



CITY OF MADISON HEIGHTS

CITY HALL - EXECUTIVE CONFERENCE ROOM, 300 W. 13 MILE RD.

JOINT BRA/DDA MEETING AGENDA

FEBRUARY 20, 2024 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) January 16th 2024 BRA-DDA Joint Meeting Minutes

MEETING OPEN TO THE PUBLIC

NEW BUSINESS

- [2.](#) 30031 Dequindre Rd Request #2
- [3.](#) Update on the Façade Grant Guidelines & Application Revisions

UNFINISHED BUSINESS

REPORTS

- [4.](#) Finance Report
- [5.](#) MHHP Chamber of Commerce Q4 Report
- [6.](#) DDA Board Appointments
- [7.](#) 11 Mile Rd Streetscape Plan Progress

COMMITTEE REPORTS

TRAINING & EVENT OPPORTUNITIES

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Joint BRA & DDA Meeting
Madison Heights, Michigan
January 16, 2024

A Joint BRA & DDA Meeting was held on Tuesday, January 16, 2024 at 8:00 AM at City Hall
- Executive Conference Room, 300 W. 13 Mile Rd.

PRESENT

Rickey Busler
Ruth Charlebois
Gordon Davignon
Roslyn Grafstein
Yousif Jarbo
Joseph Keys
Anthony Mancini
Joe Marando
Melissa Marsh
Lenea Renshaw
Michael Sheppard
Michael Van Buren

ALSO PRESENT

Community and Economic Development Director Giles Tucker

BRA/DDA-24-1. DDA Informational and Regular Meeting Minutes of November 14, 2023.

Motion to approve the DDA Information Meeting Minutes and the DDA Regular Meeting Minutes of November 14, 2023, as printed.

Motion made by Marsh, Seconded by Keys.

Voting Yea: Busler, Charlebois, Davignon, Grafstein, Jarbo, Keys, Mancini,
Marando, Renshaw, Sheppard, Van Buren

Motion carried.

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

BRA/DDA-24-2. 29448 John R Rd Brownfield Plan.

CED Director Tucker stated that the City of Madison Heights and MMD Acquisitions LLC entered into an agreement for the sale of the property located at 29448 John R Rd on May 10th, 2022. This

agreement included a due diligence period, which was extended, and the property was closed upon in November 2023. A condition of the sale of the property was the approval of a Brownfield Plan that included the reimbursement of eligible activities as defined in the Michigan Brownfield Redevelopment Financing Act (Public Act 381). Mr. Tucker noted that the proceeds of the sale of this property were a significant part of the funding for the much-needed renovation of City Hall, Adult Active Center, and Library. He continued that this site was formerly used as a landfill for the Royal Oak dump and as a part of the Southeastern Oakland County Resource Recovery Authority's (SOCCRA) transfer station and incinerator. A Phase II ESA found heavy metals and naphthalene in soil samples and arsenic in the groundwater samples above Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 generic residential cleanup criteria (GRCC). For this reason, the property qualifies as a "facility" as defined by 1994 P.A. 451, Part 201, as amended. Phase II ESA also detected Mercury, ethylbenzene, naphthalene, and 1,2,4-trimethylbenzene were detected above EGLE Residential Volatilization to Indoor Pathway (VIAP) Screening Levels, dated September 4, 2020. CED Director Tucker stated that the developer is requesting a "not to exceed" total reimbursement of \$2,041,686 for eligible activities. This total includes \$1,785,905 in estimated eligible activities and a 15% contingency of \$255,781. He reviewed the eligible reimbursement activities for the board.

Motion to recommend that Madison Heights City Council adopt the proposed Brownfield Plan for property located at 29448 John R Rd and to authorize the Mayor and City Clerk to sign the Development Agreement and Reimbursement Agreement after review and minor modifications are made from the City Attorney.

Motion made by Busler, Seconded by Marando.

Discussion followed on the length of time for the Brownfield Plan, estimated amount of taxable value and how it is determined, and what would happen if the occupant or applicant went out of business.

Voting Yea: Busler, Charlebois, Davignon, Grafstein, Jarbo, Keys, Mancini,
Marando, Marsh, Renshaw, Sheppard, Van Buren

Motion carried.

BRA/DDA-24-3. DDA FY 24-25 Budget.

CED Director Tucker stated that in January of each year, the DDA adopts a budget for the next fiscal year to be included in the City's overall budget process. He highlighted notable expenditures including clock tower maintenance, tree planting, contribution to the MHHP Chamber of Commerce, conferences and workshops, membership and dues, and the 11 Mile/John R Streetscape improvements.

Motion to approve the budget with the following amendment:

Increase line item 248-863-818-5001, Facade Improvement, to \$30,000 with the condition that \$20,000 of this line item be used for a targeted facade grant for the 11 Mile/John R Streetscape area.

Motion made by Marsh, Seconded by Charlebois.

Voting Yea: Busler, Charlebois, Davignon, Grafstein, Jarbo, Keys, Mancini,
Marando, Marsh, Renshaw, Sheppard, Van Buren

Motion carried.

REPORTS:

11 Mile/John R Streetscape Project

CED Director Tucker updated the board on the 11 Mile/John R Streetscape project. He noted that he has been receiving mostly positive feedback and expects to have a plan to present to the board in February.

Facade/Sign Grants

CED Director Tucker stated that the board will be presented with updated guidelines and applications in February.

Finance Report

CED Director Tucker noted that there was not much activity since the last meeting, however, he does expect the partial engineering payment for the 11 Mile/John R Streetscape project soon.

ROUND ROBIN:

MHHP Chamber of Commerce Director Linda Williams stated that the Chamber's 4th Quarter Activity Report will be forthcoming.

Chair Van Buren announced that today was long-time member Ruth Charlebois' last meeting on the Brownfield Redevelopment and Downtown Development boards as she is moving to northern Michigan. The board thanked Ruth for her service and noted that she was the second longest serving member of the DDA, appointed in July of 2009. Ms. Charlebois thanked the board members for their friendship and commented that serving on the board has been a true blessing.

ADJOURNMENT

Having no further business, Chair Van Buren adjourned the meeting at 9:21 a.m.

Brownfield Redevelopment Authority of City of Madison Heights

Memorandum

Date: February 6, 2024

To: Brownfield Redevelopment Authority Board Members

From: Giles Tucker, Director of Community & Economic Development

Subject: Brownfield Reimbursement Request #2- 30031 Dequindre Rd

The City of Madison Heights Council approved the Brownfield Redevelopment Plan for The Reserve at Red Run development on 30031 Dequindre Rd on May 11, 2020. After demonstrating that a substantial amount of the project had been completed, the developer submitted and received approval for their first request for reimbursement for a total of \$1,306,859.98 on July 19, 2022. This left the developer a remaining \$426,929.02 (includes 15% contingency for non-environmental activities) for further requests for reimbursement.

A second reimbursement request was sent to city staff on November 27th, 2023. The sections below include Staff Findings, Staff Recommendation, Appendices and Attachments. The appendices contain a summary of the activities conducted for this request and tables created by staff and PM Environmental that are referenced within this memo. Additional documentation and further clarification were requested of PM Environmental via email. This email correspondence, the additional documentation received, and the complete original reimbursement request have been included as attachments.

Staff Findings:

1. Non-Environmental Eligible Activities approved in the Brownfield are \$1,508,425, not including the 15% Contingency. After Reimbursement Request #1 \$204,776.02 remains available for reimbursement. Non-Environmental Eligible Activities for Request #2 include:
 - a. Demolition Activities: \$5,365
 - b. Infrastructure Improvement: \$19,150
 - c. Brownfield Plan Preparation and Implementation MSF: \$14,800
 - d. Site Preparation: \$184,991.16
2. The Brownfield Plan included a 15% Contingency of \$221,764, this contingency is applied to all Non-Environmental Activities, excluding plan preparation and implementation. This contingency was included in the plan to address unanticipated conditions that occurred during the implementation of the project. Additional costs for Site Preparation resulted in a cost exceedance of \$16,044.39 over the budget allowed for Non-Environmental Eligible Activities. The developer is requesting the contingency funds to reimburse this exceedance. If approved, \$205,719.36 would remain in contingency.

Brownfield Redevelopment Authority

City of Madison Heights - Community & Economic Development Department
300 W. Thirteen Mile Road
Madison Heights, MI 48071

3. Staff reviewed the request as submitted by PM Environmental and made three (3) very minor changes within “Appendix B” that were accepted by PM Environmental. These changes are reflected in Staff Table 1 and 2.
 - a. PM Table Eligible Activities: \$967,986.50- Corrected amount \$968,206.48
 - b. PM Table Eligible Activities Detail \$1,085.00- Corrected amount \$1,084.50
 - c. PM Table Eligible Activities Detail \$10,228.00- Corrected amount \$10,227.50
4. On January 9th, 2024, a final reconciliation of costs from Cunningham Limp was provided to staff that slightly increased the amount of reimbursement requested. This change is reflected in Staff Table 2 and the documentations is included as an attachment within “Additional Documentation Received.”
 - a. PM Table Eligible Activities Detail \$3,105.00- Corrected amount \$3,506.50
5. Staff requested more information for several payments by check that were used to substantiate payment, and further explanation of the eligible expenses submitted. PM Environmental provided additional backing information for these requests to the satisfaction of staff. These have been included as attachments under “Additional Documentation Received.”
6. Based on staff’s interpretation of Public Act 381 Work Plan Guidance, there were five (5) submitted expenses that don’t qualify as eligible activities for reimbursement. All these expenses were paid inspection fees to the Oakland County Water Resources Commissioner for the inspection of temporary erosion control measures conducted on site. Staff has recommended that these fees be excluded for reimbursement:

a. WRC Invoice Reference # 000551-2020-CO	\$1,875.00
b. WRC Invoice Reference # 0135-2020	\$500.00
c. WRC Invoice Reference # 000551-2020-CO (1-24-22)	\$503.75
d. WRC Invoice Reference # 000551-2020-CO (3-28-22)	\$503.75
e. WRC Invoice Reference # 000551-2020-CO (7-5-22)	\$503.75

Staff Recommendation:

After completing review of the 2nd Reimbursement Request for the project located at 30031 Dequindre Rd submitted on November 27th, 2023, for \$224,306.16, staff recommends that the Brownfield Redevelopment Authority approve a revised amount of \$220,820.41 for reimbursement. This revised request, along with the request approved on July 19, 2022, results in a combined total of \$1,527,680.39 of tax revenue, as available, to be disbursed to the Developer Hudson-Madison, LLC. If approved, a contingency of \$205,719.36 would remain for any other future requests.

Appendices:

1. Appendix 1: Staff Table 1. Eligible Activities
2. Appendix 2: Staff Table 2. Eligible Activities Detail
3. Appendix 3: PM Environmental Description of Activities Conducted
4. Appendix 4: PM Environmental Table Eligible Activities
5. Appendix 5: PM Environmental Table Eligible Activities Detail

Attachments:

6. Complete Reimbursement Request #2 for 30031 Dequindre Rd
7. Email Correspondence- PM Environmental & City Staff
8. Additional Documentation Received

APPENDIX

Table 1. Eligible Activities for TIF Reimbursement

ENVIRONMENTAL ELIGIBLE ACTIVITIES	Costs Approved in Brownfield Plan	Costs Approved in Act 381 Work Plan	Total Approved for Reimbursement #1	Total Approved for Reimbursement #2	TIF Budget Remaining
Environmental Assessment Activities	3,600.00		3,211.00	-	389.00
Subtotal: Environmental	3,600.00	-	3,211.00	-	389.00
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES					
Lead & Asbestos Abatement	10,200.00		18,400.00	-	(8,200.00)
Demolition	83,000.00		57,700.00	5,365.00	19,935.00
Site Preparation	1,064,365.00		968,206.48	181,505.41	(85,346.89)
Infrastructure Improvements	320,860.00		249,843.75	19,150.00	51,866.25
Preparation of Brownfield & MSF Act 381 Work Plan	30,000.00		9,498.75	14,800.00	5,701.25
Subtotal: Non-Environmental	1,508,425.00		1,303,648.98	220,820.41	(16,044.39)
Environmental & Non-Environmental	1,512,025.00		1,306,859.98	220,820.41	(15,655.39)
Contingency	221,763.75			(16,044.39)	205,719.36
State (.21%)					
Local (99.79%)					
MAXIMUM ELIGIBLE ACTIVITIES COST FOR REIMBURSEMENT	1,733,788.75		1,306,859.98	220,820.41	206,108.36
		EGLT Total	\$ 3,211.00		
		MSF Total	1,303,648.98		

Table 2. Detail of Developer Activities

Activity (As Approved in Brownfield Plan)	Invoice Description	Contractor	Invoice No.	Invoice Date	Service Period	Proof of Payment	Amount Requested	Amount Recommended for Approval	Notes
EGLE ENVIRONMENTAL ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Subtotal Environmental Assessment Activities							0.00	\$0.00	
LOCAL-ONLY NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES									
Lead & Asbestos Activities									
Subtotal Lead & Asbestos Activities							\$0.00	\$0.00	
Demolition									
Building Demolition Activities	Demolition-Retainer payment	Site Development Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,000.00	1,000.00	Workplan Guidance p. 32 and in Table 1 of Brownfield Plan. Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1,000. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Fill/Compaction/Rough Grading to balance Site where bldg was located	Backfill Basements-Retainer Payments	Site Development Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	300.00	300.00	Workplan Guidance p. 40, and in Table 1 of Brownfield Plan. Invoice 16282 dated 2/20/22 shows the balance for retainage of \$300. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Removal of Utilities	Removal of Gas services- 30031 Dequindre	Consumers Energy	9317836978	3/11/2020		CC Payment Charged 3/19/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$830 paid. Reimbursing this cost, less permitting portion.
Removal of Utilities	Removal of Gas services- 30021 Dequindre	Consumers Energy	9317881015	3/16/2020		CC Payment Charged 3/19/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$830 paid. Reimbursing this cost, less permitting portion.
Removal of Utilities	Removal of Gas service	Consumers Energy	9318297885	5/14/2020		CC Payment 5/20/20	655.00	655.00	Workplan Guidance p.33 and table 1. CC account activity showing \$655 charged.
Removal of Utilities	Removal of Water Connections	Madison Heights Water Dept.				Cancelled Check #1081	2,100.00	2,100.00	Workplan Guidance p.33 and table 1. Cancelled check from Hudson Madison LLC
Subtotal Demolition							5,365.00	5,365.00	
Site Preparation									
Staking	Staking public sidewalks	PEA Group	94388	7/7/2022	3/31/2023	Pay App 26	357.50	357.50	P.42 of Workplan Guidance Table 1 Brownfield Plan. Email from Cunningham & Limp states that around 25% of sidewalk staking happened within the ROW. This cost seems reasonable as the length of sidewalk along Dequindre is roughly a quarter of the total sidewalk of the total site. The developer has provided a total of \$8,900 related to staking sidewalks and roughly 25% is in the ROW. 25% x \$8,900 = \$2,225 in reimbursable costs. Pay App 26 shows that PEA was paid in full, including these costs. - Invoice # 9438852047.50\$357.50 requested - Invoice # 9333352640.00 \$1867.50 for staking requested - Invoice # 9384453410.00\$0 requested, used to get to total - Invoice # 9493554287.50 \$0 requested, used to get to total
Staking	Staking public sidewalks	PEA Group	93333	5/12/2022	3/31/2023	Pay App 26	1,867.50	1,867.50	
Staking	Staking public sidewalks	PEA Group	93844	6/10/2022	3/31/2023	Pay App 26	-	-	
Staking	Staking public sidewalks	PEA Group	94388	7/7/2022	3/31/2023	Pay App 26	-	-	
Soft Costs Related to Other Eligible Activities	Easements	PEA Group	84719	7/27/2020	Professional Services through 7/11/20	Check # 1005	80.00	80.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. Landscaping done by non-municipal employees is an eligible activity under infrastructure improvements for QLUGs. The referenced engineering fees are related to drawing and measurements for onsite utilities. A copy of a check was requested and provided Check # 1005. Invoice # 84719580.00\$80.00 requested. Invoice # 9438851165.50\$1165.50 requested.
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85034	8/26/2020	Professional Services through 8/15/20	Check # 1005	1,165.50	1,165.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85372	9/25/2020	Professional Services through 9/12/20	Check # 1009	270.00	270.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	85721	10/28/2020	Professional Services through 10/10/20	Check # 1009	1,147.50	1,147.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	87516	3/31/2021	Professional Services through 3/13/21	Check # 1066	816.00	816.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1066. Invoice # 875165816.00\$816.00 requested. Invoice # 882695246.00\$246.00 requested. Invoice # 885325378.00\$378.00 requested.
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88269	5/28/2021	Professional Services through 5/8/23	Check # 1066	246.00	246.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88532	6/28/2021	Professional Services through 6/12/21	Check # 1066	378.00	378.00	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	88942	7/29/2021	Professional Services through 7/10/21	Check # 1074	202.50	202.50	
Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	90790	11/30/2021	Professional Services through 11/6/21	Check # 1119	336.00	336.00	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1119. Invoice # 907905 336.00\$ 336.00 requested.

