1994, Sub Part 11, MCL 324.11571 et. seq.

4. Payment and Dispute Resolution

The Municipality agrees to pay to the Authority such sums of money as may be due for all services secured and provided to the Municipality by the Authority. To the extent a Municipality disputes any amount due to the Authority, the Municipality shall notify the Authority accordingly and the Authority and the Municipality shall have 30 days to discuss and resolve the dispute without any interest on the disputed amount alleged to be due. The General Manager of the Authority appointed under the Articles of Incorporation is permitted to resolve such disputes up to and including $7,500.00 and shall report the dispute and the resolution of the dispute to the Board at the next regular meeting of the Authority Board. All undisputed amounts owed by the Municipality shall be paid timely and in full. Any dispute above $7,500.00 must be reviewed, decided and approved by the Authority's Board at a scheduled meeting of the Authority by a roll call majority vote. The decision of the Authority Board shall be final. No interest on the disputed amount shall be applied unless the disputed amount, after being resolved as set forth herein, remains unpaid by the Municipality for more than thirty (30) days after a decision on the dispute by the General Manager or the Authority Board. Interest under this provision shall accrue at one and one-half (1.5%) percent per month, accrued daily and compounded monthly.

5. Service Provider Contract and Total Service Charge

(a) The Total Service Charge by the Authority to the Municipality for the collection, management, transportation and disposal of the defined designated Municipality MSW/Trash, Recyclables and Yard Waste, shall be defined in the Service Provider Contract and thereafter only modified by action of the Authority Board and with an affirmative majority vote by the Authority Board and a positive vote by each Municipality that receives any services under that Service Provider Contract. Any rate adjustment under this provision shall also be contractually consistent with the rate adjustment process contained in the applicable Service Provider Contract.

(b) Any approved Service Provider Contract(s) authorized under MCL 123.306 of the Act shall provide approved contracted services by the Authority to the Municipality from July 1, 2027 through June 30, 2037 under the terms and conditions of a written contract reviewed and approved by the Authority Board with a unanimous positive vote by each Member Community that will receive any services under that Service Provider Contract.

(c) Any Service Provider Contract(s) authorized under MCL 123.306 of the Act shall include provisions to require data collection to be provided to the Authority by every Service Provider.

(d) Any Service Provider Contract(s) authorized under MCL 123.306 of the Act shall define the rates that form the Total Service Charge for the services for each year of the Service Provider Contract, including any and all rate adjustments for the entire Term (July 1, 2027 through June 30, 2037) to allow for Municipality annual budgeting from July 1, 2027 through June 30, 2037.

(e) If, for any reason, services to the Municipality under a then approved and controlling Service Provider Contract are suspended or terminated, the Municipality has the right to suspend the payment of the Total Service Charges until approved services are in place pursuant to an approved

Service Provider Contract authorized under MCL 123.306 of the Act. Any payments made by the Municipality for services determined not to have been provided shall be reimbursed to the Municipality following an accounting review accepted by both the Authority and the Municipality. The Municipality shall also have the right, but not the obligation, to terminate this Member Contract and obtain alternative services.

6. Appropriations

The Municipality shall appropriate and raise each year a sum sufficient to pay for the services to be secured and provided hereunder by the Authority.

7. Articles of Incorporation

The terms of the controlling Articles of Incorporation of the Authority and the Act shall both be deemed to be a part of this Member Contract by reference. The Articles of Incorporation are attached hereto as Exhibit A and incorporated fully by reference into this Member Contract.

8. Member Contracts

(a) To the extent applicable, Member Contracts entered into by the Authority with other Member Communities shall be substantially consistent with respect to the terms and conditions.

(b) This Member Contract shall be construed under Michigan Law and shall be deemed to be mutually drafted.

(c) Notices under this Member Contract shall be made as follows:

To Authority: Mr. Eric Griffin
Authority General Manager
eric.griffin@socwa.org
Office: 248-288-5150
Cell: 586-944-3270

To Municipality: Name: _____
Position: _____
e-mail: _____
Office: _____
Cell: _____

(d) Neither the Authority or the Municipality may assign this Member Contract to another person or entity, including any successor entity.

(e) Any amendment to this Member Contract shall be in writing and approved by the Authority and the Municipality.

(f) This Member Contract supersedes all prior agreements, oral and written, made under MCL 123.305 of the Act. This Member Contract constitutes the entire agreement between the Authority and the Municipality under MCL 123.305 of the Act.

(g) If any portion or section of the Member Contract is deemed to be unlawful by a Court of competent jurisdiction, the balance of the provisions set forth herein shall remain binding and controlling on the Authority and the Municipality.

9. Membership Withdrawal

Under MCL 123.311 of the Act, the Municipality may exercise a right of withdrawal form the Authority if the conditions and procedures set forth in the Act are completed and satisfied.

10. Termination of Member Contract

The Municipality may terminate this Member Contract if the Municipality does not agree to receive services by a Service Provider Contract under MCL 123.306 or if the Municipality withdraws from the Authority under the applicable procedure in the Act.

11. Effective Dates

(a) The existing Member Contract remains in effect through June 30, 2027. This Member Contract is effective on July 1, 2027. This Member Contract supersedes the prior Member Contract as of July 1, 2027. Nothing is this Member Agreement shall be construed to modify any accrued rights or obligations under any prior Member Contract.

(b) This Member Contract, for the purpose of enforcing Section 2.b. above, shall be executed by the Authority and the Municipality on or before December 31, 2026 to allow Section 2.b. to be enforceable between the Municipality and the Authority.

IN WITNESS WHEREOF, the parties hereto have, by action of their respective governing bodies, caused this Agreement to be executed by their duly authorized officers, the day and year first above written.

WITNESSES:

SOUTHEASTERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY ("Authority")

_____

By:_____
Chair of the Board of Trustees

_____

By:_____
Secretary of the Board of Trustees

WITNESSES:

CITY / VILLAGE OF _____ ("Municipality")

_____

By:_____
Its Mayor / Manager, _____

_____

By:_____
Its Clerk, _____