Soft Costs Related to Other Eligible Activities	Construction Services	PEA Group	91290	12/30/2021	Professional Services through 12/11/21	Check # 1168	148.50	148.50	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to earthwork and utilities. A copy of a check was requested and provided Check # 1168. Invoice # 907905 148.505 148.50 requested.
Soft Costs Related to Other Eligible Activities	Easements	PEA Group	95128	8/26/2022	Professional Services through 8/13/22	Check # 1224	325.60	325.60	P. 45 of 381 Workplan Guidance states that MSF may consider soft costs if they are directly related to an MSF eligible activity. The referenced engineering fees are related to construction services related to utility easements. A copy of a check was requested and provided Check # 1224. Invoice # 951285 325.605 325.60 requested.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control-fencing- Retainer Payment	Industrial Fence and Landscaping	within Pay App 26	4/24/2023	Professional Services 4/11/2023	Canceled Check 1288	1,085.00	1,084.50	Workplan Guidance p. 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows base contract for fences/gates for 1084.50. In Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control-fencing(CO)- Retainer Payment	Industrial Fence and Landscaping	Pay App 26	4/24/2023	3/31/2023	Canceled Check 1288	377.40	377.40	Workplan Guidance p. 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows Change Order 1 for \$377.40 retainage, in Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Temporary Site Control (fencing, gates, signage and/or lighting)	Temporary Site Control- fencing (CO2)	Industrial Fence and Landscaping	Pay App 18 & 26	4/24/2023	Professional Services 3/31/2023	Canceled Check 1288	2,200.00	2,200.00	Workplan Guidance 43, and in Table 1 of Brownfield Plan. Contractors Pay App 3 shows Change order 2 for \$2200, in Pay App 26 under "Landscaping" and the check summary shows Pay App26 being paid. Copy of check requested and provided.
Grading (including reasonable mass grading of entire project site)	Earthwork- Cleaning, grubbing, grading- retainer payment	Site Development , Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	7,800.00	7,800.00	Workplan Guidance p. 40, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$7,800. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Relocation of Active Utilities	Relocation of Sanitary Sewer	Site Development , Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,600.00	1,600.00	Activity is eligible. Page 41 of 381 Workplan Guidance, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1600. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Relocation of Active Utilities	Relocation of Water Mains	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	6,150.00	6,150.00	Workplan Guidance p. 41, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$6150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Clearing & Grubbing (including grass,shrubs, trees, other vegetation and their roots) and related Disposal	Hauls Spoils-Retainer payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	2,150.00	2,150.00	Workplan Guidance p. 37, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$2150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO1- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	370.80	370.80	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$370.80. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO2- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,522.87	1,522.87	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1522.87. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO3- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	1,708.90	1,708.90	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$1708.90. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO4- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	413.94	413.94	Workplan Guidance p. 42, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$413.94. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Compaction and Subbase preparation	Subbase prep due to poor soils-Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	2,800.00	2,800.00	Workplan Guidance p. 37, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$2800.00. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary construction access	CO5- stone for temp. construction access- Retainer Payment	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	6,366.00	6,366.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$6366.00 for temporary access. Workplan Guidance p. 42, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Grading	Respread top soil (grading)	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	7,000.00	7,000.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$7000.00 for temporary access. Workplan Guidance p. 40, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Excavation of unsuitable material	Undercut and Haul-concrete debris removal found on site	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	39,000.00	39,000.00	Invoice #16668 from Site Development to CLD shows Change order #5 \$39,000.00 for temporary access. Workplan Guidance p. 38, and in Table 1 of Brownfield Plan. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Temporary Facility	Temporary Facilities (General Conditions)	Site Development, Inc	Pay App 22	10/31/2022	3/31/2023	Pay App 26	790.90	790.90	P. 42 of 381 Workplace Guidance, and within Table 1 of Brownfield Plan. Invoice #16668 from Site Development to CLD shows a total of \$11,000 paid for "General Conditions". Total contract amount = \$1,226,098.68. \$1,226,098.68- \$11,000= \$1,215,098.68. Total RR#2 request \$87332.51/ \$87332.51/\$1,215,098.68. = .0719. 7.12% * 11,000= \$790.90
Relocation of Active Utilities	Sanitary Underground Mains-Retainer Payment	Allor Plumbing	Pay App 14	12/31/2022	12/31/2022	Pay App 24	10,228.00	10,227.50	Workplace Guidance p. 41 and Table 1 Pay App 14 for RR #1 approved \$92,047.50 in reimbursement. This was \$102,275 less retainage of \$10,227.50. Pay App 24 shows that contract amount was paid including retainer. Pay App 24 shows contract amount 1,686,469. Pay App 11 shows contract amount of 1,714,111.00. Why difference?
Relocation of Active Utilities	Relocation of Electrical supply	Axis Electrical	Pay App 26	3/31/2023	3/31/2023	Canceled check 1288	50,000.00	50,000.00	Activity is eligible Pg. 41 of Workplan Guidance and Table 1. Email with estimate from CLC of \$50,000 of material for relocation only evidence of costs. City staff conferred with electrical inspector that inspected the site who confirmed that this is a reasonable request. Copy of check requested and provided.
Grading	Grading	Cunnungham-Limp	Pay App 14 & Pay App 26	3/31/2023	3/31/2023	Canceled check 1288	6,022.00	6,022.00	Pay App 14 for RR #1 withheld \$6,022 of retainage. Pay App 26 show that the contract price for Eathwork and Site utilities was paid in full. Copy of check requested and provided.
Soft Costs Related to Other Eligible Activities	Contractor Fee based on pro-ratio	Cunnungham-Limp	Pay App 27	3/31/2023	3/31/2023	Canceled check 1288	3,506.50	3,506.50	\$454,732 is the Cunningham-Limp fee agreed to. It's a soft cost applied to all work completed under their GC Contract. \$170,620.80 is the work completed by PEA, Industrial Fence, Site Development, Allor Plumbing, Ray's Nursery, Axis Electrical, and Cunnungham-Limp grading within that GC contract. This request is 0.77% of the total GC contract (\$22,081,205), so we've requested 0.77% of the fee(\$454,732) = \$3,506.50
Relocation of Active Utilities	Relocation of Gas utility	Consumers Energy	9321322511	8/27/2021		Cancelled check 1078	700.00	700.00	P. 41 of Workplan Guidance and Table 1 of Brownfield plan. Cancelled check from Hudson Madison LLC provided
Relocation of Active Utilities	Relocation of Electrical Services	DTE Energy				Canceled Check	8,068.50	8,068.50	P. 41 of Workplan Guidance and Table 1 of Brownfield plan.
Soft Costs Related to Other Eligible Activities	Geotechnical Investigation	TEC	146347	3/31/2020	Paid 4/27/20 & 5/21/20	Bank Statement/Withdrawal	8,275.00	8,275.00	P. 45 of Workplan Guidance and Table 1 of Brownfield plan.
Soft Costs Related to Other Eligible Activities	Geotechnical Investigation	TEC	147421	8/31/2020		Check # 1007	926.00	926.00	P. 45 of Workplan Guidance and Table 1 of Brownfield plan. Requested and received copy of check.
Temporary Erosion Control	Vacuuming of catch basins for erosion control	Metro Environmental	75000	8/30/2022	8/30/2022	Pay App 26	5,104.00	5,104.00	P. 42 of workplan guidance and Table 1 of Brownfield plan Pay App 26 shows that amount is already paid
Temporary Erosion Control	Erosion Control Inspection	Oakland County WRC				REC-00417602921	1,875.00	-	Inspection Fees paid to WRC are not actual actions taken for temporary erosion control, they are costs from Oakland
Temporary Erosion Control	Erosion Control Inspection	Oakland County WRC				REC-004437-2021	500.00	-	County to inspect these actions. It is staff's interpretation of the 381 Workplan Guidance that this is more akin to a
Temporary Erosion Control	Erosion Control Inspection	Oakland County WRC				REC008668-2022	503.75	-	permitting fee, which is an ineligible activity according to the Workplan. Staff is referring to pg.42 and p.47 of the 381
Temporary Erosion Control	Erosion Control Inspection	Oakland County WRC				Check #1167	503.75	-	Workplan, and is happy to include any information to the contrary to this opinion supplied by the developer for the
Temporary Erosion Control	Erosion Control Inspection	Oakland County WRC				Check #1192	503.75	-	BRA consideration.

Subtotal Site Preparation							\$185,392.66	\$181,505.41	
Infrastructure Improvement									
Urbasn Storm Water Management Systems (Traditional versus Low Impact Design)	Underground Retention System- Retainer Payment	Site Development, Inc	Pay App 14 & Invoice 16282	2/20/2022	2/28/2022	Pay App 26	9,150.00	9,150.00	Activity is eligible. Page 36 of 381 Workplan Guidance, and in Table 1 of Brownfield Plan.Invoice 16282 dated 2/20/22 shows the balance for retainage of \$9,150. The total contract amount between Site Development Inc and CLC of \$1,226,098.68 including all retainage was paid with Pay App 26.
Public Landscaping	Landscaping in the Dequindre ROW	Ray's Nursery and Landscaping				Pay App 26	10,000.00	10,000.00	Bart Roeser from CLC estimates that the irrigation & landscaping in ROW along Dequindre was approximately \$10,000 via email. Total contract sum \$132,671.00. According to approved engineering plans, there is no irrigation in the ROW, however aerial from google earth shows that all of the grass in ROW was torn out, so this cost seems reasonable.
Subtotal Infrastructure Improvements							\$ 19,150.00	\$ 19,150.00	
Preparation of Brownfield Plan Implementation									
Brownfield Plan Implementation	Reimbursement Request	PM Environmental	100772	5/13/2022		Ledger	6,500.00	6,500.00	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental	1015140	8/4/2022		Ledger	1,112.50	1,112.50	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental				Ledger	2,532.50	2,532.50	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Brownfield Plan Implementation	Reimbursement Request	PM Environmental				To be provided upon payment	4,655.00	4,655.00	Page 46 of Workplan Guidance and Table 1 of Brownfield Plan
Subtotal Preparation of Brownfield Plan Implementation							\$14,800.00	\$14,800.00	
Contingency									
Subtotal Contingency									
Grand Total									
Total Request							\$224,707.66	220,820.41	
Total Recommended Denied							\$3,887.25		
Total Recommended for Reimbursment							\$220,820.41		

Appendices:

Appendix A: Description of Eligible Activities Conducted

Appendix B: Approved Brownfield Plan Expenses and Corresponding Invoices Table

Appendix C: Documentation of Eligible Costs (invoices)

Appendix A



Appendix A: Description of Eligible Activities Conducted

The Eligible Activities (as defined by Section 2 of Public Act 381, as amended) that were completed as permitted under the Brownfield Redevelopment Financing Act are further described below:

Demolition Activities

Demolition activities approved under the Brownfield Plan included building demolition, Dewatering during foundation removal, removal of abandoned utilities, removal of curbs and gutters, removal of sidewalks, and fill, compaction, and grading where improvements were located.

Demolition activities included building demolition activities and backfill of the former basements to prepare the site for redevelopment.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$83,000 for Demolition activities. Costs are tabulated within Appendix B for a total cost of \$5,365 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Infrastructure Improvement Activities

Infrastructure improvement activities approved under the Brownfield Plan included an urban storm water management system, and sidewalk, curb, and gutter improvements in public right-of-way.

Infrastructure activities included the installation of an underground retention system and landscaping within the public right of way.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$320,860 for Infrastructure improvement activities. Costs are tabulated within Appendix B for a total cost of \$19,150 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Site Preparation Activities

Site preparation activities approved under the Brownfield Plan included temporary construction access/road; temporary traffic control; temporary erosion control; temporary site control (fencing, gates, signage, and/or lighting); temporary facility; grading (including reasonable mass grading of the entire project site); relocation of active utilities (electric, gas, water, and sewer); staking; clearing and grubbing (including grass, shrubs, trees, and other vegetation at their roots); and related disposal; dewatering during other eligible activities; compaction and sub-base preparation related to other eligible activities; disposal of solid waste (i.e. used tires, old appliances, and furniture, and used car batteries); and soft costs related to other eligible activities.

Site preparation activities completed included temporary construction access, temporary site control, temporary facility, relocation of utilities, grading and land balancing, relocation of active utilities, staking, clearing and grubbing, excavation of unsuitable material, compaction and sub-base preparation related to other eligible activities, and soft costs related to other eligible activities.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$1,064,365 for Site Preparation Activities. Costs are tabulated within Appendix B for a total cost of \$184,991.16 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C. Use of contingency is requested for cost overages incurred in this category.

Brownfield Plan Preparation

Preparation of the Brownfield Plan included meetings/consultations, report preparation, associated correspondence and management activities. Work completed includes Brownfield Plan preparation activities and Brownfield Plan implementation.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$30,000 for Brownfield Plan Activities. Costs are tabulated within Appendix B for a total cost of \$14,800.00 for TIF Reimbursement Request 01 and associated invoices are provided in Appendix C.

Contingency

A 15% contingency of \$221,764 was approved in the Brownfield Plan. The developer requests to utilize the contingency to reimburse the site preparation costs as described above via local mills only.

Appendix B



Eligible Activities	Brownfield Plan Approved Costs	Code Letter	Code Num.	Request #1	Request #2	Amount Spent to Date	Brownfield Plan Approved Amount Remaining
Brownfield TIF							
Task # 1 Pre-Approved Activities - EGLE							
Phase I ESA	\$ 2,100.00	A	1	\$ 2,100.00		\$ 2,100.00	\$ -
Hazardous Material Survey	\$ 1,500.00	A	5	\$ 1,111.00		\$ 1,111.00	\$ 389.00
EGLE Pre-Approved Activities Task Sub-Total	\$ 3,600.00			\$ 3,211.00	\$ -	\$ 3,211.00	\$ 389.00
Task # 3 Demolition - MSF							
Building Demolition Activities	\$ 50,000.00	C	1	\$ 52,000.00	\$ 1,000.00	\$ 53,000.00	\$ (3,000.00)
Dewatering During Foundation Removal	\$ 5,000.00	C	7		\$ -	\$ -	\$ 5,000.00
Removal of Abandoned Utilities	\$ 3,000.00	C	9		\$ 4,065.00	\$ 4,065.00	\$ (1,065.00)
Removal of Curbs and Gutters	\$ 5,000.00	C	11		\$ -	\$ -	\$ 5,000.00
Removal of Sidewalks	\$ 5,000.00	C	12		\$ -	\$ -	\$ 5,000.00
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 15,000.00	C	13	\$ 5,700.00	\$ 300.00	\$ 6,000.00	\$ 9,000.00
Demolition Activities Task Sub-Total	\$ 83,000.00			\$ 57,700.00	\$ 5,365.00	\$ 63,065.00	\$ 19,935.00
Task # 4 Asbestos Activities - MSF							
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,200.00	D	1	\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Asbestos Activities Task Sub-Total	\$ 10,200.00			\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Task # 5 Infrastructure Improvements - MSF							
Urban Storm Water Management Systems (Traditional versus Low Impact Design)	\$ 300,000.00	E	1	\$ 209,850.00	\$ 9,150.00	\$ 219,000.00	\$ 81,000.00
Underground and Multi-Level Parking Structures (public or private)		E	2		\$ -	\$ -	\$ -
Curbs, Gutters, and Sidewalks in Public ROW	\$ 20,860.00	E	3	\$ 39,993.75	\$ -	\$ 39,993.75	\$ (19,133.75)
Landscaping in ROW and Public Park		E	6		\$ 10,000.00	\$ 10,000.00	\$ (10,000.00)
Infrastructure Improvements Task Sub-Total	\$ 320,860.00			\$ 249,843.75	\$ 19,150.00	\$ 268,993.75	\$ 51,866.25
Task # 6 Site Preparation - MSF							
Temporary Construction Access and/or Roads	\$ 3,000.00	F	1	\$ 72,176.19	\$ 10,382.51	\$ 82,558.70	\$ (79,558.70)
Temporary Traffic Control	\$ 10,000.00	F	2		\$ -	\$ -	\$ 10,000.00
Temporary Erosion Control	\$ 19,000.00	F	3		\$ 8,990.25	\$ 8,990.25	\$ 10,009.75
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 17,500.00	F	4	\$ 13,156.60	\$ 3,662.40	\$ 16,819.00	\$ 881.00
Temporary Facility	\$ 119,895.00	F	5	\$ 188,192.50	\$ 790.90	\$ 188,983.40	\$ (69,088.40)
Grading (including reasonable mass grading of entire project site)	\$ 150,000.00	F	7	\$ 202,399.00	\$ 20,822.00	\$ 223,221.00	\$ (73,221.00)
Relocation of Active Utilities	\$ 404,000.00	F	8	\$ 239,297.50	\$ 76,746.50	\$ 316,044.00	\$ 87,956.00
Staking	\$ 40,000.00	F	9	\$ 15,969.00	\$ 2,225.00	\$ 18,194.00	\$ 21,806.00
Cleaning & Grubbing (including grass, shrubs, trees, other vegetation and their roots and Related Disposal)	\$ 76,000.00	F	11	\$ 40,850.00	\$ 2,150.00	\$ 43,000.00	\$ 33,000.00
Excavation of Unstable Material		F	12		\$ 39,000.00	\$ 39,000.00	\$ (39,000.00)
Foundation Work to Address Special Soil Concerns		F	13	\$ 82,729.00	\$ -	\$ 82,729.00	\$ (82,729.00)
Dewatering Relating to Other Eligible Activities	\$ 7,000.00	F	15		\$ -	\$ -	\$ 7,000.00
Compaction & Sub-Base Preparation Related to Other Eligible Activities	\$ 46,000.00	F	16	\$ 51,200.00	\$ 2,800.00	\$ 54,000.00	\$ (8,000.00)
Disposal of Solid Waste	\$ 6,000.00	F	18		\$ -	\$ -	\$ 6,000.00
Soft Costs Related to Other Eligible Activities	\$ 165,970.00	F	19	\$ 62,016.71	\$ 17,421.60	\$ 79,438.31	\$ 86,531.69
Site Preparation Task Sub-Total	\$ 1,064,365.00			\$ 967,986.50	\$ 184,991.16	\$ 1,152,977.66	\$ (88,612.66)
Task # 7 Brownfield Plan Preparation and Implementation MSF							
Brownfield Plan Preparation	\$ 20,000.00	G	1	\$ 9,498.75	\$ -	\$ 9,498.75	\$ 10,501.25
Brownfield Plan Implementation	\$ 10,000.00	G	2		\$ 14,800.00	\$ 14,800.00	\$ (4,800.00)
Brownfield Plan Preparation and Implementation Task Sub-Total	\$ 30,000.00			\$ 9,498.75	\$ 14,800.00	\$ 24,298.75	\$ 5,701.25
Contingency (up to 15%)	\$ 221,764.00	H	1				\$ 221,764.00
Total Brownfield TIF	\$ 1,733,789.00			\$ 1,306,640.00	\$ 224,306.16	\$ 1,530,946.16	\$ 202,842.84
EGLE Total				\$ 3,211.00	\$ -		
MSF Total				\$ 1,303,429.00	\$ 224,306.16		

BROWNFIELD EXPENSES REIMBURSEMENT REQUEST 02									
CODE LETTER	CODE NUMBER	CATEGORY	ELIGIBLE ACTIVITY	CONTRACTOR	ACTIVITY DESCRIPTION	DOCUMENTATION REFERENCE	PROOF OF PAYMENT DOCUMENTATION	SCHEDULED VALUE	
F	9	Site Preparation	Staking	PEA Group	Staking property corners (ROW) and sidewalks	93333	Pay App 26	\$ 1,867.50	
F	9	Site Preparation	Staking	PEA Group	Staking public sidewalks	94388	Pay App 26	\$ 357.50	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Easements	84719	Check # 1005	\$ 80.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	84934	Check # 1005	\$ 1,165.50	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	85372	Check # 1009	\$ 270.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	85721	Check # 1009	\$ 1,147.50	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	87416	Check # 1066	\$ 816.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	88269	Check # 1066	\$ 246.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	88532	Check # 1066	\$ 378.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	89342	Check # 1074	\$ 202.50	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	90790	Check # 1119	\$ 336.00	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	91290	Check # 1168	\$ 148.50	
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Easements	95128	Check # 1124	\$ 325.60	
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing - Retainer Payment	Pay App 26	Cancelled Check 1288	\$ 1,085.00	
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing (CO) - Retainer Payment	Pay App 26	Cancelled Check 1288	\$ 377.40	
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing (CO2)	Pay App 18 and 26	Cancelled Check 1288	\$ 2,200.00	
C	1	Demolition	Building Demolition Activities	Site Development, Inc.	Demolition - Retainer Payment	Pay App 14	Pay App 26	\$ 1,000.00	
F	7	Site Preparation	Grading (including reasonable mass grading of entire project site)	Site Development, Inc.	Earthwork - Clearing, grubbing, grading - Retainer Payment	Pay App 14	Pay App 26	\$ 7,800.00	
F	8	Infrastructure Improvements	Relocation of Active Utilities	Site Development, Inc.	Relocation of Sanitary Sewer - Retainer Payment	Pay App 14	Pay App 26	\$ 1,600.00	
E	1	Demolition	Urban Storm Water Management Systems (Traditional versus Low Impact Design)	Site Development, Inc.	Underground Retention System - Retainer Payment	Pay App 14	Pay App 26	\$ 9,150.00	
C	13	Site Preparation	Fill/Compaction/Grub/ Grading to Balance Site where Bldg. was Located	Site Development, Inc.	Backfill Basements - Retainer Payment	Pay App 14	Pay App 26	\$ 300.00	
F	8	Site Preparation	Relocation of Active Utilities	Site Development, Inc.	Relocation of Water Mains - Retainer Payment	Pay App 14	Pay App 26	\$ 6,150.00	
F	11	Site Preparation	Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	Site Development, Inc.	Haul Slopes - Retainer Payment	Pay App 14	Pay App 26	\$ 2,130.00	
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO1 - store for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 370.80	
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO2 - store for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 1,522.87	
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO3 - store for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 1,708.90	
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO4 - store for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 413.94	
F	16	Site Preparation	Compaction and Subbase preparation	Site Development, Inc.	Subbase prep due to poor soils - Retainer Payment	Pay App 14	Pay App 26	\$ 2,800.00	
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO5 - store for temp construction access	Pay App 22	Pay App 26	\$ 3,366.00	
F	7	Site Preparation	Grading	Site Development, Inc.	CO5 - prepared top soil (grading)	Pay App 22	Pay App 26	\$ 7,000.00	
F	12	Site Preparation	Excavation of unsuitable material	Site Development, Inc.	Undercut and Haul - concrete debris removal found on site	Pay App 22	Pay App 26	\$ 380.00	
F	5	Site Preparation	Temporary Facility	Site Development, Inc.	Temporary Facilities (General Conditions)	Pay App 22	Pay App 26	\$ 790.90	
F	8	Site Preparation	Relocation of Active Utilities	Alor Plumbing	Sanitary Underground Mains - Retainer Payment	Pay App 24	Pay App 24	\$ 10,228.00	
E	6	Infrastructure Improvements	Public Landscaping	Ray's Nursery and Landscaping	Landscaping in the DeQuandre ROW	Pay App 20	Pay App 26	\$ 10,000.00	
F	8	Site Preparation	Relocation of Active Utilities	Axis Electrical	Relocation of Electrical supply	Pay App 26	Cancelled check 1288	\$ 50,000.00	
F	7	Site Preparation	Grading	Cunningham-Limp	Grading	Pay App 11	Cancelled check 1288	\$ 6,022.00	
F	19	Site Preparation	Soft costs related to other eligible activities	Cunningham-Limp	Contractor Fee based on pro-rata	Pay App 26	Cancelled check 1288	\$ 3,105	
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	100772	Ledger	\$ 6,500.00	
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	101510	Ledger	\$ 1,112.50	
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	102854	Ledger	\$ 2,532.50	
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	104593	To be provided upon payment	\$ 4,655.00	
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service - 3031 DeQuandre	9317835978	CC Payment	\$ 655.00	
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service - 3021 DeQuandre	9317881015	CC Payment	\$ 655.00	
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service	9318291885	CC Payment	\$ 655.00	
F	8	Site Preparation	Relocation of Active Utilities	Consumers	Relocation of Gas Utility	9321322511	CC Payment	\$ 700.00	
F	8	Site Preparation	Relocation of Active Utilities	DTE Energy	Relocation of Electrical Service	Line Ext. Agreement 60437163	Cancelled Check	\$ 8,068.50	
F	19	Site Preparation	Soft Costs related to Eligible Activities	TEC	Geotechnical Investigation	146347		\$ 8,275.00	
F	19	Site Preparation	Soft Costs related to Eligible Activities	TEC	Geotechnical Investigation	147421		\$ 906.00	
C	9	Demolition	Removal of Utilities	Madison Heights Water Dept	Removal of Water Connections	99866	Cancelled Check	\$ 2,100.00	
F	3	Site Preparation	Temporary Erosion Control	Metro Environmental	Vacuuming of catch basins for erosion control	75000	pay app 26	\$ 5,104.00	
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	000551-2020-CO	REC-00471602921	\$ 1,875.00	
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	0135-2020	REC-00483172021	\$ 500.00	
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO176101	REC-000869-2022	\$ 503.75	
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO176122	Check # 1167	\$ 503.75	
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO176122	Check # 1192	\$ 503.75	
TOTAL REQUEST								\$ 224,395.16	

Email Correspondence

PM Environmental & City Staff

From: [Ginny Dougherty](#)
To: [Giles Tucker](#)
Cc: [Jeff Buck](#)
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC
Date: Monday, February 5, 2024 2:50:28 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image002.png](#)
[App B Invoice Tracking by Contractor Madison Heights For Giles.xlsx](#)

Hi Giles,

I've attached the excel file with the specific costs totaling up to \$170,270.94 highlighted.

Our Reimbursement Submission for each of these items included:

1. The Cunningham Limp Pay application submitted to Hudson Madison LLC, including the Continuation Sheet for descriptions of work and the Sworn Statement which outlined the specific roles of the subcontractors under the GC contract.
2. The Pay Application or other back-up documentation provided by the subcontractor to Cunningham Limp.

Feel free to give me a call if you have further questions on the billing.

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, a Pinchin Company

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Giles Tucker <GilesTucker@Madison-Heights.org>

Sent: Monday, February 5, 2024 1:13 PM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>

Cc: Jeff Buck <jbuck@cypressmi.com>

Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

You don't often get email from gilestucker@madison-heights.org. [Learn why this is important](#)

This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Sorry,

Thanks to Ginny for explaining what costs within the spreadsheet added up to the \$170,270.94. I got \$170,620.80 based off the number within your activity's details spreadsheet.

$\$170,620.80 / 22,081,205 = .7726\%$ so there is no substantive difference. I would like to see something that shows what costs are within the GC contract and which are not. Is it outlined in the

contact somewhere, maybe in the scope?

Giles Tucker
Community Development Director
Office (248) 583-0831
Direct (248) 837-2650

From: Giles Tucker
Sent: Monday, February 5, 2024 1:00 PM
To: 'Ginny Dougherty' <ginny.dougherty@pmenv.com>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Jeff/Ginny,

Thanks for explaining Could you please send me something showing that the below work was under the C-L GC Contract? Is there a summary/scope in the GC contract that shows what work would and would not be under this GC contract?

Giles Tucker
Community Development Director
Office (248) 583-0831
Direct (248) 837-2650

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Friday, February 2, 2024 11:27 AM
To: Giles Tucker <GilesTucker@Madison-Heights.org>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Giles,

\$454,732 is the Cunningham-Limp fee agreed to. It's a soft cost applied to all work completed under their GC Contract.

\$170,270.94 is the work completed by PEA, Industrial Fence, Site Development, Allor Plumbing, Ray's Nursery, Axis Electrical, and Cunningham-Limp grading within that GC contract. This request is 0.77% of the total GC contract (\$22,081,205), so we've requested 0.77% of the fee(\$454,732) =

\$3,506.50

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, a Pinchin Company

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Giles Tucker <GilesTucker@Madison-Heights.org>

Sent: Friday, February 2, 2024 11:13 AM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>

Cc: Jeff Buck <jbuck@cypressmi.com>

Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

You don't often get email from gilestucker@madison-heights.org. [Learn why this is important](#)

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

Apologies, can you help me understand this one?

1. Cunningham-Limp Soft Costs Related to Other Eligible Activities: Adjusted contract price is now \$379,136, isn't \$8,985 being returned to the developer? Also, I may have missed it, where does the \$170,270.94 come from? **\$2894.66** These were billed under the Cunningham-Limp GC contract. They include the first two PEA request items, all the Industrial Fence Request, all Site Development items requested, the Allor Plumbing request, Ray's Nursery, Axis Electrical, and the Cunningham-Limp Grading. **A final reconciliation of costs was received from Cunningham Limp showing the Contractor Fee paid to total \$454,732. May we revise this request to account for the final amount paid? A new calculation is attached totaling \$3,506.50.**

Yes, you may/ received. I understand that this \$454,732 is the cost for C-L providing general contractor services for the project and that \$170,270.94 is the amount incurred being the GC for other eligible activities done by other entities under a contract. What I don't understand is how is that number derived? Is it a percentage stated in the GC contract between the developer and the C-L?

From: Ginny Dougherty <ginny.dougherty@pmenv.com>

Sent: Thursday, February 1, 2024 10:40 AM

To: Giles Tucker <GilesTucker@Madison-Heights.org>

Cc: Jeff Buck <jbuck@cypressmi.com>

Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Giles,

I reviewed AKT's report from the previous submission. Sam had corrected a couple amounts in her initial review. I found two items under Cunningham Limp on the first request that needs to be updated.

Cunningham Limp provided an amount of \$151,400 for temporary facilities – Sam has a small typo indicating approval of 151,500.00

Sam's other adjustments under Site Development bumped up the Contractor Fee on Cunningham Limp from 27,895.91 to 28,015.89. I've updated this on my end.

- Overall, I think you are overstated by \$100 related to Sam's typo on the \$151,400 amount. I'm coming up with \$968,106.48 total should have been approved under Site Prep under Reimbursement Request #1.

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, a Pinchin Company

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Giles Tucker <GilesTucker@Madison-Heights.org>

Sent: Tuesday, January 30, 2024 3:39 PM

To: Ginny Dougherty <ginny.dougherty@pmenv.com>

Cc: Jeff Buck <jbuck@cypressmi.com>

Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

You don't often get email from gilestucker@madison-heights.org. [Learn why this is important](#)

This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Ginny,

See my responses below in **Green**. I also noticed that we have a small difference in the total reimbursement for Request #1. Your table shows 1,306,640 and my documents show 1,306,859.98 was approved. This small difference seems to be in Site Preparation. You have \$967,986.50 and I have \$968,206.48. Any reason why? Aside from this, I just need clarification on Item 6 and I can finish the tables and complete the Agenda Item for the Feb. 12th Meeting.

Thanks!

Giles Tucker

Community Development Director

Office (248) 583-0831

Direct (248) 837-2650

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Tuesday, January 9, 2024 9:33 AM
To: Giles Tucker <GilesTucker@Madison-Heights.org>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Giles,

See below in Red. As mentioned yesterday, Jeff and his Team are tracking down checks or other proof of payment documentation for #2.

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, a Pinchin Company
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Giles Tucker <GilesTucker@Madison-Heights.org>
Sent: Monday, January 8, 2024 9:58 AM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

You don't often get email from gilestucker@madison-heights.org. [Learn why this is important](#)

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

Hi Ginny & Jeff,

Just a heads up. Our next opportunity to bring this request to the BRA is Tuesday January 16th. To hit this meeting, I need all these questions answered/resolved by Wednesday January 10th. The next opportunity to bring this to the BRA will be on February 20th. It is budget season and Meeting Agendas are filling up. Please let me know what dates we are shooting for so I can set aside time to get this approved.

Thanks

Giles Tucker
Community Development Director
Office (248) 583-0831
Direct (248) 837-2650

From: Giles Tucker <GilesTucker@Madison-Heights.org>
Sent: Friday, December 22, 2023 9:03 AM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Ginny,

I have completed my first run through the request. Could you please respond to the questions and request for more documentation below?

1. The first reimbursement went to Hudson-Madison, the letter names Cypress Partners.

What entity will the reimbursement be issued to?

Reimbursement should go to Hudson-Madison like last time. Thank you for double checking. **Got it, all set.**

2. We need more information about the checks that were used for proof of payment. Please provide an image of a cancelled check or other form of proof for: **Thank you.**

Received from Jeff.

- a. Check # 1005
- b. Check # 1009
- c. Check # 1066
- d. Check # 1074
- e. Check # 1119
- f. Check # 1168
- g. Check # 1224
- h. Cancelled Check 1288 – **already provided. Attached again**
- i. Check # 1007
- j. Check #1167
- k. Check #1192

3. PEA Group

- a. Staking- around 25% of sidewalk staking does seem reasonable. Where is \$8900 coming from as stated in the email or is it \$8,097.50? I see from Invoice # 94388.
 $\$8,097.5 \times 0.25 = \mathbf{\$2,024.38}$

The Reimbursement Package only included two invoices to get us to the \$2,225. I've attached the four invoices that have charges specific to staking sidewalks:

1867.50 – requested in full

2047.50 – requested \$357.50

3410.00 – left out of Reimbursement Package

1575.00 – left out of Reimbursement Package

Totals: \$8900.00 on sidewalk staking, 25% in public ROW = \$2,225.00

Requested Understood and Accepted!

- b. Soft Costs related to other eligible activities. Could you please provide more details that better describe the services provided in these invoices that are directly related to an eligible activity? **This is related to producing drawings, measurements, legals for easements on the property for utilities at the site. It also includes general construction management services for eligible activities, which include on-site direction and monitoring of earthwork and utilities being**

constructed according to design. This is related to Site Development's work, as well as the grading Cunningham-Limp completed. **Understood and Accepted!**

4. I found a very minor difference for Temporary Facilities (General Conditions) for Site Development, Inc. Invoice #16668 from Site Development to CLD shows a total of \$11,000 paid for "General Conditions". Total contract amount = \$1,226,098.68. Total RR#2 request \$87332.51. $\$87332.51 / \$1,226,098.68 = .0712$. $7.12\% * 11,000 = \$783.42$ Since this is a calculation to determine the **proportion** of cost we can attribute as eligible from the General Conditions, we have to subtract the billed amount of General Conditions from the overall contract. $\$1,226,098.68 - \$11,000 = \$1,215,098.68$. The request of \$87,332.51 is 7.19% of the \$1,215,098.68 contracted work. $7.19\% \text{ of } \$11,000 = \790.90 **Understood and Accepted!**
5. Pay App 14 for RR #1 approved \$92,047.50 in reimbursement. This was \$102,275 less retainage of \$10,227.50. Pay App 24 shows that contract amount was paid including retainer. Pay App 24 shows a contract amount of \$1,686,469, Pay App 11 shows contract amount of \$1,714,111.00. I am not seeing a change order on Pay App 24, was this a typo? **Reimbursement Request 2 was intended to request the Retainer payment of \$10,277.50 related to sanitary relocation work – looks like excel rounded up to 10,228, so I'm overstated by \$0.50. No problem, a tiny rounding error.**

Allor performed other work associated with building branch plumbing, gas lines, condensates, etc. and had change orders that altered the total contract amount, but the amount billed for the Sanitary relocation was the same as Pay App 14.

6. Cunningham-Limp Soft Costs Related to Other Eligible Activities: Adjusted contract price is now \$379,136, isn't \$8,985 being returned to the developer? Also, I may have missed it, where does the \$170,270.94 come from? **\$2894.66 These were billed under the Cunningham-Limp GC contract. They include the first two PEA request items, all the Industrial Fence Request, all Site Development items requested, the Allor Plumbing request, Ray's Nursery, Axis Electrical, and the Cunningham-Limp Grading. A final reconciliation of costs was received from Cunningham Limp showing the Contractor Fee paid to total \$454,732. May we revise this request to account for the final amount paid? A new calculation is attached totaling \$3,506.50.**

Yes, you may/ received. I understand that this \$454,732 is the cost for C-L providing general contractor services for the project and that \$170,270.94 is the amount incurred being the GC for other eligible activities done by other entities under a contract. What I don't understand is how is that number derived? Is it a percentage stated in the GC contract between the developer and the C-L?

7. Looking through the Workplan Guidance, I don't believe that the inspection fees from the WRC are an eligible activity for reimbursement. The examples within the guidance are actions taken for erosion control, not the inspection of the actions. This seems more closely related to a permitting fee, which is ineligible. I have reached out to Rob Garza from MEDC brownfield for a second opinion. **I've emailed Rob Garza from MEDC twice now with no response. While I will not recommend approval for these eligible activities in my staff memo, I am happy to include any other supplemental documentation for the BRA to consider.**

Once these items are resolved, the next step will be to bring these to the BRA for reimbursement. I have a new Brownfield Plan application ready for consideration, and I am targeting for both this reimbursement request and the first look at that brownfield plan on January 16th, 2024. To meet this date, I would need to have a packet ready by January 9th.

Giles Tucker
Community Development Director
Office (248) 583-0831
Direct (248) 837-2650

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Monday, December 18, 2023 3:30 PM
To: Giles Tucker <GilesTucker@Madison-Heights.org>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Giles,

See attached!

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, a Pinchin Company
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | Ginny.Dougherty@pmenv.com

From: Giles Tucker <GilesTucker@Madison-Heights.org>
Sent: Thursday, December 14, 2023 4:35 PM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: RE: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

You don't often get email from gilestucker@madison-heights.org. [Learn why this is important](#)

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Hi Ginny,

I am working through the Request #2 for Hudson Madison LLC. For the checks/canceled checks, I am seeing the invoice summary, but could you also include an image of the cancelled check?

Giles Tucker
Community Development Director
Office (248) 583-0831
Direct (248) 837-2650

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Monday, November 27, 2023 4:20 PM
To: Giles Tucker <GilesTucker@Madison-Heights.org>
Cc: Jeff Buck <jbuck@cypressmi.com>
Subject: Reimbursement Request #2 for Cypress Partners/Hudson Madison LLC

Hi Giles,

I've attached the second request for reimbursement at the Reserve at Red Run. Please let me know if you have any questions in your review.

Thank you,

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*

PM ENVIRONMENTAL, a Pinchin Company

4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com

p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | ginny.dougherty@pmenv.com

Environmental & Engineering Services Nationwide



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PM Environmental TIF Reimbursement Request #2

Additional
Documentation
Received

PEA 1849 POND RUN
AUBURN HILLS, MI 48326
GROUP 248.689.9090
PEAACOUNTING@PEAGROUP.COM

JUL 07 2022

CUNNINGHAM LIMP COMPANY
BART ROESER
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice number 94388
Date 07/07/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through July 02, 2022

11 STAKE SIDEWALKS PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Manager	1.50	165.00	247.50
Survey Crew - 2 Person	10.00	180.00	1,800.00
Professional Fees subtotal	11.50		2,047.50

Invoice total **2,047.50****Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
93333	05/12/2022	2,640.00		2,640.00			
93844	06/10/2022	3,410.00	3,410.00				
94388	07/07/2022	2,047.50	2,047.50				
Total		8,097.50	5,457.50	2,640.00	0.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

AUDITED *JP* APPROVED _____
 JOB # 19-502 CODE # 03-010
 AC # 5-3510
 POSTED AMOUNT 47554
 POSTED TO DATE 47554
 PAID TO DATE 41504

PO 19502-0005

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:
<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our NEW Auburn Hills office.



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48063
248.689.9090
PEAACOUNTING@PEAGROUP.COM

MAY 12 2022

CUNNINGHAM LIMP COMPANY
BART ROESER
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice number 93333
Date 05/12/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through May 11, 2022

**10 SET AND MARK PROPERTY CORNERS
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Manager	1.50	155.00	232.50
Survey Crew - 1 Person	4.00	135.00	540.00
Professional Fees subtotal	5.50		772.50

**11 STAKE SIDEWALKS
PROFESSIONAL FEES**

JOB # 19502 CODE # C3.010
A/C # 65510
POSTED TO DATE 41504
PAID TO DATE 39871
Professional Fees subtotal

	Hours	Rate	Billed Amount
Project Manager	1.50	165.00	247.50
Survey Crew - 2 Person	9.00	180.00	1,620.00
Professional Fees subtotal	10.50		1,867.50

PO 19502-0005

Invoice total 2,640.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
92860	04/18/2022	1,632.50	1,632.50				
93333	05/12/2022	2,640.00	2,640.00				
Total		4,272.50	4,272.50	0.00	0.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

PEA GROUP 1849 POND RUN
AUBURN HILLS, MI 48326
248.689.9090
PEAACOUNTING@PEAGROUP.COM

JUN 10 2022

CUNNINGHAM LIMP COMPANY
BART ROESER
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice number 93844
Date 06/10/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through June 04, 2022

11 STAKE SIDEWALKS PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Survey Crew - 2 Person	8.50	180.00	1,530.00
Survey Crew - 3 Person	8.00	235.00	1,880.00
Professional Fees subtotal	16.50		3,410.00

Invoice total **3,410.00****Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
92860	04/18/2022	1,632.50		1,632.50			
93333	05/12/2022	2,640.00	2,640.00				
93844	06/10/2022	3,410.00	3,410.00				
Total		7,682.50	6,050.00	1,632.50	0.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

JOB # 19502 CODE # 03-010
 A/C # 5-4810
 POSTED AMOUNT 44144
 POSTED TO DATE 44144
 PAID TO DATE 41504
 PO 19502-0005

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:
<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our NEW Auburn Hills office.

PEA 1849 POND RUN
 GROUP 248.689.9090
 AUBURN HILLS, MI 48326
 PEAACCOUNTING@PEAGROUP.COM

CUNNINGHAM LIMP COMPANY
 BART ROESER
 28970 CABOT DRIVE
 SUITE 100
 NOVI, MI 48377

Invoice number 94935
 Date 08/12/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through August 06, 2022

**08 STAKE PAVING
 PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Survey Crew - 2 Person	15.50	175.00	2,712.50

**11 STAKE SIDEWALKS
 PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Manager	1.00	165.00	165.00
Survey Crew - 3 Person	6.00	235.00	1,410.00
Professional Fees subtotal	7.00		1,575.00

Invoice total **4,287.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
93844	06/10/2022	3,410.00			3,410.00		
94388	07/07/2022	2,047.50		2,047.50			
94935	08/12/2022	4,287.50	4,287.50				
Total		9,745.00	4,287.50	2,047.50	3,410.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702
 PROJECT THE RESERVE AT RED RUN
 30031 DEQUINDRE ROAD
 MADISON HEIGHTS, MI 48071
 PERIOD TO: 3/31/2023
 APPLICATION NO: 2023-07-001
 DISTRIBUTION TO: ☒ Owner ☒ Architect ☒ Contractor

FROM (CONTRACTOR):
 BIRMINGHAM, MICHIGAN 48009
 CUNNINGHAM-LIMP DEVELOPMENT
 28970 CABOT DRIVE, SUITE 100
 NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 27

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
Approved this Month		69,226	0
Number	Date Approved		
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
10	4/11/2023	75,596	
TOTALS		496,711	0
Net Change by Change Orders			565,937

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L. Dlugosz Date: 11/6/2023
 Connie Dlugosz, Controller

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....\$ 21,970,000
2. Net change by Change Orders.....\$ 565,937
3. CONTRACT SUM TO DATE (Line 1 + 2).....\$ 22,535,937
4. TOTAL COMPLETED & STORED TO DATE.....\$ 22,535,937
 (Column G on G703)
5. RETAINAGE:
 a. 10 % of Completed Work
 (Column D + E on G703) \$ 0
 b. % of Stored Material
 (Column F on G703) \$
 Total Retainage (Line 5a + 5b or Total in Column I of G703).....\$ 0
 6. TOTAL EARNED LESS RETAINAGE.....\$ 22,535,937
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....\$ 22,460,341
8. CURRENT PAYMENT DUE.....\$ 75,596
9. BALANCE TO FINISH, PLUS RETAINAGE.....\$ 0
 (Line 3 less Line 6)

State of: Michigan County of: Oakland
 Subscribed and sworn to before me this 11/6/2023 day of November
 Notary Public: _____
 My Commission Expires: September 11, 2024

Amount Certified.....\$
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: _____

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Twenty Seven (27)

APPLICATION DATE: 3/31/2023

PERIOD TO: 3/31/2023

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)		WORK COMPLETED THIS PERIOD						
1	PRE-CONSTRUCTION SERVICES	28,000	28,000					28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000					793,000	100%	0	0
3	COVID-19 SANITATION PROCEDURES	32,000	32,000					32,000	100%	0	0
4	CONSTRUCTION TESTING	46,443	46,443					46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000					59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400					18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	985,672					985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729					134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000					219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321					461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0						0	0%	0	0
12	LANDSCAPING	177,809	177,809					177,809	100%	0	0
13	FOUNDATIONS	415,422	415,422					415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884					386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	638,420	638,420					638,420	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380					2,208,380	100%	0	0
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536					1,249,536	100%	0	0
18	INSULATION, DRYWALL & ACT	1,589,456	1,589,456					1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503					977,503	100%	0	0
20	DOORS, FRAMES, HARDWARE & RR ACC.	495,039	495,039					495,039	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719					350,719	100%	0	0
22	FINISH CARPENTRY & MILL WORK	1,618,141	1,618,141					1,618,141	100%	0	0
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502					145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205					553,205	100%	0	0
25	PAINTING	509,766	509,766					509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469					1,686,469	100%	0	0
27	HVAC	1,777,658	1,777,658					1,777,658	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,618	1,881,618					1,881,618	100%	0	0
29	LIGHT FIXTURES	197,172	197,172					197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770					589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036					197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	329,726	329,726					329,726	100%	0	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G/ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	193,533			193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	124,411			124,411	100%	0	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	59,366	59,366			59,366	100%	0	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	791,315			791,315	100%	0	0
	SUBTOTAL COST:	22,081,205	22,081,205	0	0	22,081,205	100%	0	0
38	CONTRACTOR FEE	454,732	379,136	75,596		454,732	100%	0	0
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,535,937	22,460,341	75,596	0	22,535,937	100%	0	0

Request includes \$170,270.94 paid Eligible
Activities compared to \$22,081,205 total contract
paid and stored = 0.77%.

0.77% of \$454,732 contractor fee = \$3,506.50

**SWORN STATEMENT FOR
CONTRACTOR**

Project: The Reserve at Red Run
Owner: Hudson Madison, LLC
Contractor's Name: Cunningham-Limp Co.
Period to: 03/31/2023
Request No.: 27

STATE OF MICHIGAN)

COUNTY OF OAKLAND) SS

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the

Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance

under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	793,000	0	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	32,000	0	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	38,138	0	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	79,020	0	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	401,327	0	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggett	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	210,866	0	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,777,658	0	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,881,618	0	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	329,726	0	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	791,315	0	0	0
		Subtotal Cost	21,094,500	986,705	22,081,205	22,081,205	0	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(20,768)	454,732	379,136	75,596	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
	TOTALS		21,970,000	565,937	22,535,937	22,460,341	75,596	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 PF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST. THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 11/6/2023 Connie L. Bluyong Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 57031110.

Subscribed and sworn to before me this 6th day of November, 2023.

[Signature] Notary Public John Packovich Oakland County, Michigan

My Commission Expires: 09/11/2024

PREMIER BANK

1288

55-7085/2412

HUDSON MADISON LLC
280 W. MAPLE STE. 280
BIRMINGHAM, MI 48009

4/24/2023

PAY TO THE ORDER OF Cunningham-Limp

\$ **149,673.00

One Hundred Forty-Nine Thousand Six Hundred Seventy-Three and 00/100*****

DOLLARS

Cunningham-Limp Development
28970 Cabot Dr., Ste 100
Novi, MI 48377

MEMO

The Reserve at Red Run

AUTHORIZED SIGNATURE

⑈001288⑈ ⑆24⑆27085⑆⑆5232949583⑈

Photo State Deposit

Details on Back

Check # 1288 Cleared Premier Bank on 5/3/2023

10/15/2019

Cunningham-Limp Development

1852620929

CHUCK AND JOE HONOLULU REPORT 1/1/2019
2019 10/15/2019 10/15/2019 10/15/2019

HUDSON MADISON LLC

280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1005

56-7085/2412

2/1/2021

PAY TO THE ORDER OF PEA Group

\$ **11,886.84

Eleven Thousand Eight Hundred Eighty-Six and 84/100***** DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO

2019-236



AUTHORIZED SIGNATURE

⑈001005⑈ 1:241270851:5232949583⑈

Photo Safe Deposit®
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HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1007

56-7085/2412

2/1/2021

PAY TO THE ORDER OF Testing Engineers & Consultants, Inc.

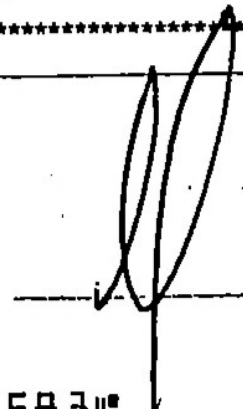
\$ **926.00

Nine Hundred Twenty-Six and 00/100*****

DOLLARS

Testing Engineers & Consultants, Inc.
1343 Rochester Rd
Troy, MI 48099

MEMO 60690



AUTHORIZED SIGNATURE

⑈001007⑈ 1241270851⑈5232949583⑈

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HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1009
56-7085/2412

2/12/2021

PAY TO THE ORDER OF PEA Group

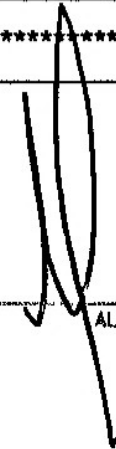
\$ **2,659.50

Two Thousand Six Hundred Fifty-Nine and 50/100*****

DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO
2019-236



AUTHORIZED SIGNATURE

⑈001009⑈ ⑆241270851⑆5232949583⑈

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HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1066

56-7085/2412

7/19/2021

PAY TO THE ORDER OF PEA Group

\$ **2,920.60

Two Thousand Nine Hundred Twenty and 60/100*****

DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO 2019-236

AUTHORIZED SIGNATURE

⑈001066⑈ ⑆241270851⑆5232949583⑈

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HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1074

56-7085/2412

8/24/2021

PAY TO THE ORDER OF PEA Group

\$ **202.50

Two Hundred Two and 50/100*****

DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO

2019-236

AUTHORIZED SIGNATURE

⑈001074⑈ ⑆241270851⑆5232949583⑈

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HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1119

56-7085/2412

1/12/2022

PAY TO THE ORDER OF PEA Group

\$ **336.00

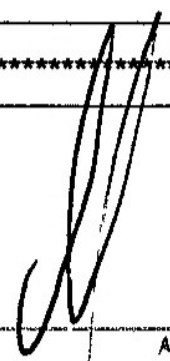
Three Hundred Thirty-Six and 00/100*****

DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO

2019-236



AUTHORIZED SIGNATURE

MP

⑈001119⑈ ⑆241270851⑆5232949583⑈

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HUDSON MADISON LLC

280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1167

56-7085/2412

4/27/2022

PAY TO THE ORDER OF Oakland County Water Resources Commission

\$ **503.75

Five Hundred Three and 75/100*****

DOLLARS

Oakland County Water Resources Commission
One Public Works Dr
Building 95 West
Waterford, MI 48328-1907

MEMO

Permit 000551-2020-CO

AUTHORIZED SIGNATURE

⑈001167⑈ ⑈241270851⑈5232949583⑈

Photo Safe Deposit®

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PREMIER BANK

1168

56-7085/2412

HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

4/27/2022

PAY TO THE ORDER OF PEA Group

\$ **148.50

One Hundred Forty-Eight and 50/100***** DOLLARS

PEA Group
2430 Rochester Ct., Ste. 100
Troy, MI 48083

MEMO
2019-236



AUTHORIZED SIGNATURE

⑈001168⑈ ⑆241270851⑆5232949583⑈

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HUDSON MADISON LLC 280 W. MAPLE STE. 230 BIRMINGHAM, MI 48009		PREMIER BANK	1192 56-7085/2412
		8/1/2022	
PAY TO THE ORDER OF	Oakland County Water Resources Commission	\$**503.75	
Five Hundred Three and 75/100*****			DOLLARS
Oakland County Water Resources Commission One Public Works Dr Building 95 West Waterford, MI 48328-1907			
MEMO	Permit 000551-2020-CO	 AUTHORIZED SIGNATURE	
⑈001192⑈ ⑆241270851⑆5232949583⑈			

Photo Safe Deposit
Details on Back

20220809900057130001700008 20220809 00008	For Deposit Only Huntington Bank Water Resources Commission One Public Works Drive Building 95 West Waterford, MI 48328-1907 OAKLAND COUNTY WATER RESOURCES COMMISSION
--	---

HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

PREMIER BANK

1224

56-7085/2412

10/14/2022

PAY TO THE ORDER OF PEA Group

\$ **1,012.60

One Thousand Twelve and 60/100***** DOLLARS

PEA Group
1849 Pond Run
Auburn Hills, MI 48326

MEMO 2019-236



AUTHORIZED SIGNATURE

Photo Safe Deposit®

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⑈001224⑈ 1241270851⑈5232949583⑈

PM Environmental TIF Reimbursement Request #2

30031 Dequindre Rd

VIA ELECTRONIC MAIL TO: GILESTUCKER@MADISON-HEIGHTS.ORG

October 26, 2023

Mr. Giles Tucker
Community and Economic Development
City of Madison Heights
300 W. Thirteen Mile Road
Madison Heights, MI 48071

**RE: Tax Increment Financing (TIF) Reimbursement Request #02 for the Property
Located at 30031 Dequindre Road, Madison Heights, Michigan
PM Project # 01-11783-3-0001**

Mr. Tucker,

Enclosed is the Tax Increment Financing (TIF) Reimbursement Request description of eligible activities, and documentation of eligible costs for TIF reimbursement under the Brownfield Plan for the Property located at 30031 Dequindre Road, Madison Heights, Michigan (parcel number 25-12-280-035, a combined parcel from previous parcel numbers 25-12-280-031, 25-12-280-030, and 25-12-280-034).

This request is being submitted on behalf of Cypress Partners LLC (Developer and Owner). The terms for reimbursement of eligible brownfield costs were set forth in the Brownfield Reimbursement Agreement executed by the City of Madison Heights Brownfield Redevelopment Authority (MHBRA), City of Madison Heights, and Cypress Partners LLC on March 17, 2020.

To the extent that this submission is approved, the City of MHBRA shall cause Cypress Partners LLC to be paid the amounts approved as determined eligible under the Brownfield Plan and documented in the reimbursement request.

The total not-to-exceed cost for Eligible Activities approved in the Brownfield Plan is \$1,733,789. This Reimbursement Request total is tabulated within Appendix B for a total cost of \$224,306.16 (all Local Only Activities).

Due to existing site conditions during redevelopment, exceedances were encountered in costs and activities incurred. This is reflective in Appendix A and allotted for within the approved 15% contingency.

If you have any questions related to this request, please do not hesitate to contact our office at (248) 414-1436 or email at dougherty@pmenv.com.

Sincerely,

PM ENVIRONMENTAL



Ginny Dougherty
Project Consultant - Brownfield & Economic Incentives

30031-30071 Dequindre Road. Madison Heights, Michigan
TIF Reimbursement Request #02
PM Project No. 01-11783-3-0001; October 26, 2023

I certify that the information submitted on and with this Request for Reimbursement is accurate and is an eligible cost described in the Brownfield Plan for this project approved by the City of Madison Heights, Community and Economic Development.

Developer: CYPRESS PARTNERS
Signature: [Signature]
Date: 11/22/23
Title: MANAGER - MEMBER
Address: 280 W. MAPLE - 230
BIRMINGHAM, MI 48009

Appendices:

Appendix A: Description of Eligible Activities Conducted

Appendix B: Approved Brownfield Plan Expenses and Corresponding Invoices Table

Appendix C: Documentation of Eligible Costs (invoices)

Appendix A

Appendix A: Description of Eligible Activities Conducted

The Eligible Activities (as defined by Section 2 of Public Act 381, as amended) that were completed as permitted under the Brownfield Redevelopment Financing Act are further described below:

Demolition Activities

Demolition activities approved under the Brownfield Plan included building demolition, Dewatering during foundation removal, removal of abandoned utilities, removal of curbs and gutters, removal of sidewalks, and fill, compaction, and grading where improvements were located.

Demolition activities included building demolition activities and backfill of the former basements to prepare the site for redevelopment.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$83,000 for Demolition activities. Costs are tabulated within Appendix B for a total cost of \$5,365 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Infrastructure Improvement Activities

Infrastructure improvement activities approved under the Brownfield Plan included an urban storm water management system, and sidewalk, curb, and gutter improvements in public right-of-way.

Infrastructure activities included the installation of an underground retention system and landscaping within the public right of way.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$320,860 for Infrastructure improvement activities. Costs are tabulated within Appendix B for a total cost of \$19,150 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C.

Site Preparation Activities

Site preparation activities approved under the Brownfield Plan included temporary construction access/road; temporary traffic control; temporary erosion control; temporary site control (fencing, gates, signage, and/or lighting); temporary facility; grading (including reasonable mass grading of the entire project site); relocation of active utilities (electric, gas, water, and sewer); staking; clearing and grubbing (including grass, shrubs, trees, and other vegetation at their roots); and related disposal; dewatering during other eligible activities; compaction and sub-base preparation related to other eligible activities; disposal of solid waste (i.e. used tires, old appliances, and furniture, and used car batteries); and soft costs related to other eligible activities.

Site preparation activities completed included temporary construction access, temporary site control, temporary facility, relocation of utilities, grading and land balancing, relocation of active utilities, staking, clearing and grubbing, excavation of unsuitable material, compaction and sub-base preparation related to other eligible activities, and soft costs related to other eligible activities.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$1,064,365 for Site Preparation Activities. Costs are tabulated within Appendix B for a total cost of \$184,991.16 of local tax increment revenue eligible activities for TIF reimbursement and associated invoices are provided in Appendix C. Use of contingency is requested for cost overages incurred in this category.

Brownfield Plan Preparation

Preparation of the Brownfield Plan included meetings/consultations, report preparation, associated correspondence and management activities. Work completed includes Brownfield Plan preparation activities and Brownfield Plan implementation.

These activities are eligible as defined by Act 381, as amended. The Brownfield Plan approved a cost of \$30,000 for Brownfield Plan Activities. Costs are tabulated within Appendix B for a total cost of \$14,800.00 for TIF Reimbursement Request 01 and associated invoices are provided in Appendix C.

Contingency

A 15% contingency of \$221,764 was approved in the Brownfield Plan. The developer requests to utilize the contingency to reimburse the site preparation costs as described above via local mills only.

Appendix B

Eligible Activities	Brownfield Plan Approved Costs	Code Letter	Code Num.	Request #1	Request #2	Amount Spent to Date	Brownfield Plan Approved Amount Remaining
Brownfield TIF							
Task # 1 Pre-Approved Activities - EGLE							
Phase I ESA	\$ 2,100.00	A	1	\$ 2,100.00		\$ 2,100.00	\$ -
Hazardous Material Survey	\$ 1,500.00	A	5	\$ 1,111.00		\$ 1,111.00	\$ 389.00
EGLE Pre-Approved Activities Task Sub-Total	\$ 3,600.00			\$ 3,211.00	\$ -	\$ 3,211.00	\$ 389.00
Task # 3 Demolition - MSF							
Building Demolition Activities	\$ 50,000.00	C	1	\$ 52,000.00	\$ 1,000.00	\$ 53,000.00	\$ (3,000.00)
Dewatering During Foundation Removal	\$ 5,000.00	C	7		\$ -	\$ -	\$ 5,000.00
Removal of Abandoned Utilities	\$ 3,000.00	C	9		\$ 4,065.00	\$ 4,065.00	\$ (1,065.00)
Removal of Curbs and Gutters	\$ 5,000.00	C	11		\$ -	\$ -	\$ 5,000.00
Removal of Sidewalks	\$ 5,000.00	C	12		\$ -	\$ -	\$ 5,000.00
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 15,000.00	C	13	\$ 5,700.00	\$ 300.00	\$ 6,000.00	\$ 9,000.00
Demolition Activities Task Sub-Total	\$ 83,000.00			\$ 57,700.00	\$ 5,365.00	\$ 63,065.00	\$ 19,935.00
Task # 4 Asbestos Activities - MSF							
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,200.00	D	1	\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Asbestos Activities Task Sub-Total	\$ 10,200.00			\$ 18,400.00	\$ -	\$ 18,400.00	\$ (8,200.00)
Task # 5 Infrastructure Improvements - MSF							
Urban Storm Water Management Systems (Traditional versus Low Impact Design)	\$ 300,000.00	E	1	\$ 209,850.00	\$ 9,150.00	\$ 219,000.00	\$ 81,000.00
Underground and Multi-Level Parking Structures (public or private)		E	2		\$ -	\$ -	\$ -
Curbs, Gutters, and Sidewalks in Public ROW	\$ 20,860.00	E	3	\$ 39,993.75	\$ -	\$ 39,993.75	\$ (19,133.75)
Landscaping in ROW and Public Park		E	6		\$ 10,000.00	\$ 10,000.00	\$ (10,000.00)
Infrastructure Improvements Task Sub-Total	\$ 320,860.00			\$ 249,843.75	\$ 19,150.00	\$ 268,993.75	\$ 51,866.25
Task # 6 Site Preparation - MSF						\$ -	
Temporary Construction Access and/or Roads	\$ 3,000.00	F	1	\$ 72,176.19	\$ 10,382.51	\$ 82,558.70	\$ (79,558.70)
Temporary Traffic Control	\$ 10,000.00	F	2		\$ -	\$ -	\$ 10,000.00
Temporary Erosion Control	\$ 19,000.00	F	3		\$ 8,990.25	\$ 8,990.25	\$ 10,009.75
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 17,500.00	F	4	\$ 13,156.60	\$ 3,662.40	\$ 16,819.00	\$ 681.00
Temporary Facility	\$ 119,895.00	F	5	\$ 188,192.50	\$ 790.90	\$ 188,983.40	\$ (69,088.40)
Grading (including reasonable mass grading of entire project site)	\$ 150,000.00	F	7	\$ 202,399.00	\$ 20,822.00	\$ 223,221.00	\$ (73,221.00)
Relocation of Active Utilities	\$ 404,000.00	F	8	\$ 239,297.50	\$ 76,746.50	\$ 316,044.00	\$ 87,956.00
Staking	\$ 40,000.00	F	9	\$ 15,969.00	\$ 2,225.00	\$ 18,194.00	\$ 21,806.00
Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	\$ 76,000.00	F	11	\$ 40,850.00	\$ 2,150.00	\$ 43,000.00	\$ 33,000.00
Excavation of Unstable Material		F	12		\$ 39,000.00	\$ 39,000.00	\$ (39,000.00)
Foundation Work to Address Special Soil Concerns		F	13	\$ 82,729.00	\$ -	\$ 82,729.00	\$ (82,729.00)
Dewatering Relating to Other Eligible Activities	\$ 7,000.00	F	15		\$ -	\$ -	\$ 7,000.00
Compaction & Sub-Base Preparation Related to Other Eligible Activities	\$ 46,000.00	F	16	\$ 51,200.00	\$ 2,800.00	\$ 54,000.00	\$ (8,000.00)
Disposal of Solid Waste	\$ 6,000.00	F	18		\$ -	\$ -	\$ 6,000.00
Soft Costs Related to Other Eligible Activities	\$ 165,970.00	F	19	\$ 62,016.71	\$ 17,421.60	\$ 79,438.31	\$ 86,531.69
Site Preparation Task Sub-Total	\$ 1,064,365.00			\$ 967,986.50	\$ 184,991.16	\$ 1,152,977.66	\$ (88,612.66)
Task # 7 Brownfield Plan Preparation and Implementation MSF							
Brownfield Plan Preparation	\$ 20,000.00	G	1	\$ 9,498.75	\$ -	\$ 9,498.75	\$ 10,501.25
Brownfield Plan Implementation	\$ 10,000.00	G	2		\$ 14,800.00	\$ 14,800.00	\$ (4,800.00)
Brownfield Plan Preparation and Implementation Task Sub-Total	\$ 30,000.00			\$ 9,498.75	\$ 14,800.00	\$ 24,298.75	\$ 5,701.25
Contingency (up to 15%)	\$ 221,764.00	H	1				\$ 221,764.00
Total Brownfield TIF	\$ 1,733,789.00			\$ 1,306,640.00	\$ 224,306.16	\$ 1,530,946.16	\$ 202,842.84
EGLE Total				\$ 3,211.00	\$ -		
MSF Total				\$ 1,303,429.00	\$ 224,306.16		

BROWNFIELD EXPENSES REIMBURSEMENT REQUEST 02								
CODE LETTER	CODE NUMBER	CATEGORY	ELIGIBLE ACTIVITY	CONTRACTOR	ACTIVITY DESCRIPTION	DOCUMENTATION REFERENCE	PROOF OF PAYMENT DOCUMENTATION	SCHEDULED VALUE
F	9	Site Preparation	Staking	PEA Group	Staking property corners (ROW) and sidewalks	93333	Pay App 26	\$ 1,867.50
F	9	Site Preparation	Staking	PEA Group	Staking public Sidewalks	94388	Pay App 26	\$ 357.50
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Easements	84719	Check #1005	\$ 80.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	85034	Check #1005	\$ 1,165.50
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	85372	Check #1009	\$ 270.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	85721	Check #1009	\$ 1,147.50
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	87516	Check #1066	\$ 816.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	88269	Check #1066	\$ 246.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	88532	Check #1066	\$ 378.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	88942	Check #1074	\$ 202.50
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	90790	Check #1119	\$ 336.00
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Construction Services	91290	Check #1168	\$ 148.50
F	19	Site Preparation	Soft Costs Related to Other Eligible Activities	PEA Group	Easements	95128	Check #1224	\$ 325.60
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing - Retainer Payment	Pay App 26	Canceled Check 1288	\$ 1,085.00
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing (CO) - Retainer Payment	Pay app 26	Canceled Check 1288	\$ 377.40
F	4	Site Preparation	Temporary Site Control (fencing, gates, signage and/or lighting)	Industrial Fence and Landscaping, Inc.	Temporary Site Control - fencing (CO2)	Pay App 18 and 26	Canceled Check 1288	\$ 2,200.00
C	1	Demolition	Building Demolition Activities	Site Development, Inc.	Demolition - Retainer Payment	Pay App 14	Pay App 26	\$ 1,000.00
F	7	Site Preparation	Grading (including reasonable mass grading of entire project site)	Site Development, Inc.	Earthwork - Clearing, grubbing, grading - Retainer Payment	Pay App 14	Pay App 26	\$ 7,800.00
F	8	Site Preparation	Relocation of Active Utilities	Site Development, Inc.	Relocation of Sanitary Sewer - Retainer Payment	Pay App 14	Pay App 26	\$ 1,600.00
E	1	Infrastructure Improvements	Urban Storm Water Management Systems (Traditional versus Low Impact Design)	Site Development, Inc.	Underground Retention System - Retainer Payment	Pay App 14	Pay App 26	\$ 9,150.00
C	13	Demolition	Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	Site Development, Inc.	Backfill Basements - Retainer Payment	Pay App 14	Pay App 26	\$ 300.00
F	8	Site Preparation	Relocation of Active Utilities	Site Development, Inc.	Relocation of Water Mains - Retainer Payment	Pay App 14	Pay App 26	\$ 6,150.00
F	11	Site Preparation	Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	Site Development, Inc.	Haul Spoils - Retainer Payment	Pay App 14	Pay App 26	\$ 2,150.00
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO1 - stone for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 370.80
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO2 - stone for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 1,522.87
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO3 - stone for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 1,708.90
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO4 - stone for temp. construction access - Retainer Payment	Pay App 14	Pay App 26	\$ 413.94
F	16	Site Preparation	Compaction and Subbase preparation	Site Development, Inc.	Subbase prep due to poor soils - Retainer Payment	Pay App 14	Pay App 26	\$ 2,800.00
F	1	Site Preparation	Temporary construction access	Site Development, Inc.	CO5 - stone for temp.construction access	Pay App 22	Pay App 26	\$ 6,366.00
F	7	Site Preparation	Grading	Site Development, Inc.	Respread top soil (grading)	Pay App 22	Pay App 26	\$ 7,000.00
F	12	Site Preparation	Excavation of unsuitable material	Site Development, Inc.	Undercut and Haul - concrete debris removal found on site	Pay App 22	Pay App 26	\$ 39,000.00
F	5	Site Preparation	Temporary Facility	Site Development, Inc.	Temporary Facilities (General Conditions)	Pay App 22	Pay App 26	\$ 790.90
F	8	Site Preparation	Relocation of Active Utilities	Allor Plumbing	Sanitary Underground Mains - Retainer Payment	Pay App 24	Pay App 24	\$ 10,228.00
E	6	Infrastructure Improvements	Public Landscaping	Ray's Nursery and Landscaping	Landscaping in the DeQuindre ROW	Pay App 20	Pay App 26	\$ 10,000.00
F	8	Site Preparation	Relocation of Active Utilities	Axis Electrical	Relocation of Electrical supply	Pay App 26	Canceled check 1288	\$ 50,000.00
F	7	Site Preparation	Grading	Cunningham-Limp	Grading	Pay App 11	Canceled check 1288	\$ 6,022.00
F	19	Site Preparation	Soft costs related to other eligible activities	Cunningham-Limp	Contractor Fee based on pro-ration	Pay App 26	Canceled check 1288	\$ 3,105
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	100772	Ledger	\$ 6,500.00
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	101510	Ledger	\$ 1,112.50
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	102854	Ledger	\$ 2,532.50
G	2	Brownfield Plan Implementation	Brownfield Plan Implementation	PM Environmental	Reimbursement Request	104593	To be provided upon payment	\$ 4,655.00
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service - 30031 DeQuindre	9317836978	CC payment	\$ 655.00
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service - 30021 DeQuindre	9317881015	CC Payment	\$ 655.00
C	9	Demolition	Removal of Utilities	Consumers	Removal of Gas service	9318297885	CC Payment	\$ 655.00
F	8	Site Preparation	Relocation of Active Utilities	Consumers	Relocation of Gas Utility	9321322511	CC Payment	\$ 700.00
F	8	Site Preparation	Relocation of Active Utilities	DTE Energy	Relocation of Electrical Service	Line Ext. Agreement 60437163	Cancelled Check	\$ 8,068.50
F	19	Site Preparation	Soft Costs related to Eligibile Activities	TEC	Geotechnical investigation	146347		\$ 8,275.00
F	19	Site Preparation	Soft Costs related to Eligibile Activities	TEC	Geotechnical investigation	147421		\$ 926.00
C	9	Demolition	Removal of Utilities	Madison Heights Water Dept	Removal of Water Connections	99866	Canelled Check	\$ 2,100.00
F	3	Site Preparation	Temporary Erosion Control	Metro Environmental	Vacuuming of catch basins for erosion control	75000	pay app 26	\$ 5,104.00
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	000551-2020-CO	REC-00417602921	\$ 1,875.00
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	0135-2020	REC-004437-2021	\$ 500.00
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO (1/24/22)	REC008668-2022	\$ 503.75
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO (3/28/22)	Check #1167	\$ 503.75
F	3	Site Preparation	Temporary Erosion Control	Oakland County WRC	Erosion Control Inspection	00551-2020-CO (7/5/22)	Check #1192	\$ 503.75
						</		

Appendix C

PEA Group

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G702

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: Twenty Six (26)

Contractor's signed Certification is attached.

APPLICATION DATE: 3/31/2023

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 3/31/2023

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000			793,000	100%	0	0
3	COVID-19 SANITATION PROCEDURES	32,000	32,000			32,000	100%	0	0
4	CONSTRUCTION TESTING	46,443	46,443			46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	985,672			985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321			461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309	4,500		177,809	100%	0	0
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	638,420	637,120	1,300		638,420	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	0
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	0
18	INSULATION, DRYWALL & ACT	1,589,456	1,589,456			1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	0
20	DOORS, FRAMES, HARDWARE & RR ACC.	495,039	493,084	1,955		495,039	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719			350,719	100%	0	0
22	FINISH CARPENTRY & MILLWORK	1,618,141	1,618,141			1,618,141	100%	0	0
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205			553,205	100%	0	0
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	0
27	HVAC	1,777,658	1,774,739	2,919		1,777,658	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,618	1,870,738	10,880		1,881,618	100%	0	0
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036			197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	329,726	313,654	16,072		329,726	100%	0	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	193,533			193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	124,411			124,411	100%	0	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	59,366	59,366			59,366	100%	0	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	789,657	1,658		791,315	100%	0	0
	SUBTOTAL COST:	22,081,205	22,041,921	39,284	0	22,081,205	100%	0	0
38	CONTRACTOR FEE	379,136	398,073	(18,937)		379,136	100%	0	0
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	22,439,994	20,347	0	22,460,341	100%	0	0

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN

) SS

COUNTY OF OAKLAND

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175			0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400			0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443			0
5	Blue Star, Inc. PEA Group	Excavation & Removals	33,000		33,000	33,000			0
5	Site Development Inc.	Excavation & Removals	26,000		26,000	26,000			0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100			0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300			0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

Requesting \$2,225 as related to eligible activities. See attached invoices and documentation from Cunningham Limp

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 PF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 4/11/2023 Connie L. Dugan
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 11th day of April, 2023.
[Signature]
Notary Public John Packovich

Oakland County, Michigan

My Commission Expires: 09/11/2024



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48083
248.689.9090
PEAACOUNTING@PEAGROUP.COM

MAY 12 2022

CUNNINGHAM LIMP COMPANY
BART ROESER
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice number 93333
Date 05/12/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through May 11, 2022

**10 SET AND MARK PROPERTY CORNERS
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Manager	1.50	155.00	232.50
Survey Crew - 1 Person	4.00	135.00	540.00
Professional Fees subtotal	5.50		772.50

**11 STAKE SIDEWALKS
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Manager	1.50	165.00	247.50
Survey Crew - 2 Person	9.00	180.00	1,620.00
Professional Fees subtotal	10.50		1,867.50

JOB # 19502 CODE # C3.010
A/C # 65510
POSTED TO DATE 4/15/04
PAID TO DATE 39871
Professional Fees subtotal

PO 19502-0005

Invoice total 2,640.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
92860	04/18/2022	1,632.50	1,632.50				
93333	05/12/2022	2,640.00	2,640.00				
Total		4,272.50	4,272.50	0.00	0.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

PEA 1849 POND RUN
AUBURN HILLS, MI 48326
GROUP 248.689.9090
PEAACOUNTING@PEAGROUP.COM

JUL 07 2022

CUNNINGHAM LIMP COMPANY
BART ROESER
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice number 94388
Date 07/07/2022

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through July 02, 2022

11 STAKE SIDEWALKS PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Manager	1.50	165.00	247.50
Survey Crew - 2 Person	10.00	180.00	1,800.00
Professional Fees subtotal	11.50		2,047.50

Invoice total **2,047.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
93333	05/12/2022	2,640.00		2,640.00			
93844	06/10/2022	3,410.00	3,410.00				
94388	07/07/2022	2,047.50	2,047.50				
Total		8,097.50	5,457.50	2,640.00	0.00	0.00	0.00

Project Manager:

GERALD W. CLANTON

AUDITED *JP* APPROVED _____
 JOB # 19-502 CODE # 03-010
 AC # 5-3510
 POSTED AMOUNT 47554
 POSTED TO DATE 47554
 PAID TO DATE 41504

PO 19502-0005

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:
<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our NEW Auburn Hills office.

Ginny Dougherty

From: Bart Roeser <broeser@clc.build>
Sent: Tuesday, April 11, 2023 12:03 PM
To: Jeff Buck
Cc: Ginny Dougherty; Pamela Martis
Subject: RE: Reserve - Brownfield Questions

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

See below in blue.

Bart Roeser
Project Manager

Phone: 248.202.5054
Email: broeser@clc.build
Main Office: 28970 Cabot Drive, Suite 100, Novi, MI 48377
Detroit Office: 7430 2nd Avenue, 1st Floor South, Detroit, MI 48202
Northern Michigan Office: 818 Red Drive, Suite 30, Traverse City, MI 49684



Building Better Communities for more than 39 years.

Privileged and confidential: The information contained in this communication is intended only for the use of the individual(s) to whom this communication is directed and may not be viewed, copied or distributed by others without permission.



cunninghamlimp.com

From: Jeff Buck <jbuck@cypressmi.com>
Sent: Tuesday, April 11, 2023 10:38 AM
To: Bart Roeser <broeser@clc.build>; Alyssa Cook <acook@clc.build>
Cc: Ginny Dougherty <ginny.dougherty@pmenv.com>; Pamela Martis <pmartis@cypressmi.com>
Subject: Reserve - Brownfield Questions

Bart,

Can you help with the questions below from PM on some billing related to our Brownfield...



280 West Maple Road
Suite 230
Birmingham, MI 48009

O: (248) 540-9300 Ext. 12
F: (248) 988-8867

<https://link.edgепilot.com/s/996d6b7f/XA7omW9NF0qzVO5gSNLAow?u=http://www.cypresspartners.biz/>

Please note my email address has changed. Please use jbuck@cypressmi.com for all future correspondence.

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Date: Friday, March 17, 2023 at 3:26 PM
To: Jeff Buck <jbuck@cypressmi.com>, Pamela Martis <pmartis@cypressmi.com>
Subject: RE: Change Orders #5 thru 9 - Hudson Madison - Reserve at Red Run

Hi Jeff,

Here's my list of follow-ups after our review:

1. Site Development Inc. - Do you confirm where "undercut and haul" occurred, or what site conditions the undercut was responding to.
 - a. Site Developments last Change Order for \$25,245 involved repairs to a storm drain. Was this near or associated with the underground retention system? [All of the storm system goes through the underground detention so an argument could be made that it is associated the underground detention.](#)
2. Sidewalks, Curbs, and Gutters in the ROW – we previously requested \$39,993.75 through Pay App 14 towards these items. Was any additional concrete included within the ROW?
 - a. Confirm if any landscaping, was completed. Provide a cost amount. I believe we should have, at minimum, the cost for grass located east of the sidewalk.
[The irrigation and grass east of the sidewalk is estimated at \\$10,000.](#)
3. Can you confirm that all Industrial Fence & Landscaping's contract was associated with temporary construction fencing/gates?
 - a. Two change orders were billed since our last request: Need to confirm the charges associated with \$2,200 and \$16,819. I cannot find the back up in the provided CL Change Order documents.
[They provided screening around RTUs at the main entry for \\$16,819 and dumpster gates for \\$4,500. All the rest was temp fencing](#)
4. One more that I missed – I'm showing \$8,900 billed from PEA related to staking sidewalks. Can the portion attributed to the Dequindre ROW sidewalk be broken out from this amount? [Approximately \\$25% can be attributed to ROW sidewalks.](#)

Thank you,

PEA GROUP
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 248.689.9090
 PEAACCOUNTING@PEAGROUP.COM

AUG 19 2020

CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

Invoice number 84719
 Date 07/27/2020

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through July 11, 2020

Description	Total Fee	Percent Complete	Previous Fee Billing	Total Earned	Current Fee Billing
02 LANDSCAPE CONSTRUCTION DRAWINGS	4,500.00	100.00	0.00	4,500.00	4,500.00
Total	4,500.00	100.00	0.00	4,500.00	4,500.00

**03 PERMITTING
 PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Coordinator	0.50	135.00	67.50
Project Manager - Senior	1.00	160.00	160.00
Professional Fees subtotal	1.50		227.50

04 EASEMENTS

PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Manager - Senior	0.50	160.00	80.00

Invoice total **4,807.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
84152	05/27/2020	120.00			120.00		
84441	06/28/2020	3,416.34		3,416.34			
84719	07/27/2020	4,807.50	4,807.50				
Total		8,343.84	4,807.50	3,416.34	120.00	0.00	0.00

Project Manager:

JAMES P. BUTLER

PEA GROUP
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 248.689.0900
 PEAACCOUNTING@PEAGROUP.COM

RECEIVED
 SEP - 4 2020
 BY: _____

CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

Invoice number 85034
 Date 08/26/2020

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through August 15, 2020

03 PERMITTING
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Engineer - Senior	18.50	135.00	2,497.50

06 CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Staff Engineer III	3.50	108.00	378.00
Staff Engineer II	7.50	105.00	787.50
Professional Fees subtotal	11.00		1,165.50

Invoice total **3,663.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
84441	06/28/2020	3,416.34			3,416.34		
84719	07/27/2020	4,807.50		4,807.50			
85034	08/26/2020	3,663.00	3,663.00				
Total		11,886.84	3,663.00	4,807.50	3,416.34	0.00	0.00

Project Manager:

JAMES P. BUTLER

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.

45.

PEA GROUP
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 248.689.0900
 PEAACCOUNTING@PEAGROUP.COM

RECEIVED
 OCT - 8 2020
 BY:

CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

Invoice number 85372
 Date 09/25/2020

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through September 12, 2020

03 PERMITTING
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	2.00	135.00	270.00
Project Engineer - Senior	3.50	135.00	472.50
Professional Fees subtotal	5.50		742.50

06 CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Staff Engineer III	2.50	108.00	270.00

Invoice total **1,012.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
84441	06/28/2020	3,416.34			3,416.34		
84719	07/27/2020	4,807.50			4,807.50		
85034	08/26/2020	3,663.00		3,663.00			
85372	09/25/2020	1,012.50	1,012.50				
Total		12,899.34	1,012.50	3,663.00	8,223.84	0.00	0.00

Project Manager:

JAMES P. BUTLER

PEA GROUP
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 248.689.9090
 PEAACCOUNTING@PEAGROUP.COM

CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

PAID
 BY: 10/28/2020

Invoice number 85721
 Date 10/28/2020

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through October 10, 2020

03 PERMITTING
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	0.70	135.00	94.50
Project Engineer - Senior	3.00	135.00	405.00
Professional Fees subtotal	3.70		499.50

06 CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Engineer - Senior	2.50	135.00	337.50
Staff Engineer III	7.50	108.00	810.00
Professional Fees subtotal	10.00		1,147.50

Invoice total **1,647.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
84441	06/28/2020	3,416.34					3,416.34
84719	07/27/2020	4,807.50				4,807.50	
85034	08/26/2020	3,663.00			3,663.00		
85372	09/25/2020	1,012.50		1,012.50			
85721	10/28/2020	1,647.00	1,647.00				
Total		14,546.34	1,647.00	1,012.50	3,663.00	4,807.50	3,416.34

Project Manager:

JAMES P. BUTLER



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48083
248.689.9090
PEAACCOUNTING@PEAGROUP.COM

(REVISED
INVOICE)
OK

Item 2.

HUDSON MADISON LLC
GYPPRESS PARTNERS LLC
JEFF BUCK
280 WEST MAPLE RD
SUITE 230
BIRMINGHAM, MI 48009

JUN 30 2021
BY...

Invoice number 87516
Date 03/31/2021

Project 2019-236 PINE VILLAGE OF MADISON
HEIGHTS

Professional Services through March 13, 2021

ALTA ALTA | NSPS LAND TITLE SURVEY
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Manager - Senior	0.50	160.00	80.00
Project Manager	0.70	148.00	103.60
Professional Fees subtotal	1.20		183.60

ADD-01 REVISED CONSTRUCTION DRAWINGS
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	0.20	122.00	24.40
Landscape Architect	3.50	115.00	402.50
Project Engineer - Senior	16.50	140.00	2,310.00
Project Manager - Senior	7.00	165.00	1,155.00
Staff Engineer III	24.50	110.00	2,695.00
Staff Engineer I	7.00	100.00	700.00
Professional Fees subtotal	58.70		7,286.90

M CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	4.80	120.00	576.00
Project Manager - Senior	1.50	160.00	240.00
Professional Fees subtotal	6.30		816.00

P REIMBURSABLE EXPENSES
REIMBURSABLE EXPENSES

	Date	Billed Amount
Permit, Recording and Review Fees	02/25/2021	825.00
In-House Printing / Copying	02/25/2021	192.00
	03/01/2021	280.00
Reimbursable Expenses subtotal		1,297.00

Invoice total 9,583.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
87516	03/31/2021	9,583.50	9,583.50				
	Total	9,583.50	9,583.50	0.00	0.00	0.00	0.00

Project Manager:

JAMES P. BUTLER

REVISED
AMOUNT
\$ 2296.60

*Payment Terms are Net 30 days.**Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.**Please submit payment to our Troy office.*



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48063
248.689.9090
PEAACOUNTING@PEAGROUP.COM

RECEIVED
JUN - 7 2021
BY:

Hudson Madison LLC

~~CYPRESS PARTNERS LLC~~

JEFF BUCK
280 WEST MAPLE RD
SUITE 230
BIRMINGHAM, MI 48009

Invoice number 88269
Date 05/28/2021

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through May 08, 2021

**M CONSTRUCTION SERVICES
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Coordinator	1.70	120.00	204.00
Staff Engineer II	0.40	105.00	42.00
Professional Fees subtotal	2.10		246.00

Invoice total **246.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
87516	03/31/2021	9,583.50			9,583.50		
88269	05/28/2021	246.00	246.00				
Total		9,829.50	246.00	0.00	9,583.50	0.00	0.00

Project Manager:

JAMES P. BUTLER

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.

PEA GROUP
 2430 ROCHESTER CT,
 SUITE 100
 TROY, MI 48063
 248.689.9090
 PEAACCOUNTING@PEAGROUP.COM

PAID
 JUL - 6 2021

CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

Invoice number 88532
 Date 06/28/2021

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through June 12, 2021

M CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	0.90	120.00	108.00
Staff Engineer III	2.50	108.00	270.00
Professional Fees subtotal	3.40		378.00
Invoice total			378.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
87516	03/31/2021	9,583.50				9,583.50	
88269	05/28/2021	246.00		246.00			
88532	06/28/2021	378.00	378.00				
Total		10,207.50	378.00	246.00	0.00	9,583.50	0.00

Project Manager:

JAMES P. BUTLER

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48083
248.689.9090
PEAACOUNTING@PEAGROUP.COM



CYPRESS PARTNERS LLC
JEFF BUCK
280 WEST MAPLE RD
SUITE 230
BIRMINGHAM, MI 48009

Invoice number 88942
Date 07/29/2021

Project 2019-236 PINE VILLAGE OF MADISON
HEIGHTS

Professional Services through July 10, 2021

M CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Engineer - Senior	1.50	135.00	202.50
Invoice total			202.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
87516	03/31/2021	7,286.90					7,286.90
88942	07/29/2021	202.50	202.50				
	Total	7,489.40	202.50	0.00	0.00	0.00	7,286.90

Project Manager:

JAMES P. BUTLER

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48063
248.689.9090
PEAACOUNTING@PEAGROUP.COM

PAID
DEC 13 2021
BY

~~CYPRESS PARTNERS LLC~~ *Hudson Madison LLC*
JEFF BUCK
280 WEST MAPLE RD
SUITE 230
BIRMINGHAM, MI 48009

Invoice number 90790
Date 11/30/2021

Project **2019-236 PINE VILLAGE OF MADISON HEIGHTS**

Professional Services through November 06, 2021

**M CONSTRUCTION SERVICES
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
Project Coordinator	0.40	120.00	48.00
	1.50	122.00	183.00
Staff Engineer II	1.00	105.00	105.00
Professional Fees subtotal	2.90		336.00

Invoice total **336.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
90790	11/30/2021	336.00	336.00				
	Total	336.00	336.00	0.00	0.00	0.00	0.00

Project Manager:

JAMES P. BUTLER

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:
<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.



2430 ROCHESTER CT,
SUITE 100
TROY, MI 48083
248.689.9090
PEAACCOUNTING@PEAGROUP.COM



HUDSON MADISON, LLC
JEFF BUCK (1)
280 WEST MAPLE ROAD, SUITE: 230
BIRMINGHAM, MI 48009

Invoice number 91290
Date 12/30/2021

Project 2019-236 THE RESERVE AT RED RUN

Professional Services through December 11, 2021

M CONSTRUCTION SERVICES
PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Coordinator	0.80	120.00	96.00
Staff Engineer II	0.50	105.00	52.50
Professional Fees subtotal	1.30		148.50
Invoice total			148.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
90790	11/30/2021	336.00		336.00			
91290	12/30/2021	148.50	148.50				
Total		484.50	148.50	336.00	0.00	0.00	0.00

Project Manager:

JAMES P. BUTLER

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:
<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our Troy office.

PEA 1849 POND RUN
 GROUP AUBURN HILLS, MI 48326
 248.689.9090
 PEAACCOUNTING@PEAGROUP.COM



CYPRESS PARTNERS LLC
 JEFF BUCK
 280 WEST MAPLE RD
 SUITE 230
 BIRMINGHAM, MI 48009

Invoice number 95128
 Date 08/26/2022

Project **2019-236 THE RESERVE AT RED RUN**

Professional Services through August 13, 2022

04 EASEMENTS

PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Project Manager	2.20	148.00	325.60
Invoice total			325.60

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
95128	08/26/2022	325.60	325.60				
	Total	325.60	325.60	0.00	0.00	0.00	0.00

Project Manager:

JAMES P. BUTLER

A NEW way to pay! Visit our Electronic Bill Payment Portal (EBPP) for online payments at:

<https://huntington.billeriq.com/ebpp/PEAGroup/Login/Index>

Payment Terms are Net 30 days.

Credit card payments made within 30 days of the invoice date will not be assessed a processing fee. Any credit card payments made after 30 days will be assessed a 3.50% charge for credit card processing.

Please submit payment to our NEW Auburn Hills office.

OPE EASEMENT DOCUMENT

3 invoices for CK #1005

HUDSON MADISON LLC

PEA Group

Date	Type	Reference	Original Amt.	Balance Due	2/1/2021 Discount	Payment
2/1/2021	Bill	84441 ①	3,416.34	3,416.34		3,416.34
2/1/2021	Bill	84719 ② *	4,807.50	4,807.50		4,807.50
2/1/2021	Bill	85034 ③ *	3,663.00	3,663.00		3,663.00
					Check Amount	11,886.84

check date
1005

#2 & #3 were requested proof of pymt

Check #1005 for \$11,886.84 cleared on 2/10/2021

Premier Bank Checki 2019-236

11,886.84

HUDSON MADISON LLC

Date	PEA Group	Type	Reference	Original Amt.	Balance Due	2/12/2021 Discount	Payment
1/1/2021		Bill	85372 ①	1,012.50	1,012.50		1,012.50
1/1/2021		Bill	85721 ②	1,647.00	1,647.00		1,647.00
						Check Amount	2,659.50

2 invoices on CK # 1009

Check # 1009 for \$2,659.50 cleared 2/19/2021

Premier Bank Checki 2019-236

2,659.50

HUDSON MADISON LLC

Date	Type	Reference	Original Amt.	Balance Due	7/19/2021 Discount	Payment
3/31/2021	Bill	87516 rev (1)	2,296.60	2,296.60		2,296.60
5/28/2021	Bill	88269 (2)	246.00	246.00		246.00
6/28/2021	Bill	88532 (3)	378.00	378.00		378.00
					Check Amount	2,920.60

1066

Paid 3 invoices - CK # 1066

Check # 1066 for \$ 2,920.60 cleared 7/22/2021

Premier Bank Checki 2019-236

2,920.60

HUDSON MADISON LLC

PEA Group
 Date 7/29/2021 Type Bill Reference 88942

Original Amt.
202.50

Balance Due
202.50

check date
 ↓
 8/24/2021
 Discount
 Check Amount

1074
 Payment
202.50
 202.50

Check # 1074 for \$202.50 cleared 8/27/2021

Premier Bank Checki 2019-236

202.50

SON MADISON LLC

1119

PEA Group						
Date	Type	Reference	Original Amt.	Balance Due	1/12/2022 Discount	Payment
11/30/2021	Bill	90790	336.00	336.00		336.00
					Check Amount	336.00

check date
↓

Check # 1119 for \$336.00 cleared 1/19/2022

Premier Bank Checki 2019-236

336.00

HUDSON MADISON LLC

PEA Group

Date	Type	Reference
4/18/2022	Bill	91290

Original Amt.
148.50

Balance Due
148.50

check date



4/27/2022
Discount

Check Amount

1168

Payment
148.50
148.50

Check # 1168 for \$ 148.50 cashed 5/03/2022

Premier Bank Checki 2019-236

148.50

HUDSON MADISON LLC

1224

PEA Group

Date	Type	Reference
6/24/2022	Bill	94123
8/26/2022	Bill	95128

Original Amt.
687.00
325.60

Balance Due
687.00
325.60

check date
↓
10/14/2022
Discount

Payment
687.00
325.60
1,012.60

Check Amount

1,012.60

invoice date

Check # 1224 for \$1,012.60 cashed 10/18/2022

Premier Bank Checki 2019-236

1,012.60

Industrial Fence Backup

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 18

AIA DOCUMENT G 702

(Instructions on reverse side)

Page 1 of

Item 2.

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

APPLICATION NO: Eighteen (18)
PERIOD TO: 6/30/2022

ARCHITECT:
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

ARCHITECT'S
PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved previous months by Owner	ADDITIONS	DEDUCTIONS
	0	0
Approved this Month		
Number	Date Approved	
1	3/26/2021	0
2	7/15/2021	69,226
3	7/15/2021	14,147
4	2/23/2022	50,900
5	4/1/2022	75,599
6	4/20/2022	59,687
7	6/12/2022	126,353
TOTALS		395,912
Net Change by Change Orders		395,912

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

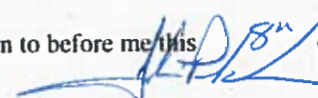
By:  Date: 7/8/2022
Bobby R. Replinski, Chief Financial Officer

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 395,912
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,365,912
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 20,117,156
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 1,443,267
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703).....	\$ 1,443,267
6. TOTAL EARNED LESS RETAINAGE.....	\$ 18,673,889
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$ 17,734,316
8. CURRENT PAYMENT DUE.....	\$ 939,573
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 3,692,023
(Line 3 less Line 6)	

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 7/8th day of July 2022
Notary Public: 
My Commission Expires: September 11, 2024

Amount Certified.....\$ 939,573.00
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: _____ Date: 07/18/2022
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Eighteen (18)

APPLICATION DATE: 6/30/2022

PERIOD TO: 6/30/2022

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	795,500	684,130	31,820		715,950	90%	79,550	35,798
3	COVID-19 SANITATION PROCEDURES	32,000	27,520	1,280		28,800	90%	3,200	1,440
4	CONSTRUCTION TESTING	50,000	42,370	1,544		43,914	88%	6,086	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	1,888
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	931,676	889,693	40,452		930,145	100%	1,531	48,032
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	2,600
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	10,950
10	SITE PAVING & CONCRETE	438,790	334,750			334,750	76%	104,040	29,725
11	PRECAST SITE SCREEN WALL	0	0			0	0%	0	0
12	LANDSCAPING	162,018	39,489	14,200		53,689	33%	108,329	5,072
13	FOUNDATIONS	418,321	415,422			415,422	99%	2,899	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	31,698
15	MASONRY & STRUCTURAL STEEL	633,720	629,720			629,720	99%	4,000	39,600
16	ROUGH CARPENTR MATERIAL	2,208,380	2,148,829			2,148,829	97%	59,551	1,270
17	ROUGH CARPENTRY LABOR	1,249,536	1,218,693			1,218,693	98%	30,843	121,869
18	INSULATION, DRYWALL & ACT	1,560,399	1,413,173	139,485		1,552,658	100%	7,741	155,266
19	ROOFING & VINYL SIDING	977,503	682,486			682,486	70%	295,017	63,321
20	DOORS, FRAMES, HARDWARE & RR ACC.	484,064	451,081			451,081	93%	32,983	38,720
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	301,027	14,782		315,809	90%	34,910	31,581
22	FINISH CARPENTRY & MILLWORK	1,573,256	1,145,494	229,979	76,417	1,451,890	92%	121,366	107,262
23	COMMON AREA MILLWORK ALLOWANCE	145,502	51,691	23,969		75,660	52%	69,842	7,566
24	FLOOR COVERING	547,855	371,480	100,000		471,480	86%	76,375	47,148
25	PAINTING	509,766	418,278	91,488		509,766	100%	0	50,977
26	PLUMBING	1,714,111	1,488,604	104,956		1,593,560	93%	120,551	159,356
27	HVAC	1,774,739	1,433,341	81,986		1,515,327	85%	259,412	136,672
28	ELECTRICAL & FIRE ALARM	1,877,189	1,629,992	35,810		1,665,802	89%	211,387	166,580
29	LIGHT FIXTURES	197,172	157,770			157,770	80%	39,402	15,777
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	58,977
31	CONVEYANCE SYSTEMS	195,200	195,200			195,200	100%	0	0
32	RESIDENTIAL APPLIANCES	307,537	4,906			4,906	2%	302,631	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G/ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	189,300	133,795	10,750		144,545	76%	44,755	14,455
34	SPECIALTY ITEMS	137,592	50,286	24,331		74,617	54%	62,975	2,045
35	WEATHER CONDITIONS & UTILITY CONSUM.	147,801	140,341	6,128		146,469	99%	1,332	0
36	OVERHEAD & INSURANCE REIMBURSEMENT	789,204	675,155	35,129		710,284	90%	78,920	35,514
	SUBTOTAL COST:	21,834,633	18,610,499	988,089	76,417	19,675,005	90%	2,159,628	1,421,159
37	CONTRACTOR FEE	491,279	420,284	21,867		442,151	90%	49,128	22,108
38	CONTINGENCY	40,000				0	0%	40,000	0
	TOTAL PAGE 1 OF 1	22,365,912	19,030,783	1,009,956	76,417	20,117,156	90%	2,248,756	1,443,267

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 08/30/2022
 Request No.: 18

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN

) SS

COUNTY OF OAKLAND

Bobby R Peplinski (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	750,500	45,000	795,500	649,923	30,229	35,798	79,550
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	26,144	1,216	1,440	3,200
4	G2 Consulting Group LLC	Construction Testing	50,000		50,000	42,370	1,544	0	6,086
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	24,112	0	1,888	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	46,192	3,410	49,602	44,144	5,458	0	0
7	Site Development Inc.	Earthwork & Site Utilities	773,777	48,076	821,853	743,806	31,495	45,021	1,531
7	Cunningham-Limp	Earthwork & Site Utilities	60,221		60,221	57,210	0	3,011	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	49,400	0	2,600	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	208,050	0	10,950	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	71,250	0	3,750	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900		134,900	121,410	0	13,490	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	29,970	228,890	112,365	0	12,485	104,040
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	3,150	0	350	3,500
12	Industrial Fence & Landscaping	Landscaping	16,819	16,819	33,638	13,157	1,980	1,682	16,819
12	Ray's Nursey and Landscaping	Landscaping	121,380		121,380	19,530	10,800	3,040	88,010
12	Pending	Landscaping	4,243	(4,243)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	25,000		25,000	22,101	0	0	2,899
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	285,286	0	31,698	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	356,400	0	39,600	4,000
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720		77,720	77,720	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,147,559	0	1,270	59,551
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,096,824	0	121,869	30,843
18	National Insulators	Insulation, Drywall & ACT	233,634		233,634	204,975	0	22,775	5,884
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	50,980	1,326,765	1,066,881	125,536	132,491	1,857
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	682,730	15,830	678,560	388,198	0	43,133	247,229
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	181,687	0	20,188	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	0	0	0	47,788

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	17,712	390,352	348,476	0	38,720	3,156
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	57,537	6,348	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	0	0	0	29,827
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	135,796	0	15,088	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	135,129	13,303	16,493	34,910
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	92,661	105,726	198,387	152,622	24,503	9,322	11,940
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	286,043	0	0	2,584
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	22,634	245,557	112,147	81,327	21,497	30,586
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	716,008	124,677	840,685	585,544	102,442	76,443	76,256
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	46,522	21,572	7,566	69,842
24	Interior Image	Floor Covering	500,000		500,000	315,000	90,000	45,000	50,000
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	19,332	0	2,148	26,375
25	Pro Image Painting	Painting	509,726	40	509,766	376,450	82,339	50,977	0
26	Allor Plumbing LLC	Plumbing	1,694,970	19,141	1,714,111	1,339,744	94,460	159,356	120,551
27	Expert Heating & Cooling	HVAC	1,770,233	4,506	1,774,739	1,290,007	88,648	136,672	259,412
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	54,430	1,877,189	1,466,993	32,229	166,580	211,387
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	141,993	0	15,777	39,402
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	530,793	0	58,977	0
31	Otis Elevator Company	Conveyance Systems	195,200		195,200	195,200	0	0	0
32	GE Appliances	Residential Appliances	307,537		307,537	4,906	0	0	302,631
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(17,680)	189,300	120,415	9,675	14,455	44,755
34	Cunningham-Limp	Specialty Items - Drone Footage	10,000		10,000	7,808	446	917	829
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	846	0	94	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,589		8,589	7,730	0	859	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	788	789	175	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	0	22,960	0	44,040
34	Pending	Specialty Items	12,243	5,863	18,106	0	0	0	18,106
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	35,694	147,801	140,341	6,128	0	1,332
36	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	25,704	789,204	641,397	33,373	35,514	78,920
		Subtotal Cost:	21,094,500	740,133	21,834,633	17,335,046	918,800	1,421,159	2,159,628
37	Cunningham-Limp	Contractor Fee	475,500	15,779	491,279	399,270	20,773	22,108	49,128
38	Pending	Contingency	400,000	(360,000)	40,000	0	0	0	40,000
	TOTALS		21,970,000	395,912	22,365,912	17,734,316	939,573	1,443,267	2,248,756

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date:

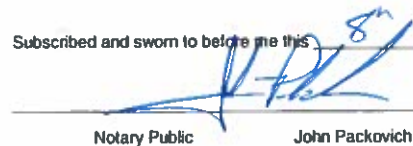
7/8/2022



Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.31110.

Subscribed and sworn to before me this 8th day of July, 2022.


Notary Public John Packovich

Oakland County, Michigan

My Commission Expires: 09/11/2024

APPLICATION FOR PAYMENT

CAP702

Page: 1 of 2

To:
Cunningham-Limp Company
28970 Cabot Drive
Suite 100
Novi, MI 48377

PROJECT:
21-5834
Pine Village of Madison Heights
#19502-0010

JUN 22 2022

From Contractor:
INDUSTRIAL FENCE & LANDSCAPING, INC
12030 PLEASANT
DETROIT, MI 48217

VIA ARCHITECT:

19502-10-3

Application No.: Application Date: Period To: Contract Date:
3 FEB 28, 2022 FEB 28, 2022 FEB 4, 2021
Project Nos: 19502-0010

Distribution List: ☐ Owner ☐ Construction Mgr
☐ Architect ☐ Field
☐ Contractor ☐ Other

CONTRACT FOR: Fencing

Contractor's Application for Payment

Application is made for payment as shown below, with attached Continuation Sheet.

1. Original Contract Amount: \$ 10,845.00
2. Net of Change Orders: \$ 5,974.00
3. Net Amount of Contract: \$ 16,819.00
4. Total Completed & Stored to Date: \$ 16,819.00
5. Retainage Summary:

a. 10.00 % of Completed Work \$ 1,681.90 Incl 2200

b. 0.00 % of Stored Material \$ 0.00 Retain 220

Total Retainage: \$ 1,681.90

6. Total Completed Less Retainage: \$ 15,137.10
7. Less Previous Applications: \$ 13,157.10

8. Current Payment Due, This Application: \$ Net 1,980.00

9. Contract Balance (Including Retainage): \$ 1,681.90

CHANGE ORDER Activity	Additions	Subtractions
Total previously approved:	5,974.00	0.00
Total approved this Month:	0.00	0.00
Sub Totals:	5,974.00	0.00
NET of Change Orders:	5,974.00	

CONTRACTOR'S CERTIFICATION:

The Contractor's signature here certifies that, to the best of thier knowledge, this document accurately reflects the work completed in this Application for Payment. The Contractor also certifies that all payments have been made for the work on previous Applications for Payment and also that the Current Payment is Due.

(Authorizing Signature)

INDUSTRIAL FENCE & LANDSCAPING, INC

Date: FEB 28, 2022

State Authorized: Michigan

County of: Wayne

Subscribed and sworn to before
me this 28 day of February 2022

Notary Public: *Cheryl Zajac*
My Commission expires: January 9, 2028

CHERYL ZAJAC
NOTARY PUBLIC-STATE OF MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES JAN. 09, 2028
Acting in the County of *Wayne*

ARCHITECT'S CERTIFICATION:

The Architect's signature here certifies that, based on their own observations, the Contract Documents and the information contained herein, this document accurately reflects the work completed in this Application for Payment. The Architect also certifies the Contractor is entitled to the amount certified for payment.

AMOUNT CERTIFIED:

(Architects Signature)

JOHN # 19502 CODE # 03210
A/C # 3-5510 Date: *3/6/22*
POSTED TO DATE 33638
PAID TO DATE 14619
13157

PO 19502-0010

APPLICATION FOR PAYMENT - CONTINUATION SHEET

CAP703

Page 2 of 2 Pages

From:

INDUSTRIAL FENCE & LANDSCAPING, INC
12030 PLEASANT
DETROIT, MI 48217

To:

Cunningham-Limp Company
28970 Cabot Drive
Suite 100
Novi, MI 48377

Project:

21-5834
Pine Village of Madison Heights
#19502-0010

Application No: 3

Application Date: 2/28/2022

Period To: 2/28/2022

Contract Date: 2/04/2021

Architects Project#:

19502-0010

[illegible]

Requesting CO2 for temporary fencing - less retainer amount = \$1980

Retainer paid and requested in the following Pay App 26

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 26

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: ARCHITECT'S
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NOT Twenty Six (26)
PERIOD TO: 3/31/2023
PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
TOTALS		490,341	0
Net Change by Change Orders			490,341

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,460,341
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 0
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 0
6. TOTAL EARNED LESS RETAINAGE.....	\$ 22,460,341
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 22,310,668
8. CURRENT PAYMENT DUE.....	\$ 149,673
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0
(Line 3 less Line 6)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L Dlugosz Date: 4/11/2023
Connie Dlugosz, Controller

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 11 day of Apr. 2023
Notary Public: [Signature]
My Commission Expires: September 11, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 149,673.00

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: 04.14.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Twenty Six (26)

APPLICATION DATE: 3/31/2023

PERIOD TO: 3/31/2023

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000			793,000	100%	0	0
3	COVID-19 SANITATION PROCEDURES	32,000	32,000			32,000	100%	0	0
4	CONSTRUCTION TESTING	46,443	46,443			46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	985,672			985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321			461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309	4,500		177,809	100%	0	0
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	638,420	637,120	1,300		638,420	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	0
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	0
18	INSULATION, DRYWALL & ACT	1,589,456	1,589,456			1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	0
20	DOORS, FRAMES, HARDWARE & RR ACC.	495,039	493,084	1,955		495,039	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719			350,719	100%	0	0
22	FINISH CARPENTRY & MILLWORK	1,618,141	1,618,141			1,618,141	100%	0	0
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205			553,205	100%	0	0
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	0
27	HVAC	1,777,658	1,774,739	2,919		1,777,658	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,618	1,870,738	10,880		1,881,618	100%	0	0
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036			197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	329,726	313,654	16,072		329,726	100%	0	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	193,533			193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	124,411			124,411	100%	0	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	59,366	59,366			59,366	100%	0	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	789,657	1,658		791,315	100%	0	0
	SUBTOTAL COST:	22,081,205	22,041,921	39,284	0	22,081,205	100%	0	0
38	CONTRACTOR FEE	379,136	398,073	(18,937)		379,136	100%	0	0
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	22,439,994	20,347	0	22,460,341	100%	0	0

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101			0
13	DC Byers Company	Foundations	3,300		3,300	3,300			0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984			0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900			0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000			0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000			0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300		0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400			0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

Retainer Requested and Paid from previous Pay Apps. includes:
 \$1,085 and 377.40 from RR#1, and \$220 from Pay App 18

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 4/11/2023 Connie L. Dugan
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 11th day of April, 2023.

John Packovich Oakland County, Michigan
Notary Public

My Commission Expires: 09/11/2024

HUDSON MADISON LLC

1288

Cunningham-Limp					4/24/2023	
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/11/2023	Bill	Pay App 26	149,673.00	149,673.00		149,673.00
					Check Amount	149,673.00

Premier Bank Checki The Reserve at Red Run

149,673.00

Site Development

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NO: twenty Two (22)
PERIOD TO: 10/31/2022
ARCHITECT'S PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACT FOR: INVOICE 19502- 22

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved previous months by Owner	ADDITIONS	DEDUCTIONS
	0	0
Approved this Month		
Number	Date Approved	
2	7/15/2021	69,226
3	7/15/2021	14,147
4	2/23/2022	50,900
5	4/1/2022	75,599
6	4/20/2022	59,687
7	6/12/2022	126,353
8	8/22/2022	59,732
9		34,697
TOTALS		490,341
Net Change by Change Orders		490,341

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,236,647
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 1,078,879
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 1,078,879
6. TOTAL EARNED LESS RETAINAGE.....	\$ 21,157,768
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 20,718,021
8. CURRENT PAYMENT DUE.....	\$ 439,747
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 1,302,573
(Line 3 less Line 6)	

State of: Michigan County of: Oakland
Subscribed and sworn to before me this day of November 2022
Notary Public: *[Signature]*
My Commission Expires: September 11, 2024

Amount Certified.....\$ 439,747.00
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: _____ Date: 11.29.2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: *Connie Dlugosz* Date: 11/8/2022
Connie Dlugosz, Controller

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Twenty Two (22)

APPLICATION DATE: 10/31/2022

PERIOD TO: 10/31/2022

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	786,878	6,122		793,000	100%	0	39,650
3	COVID-19 SANITATION PROCEDURES	32,000	31,680	320		32,000	100%	0	1,600
4	CONSTRUCTION TESTING	46,443	45,166	1,277		46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	966,314	941,068	25,246		966,314	100%	0	3,011
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	373,820	87,501		461,321	100%	0	24,795
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309			173,309	97%	4,500	3,364
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	637,120	641,120	(4,000)		637,120	100%	0	40,000
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	3,613
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	62,477
18	INSULATION, DRYWALL & ACT	1,585,559	1,582,284	3,275		1,585,559	100%	0	135,781
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	33,928
20	DOORS, FRAMES, HARDWARE & RR ACC.	489,026	480,908			480,908	98%	8,118	41,703
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	339,154			339,154	97%	11,565	26,371
22	FINISH CARPENTRY & MILLWORK	1,609,220	1,585,497	21,648		1,607,145	100%	2,075	35,174
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	497,855	55,350		553,205	100%	0	54,786
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	168,647
27	HVAC	1,776,239	1,742,723	8,056		1,750,779	99%	25,460	175,078
28	ELECTRICAL & FIRE ALARM	1,881,338	1,738,520	15,968		1,754,488	93%	126,850	126,658
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	19,717
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	195,200			195,200	99%	1,836	0
32	RESIDENTIAL APPLIANCES	309,845	294,409	12,936		307,345	99%	2,500	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	189,300	189,300			189,300	100%	0	18,930
34	SPECIALTY ITEMS	124,411	98,881	990		99,871	80%	24,540	2,621
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	62,484	41,799	17,567		59,366	95%	3,118	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	778,489			778,489	98%	12,826	38,924
	SUBTOTAL COST:	22,019,021	21,543,377	252,256	0	21,795,633	99%	223,388	1,056,828
38	CONTRACTOR FEE	441,320	441,014			441,014	100%	306	22,051
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	21,984,391	252,256	0	22,236,647	99%	223,694	1,078,879

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 10/31/2022
 Request No.: 22

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	747,534	5,816	39,650	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,096	304	1,600	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	45,166	1,277	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	24,112	1,888	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	781,558	65,541	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221		60,221	57,210	0	3,011	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	49,400	2,600	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	208,050	10,950	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	71,250	3,750	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	123,030	13,670	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	145,908	77,243	24,795	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	0	1,675	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	6,440	560	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	0	3,364	4,500
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	285,286	31,698	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	360,000	0	40,000	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720		77,720	77,720	0	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	7,400	-4,000	0	0
16	Carler-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,204,767	0	3,613	0
17	Carler-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,187,059	0	62,477	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	82,024	1,357,809	1,219,081	2,947	135,781	0

Retainer paid with this application

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	644,632	0	33,928	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	22,674	395,314	348,476	0	38,720	8,118
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	26,844	0	2,983	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	143,340	0	7,544	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	169,443	0	18,827	11,565
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	96,987	210,444	179,840	18,111	10,418	2,075
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	286,043	2,584	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	26,334	249,257	224,501	0	24,756	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	141,194	860,892	860,892	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	405,000	45,000	50,000	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	43,069	0	4,786	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	0	5,350	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	458,789	50,977	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,517,822	0	168,647	0
27	Expert Heating & Cooling	HVAC	1,770,247	5,992	1,776,239	1,568,451	7,250	175,078	25,460
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,579	1,881,338	1,564,668	63,162	126,658	126,850
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	177,455	0	19,717	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	195,200	0	0	1,836
32	GE Appliances	Residential Appliances	308,710	1,135	309,845	294,409	12,936	0	2,500
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(17,680)	189,300	170,370	0	18,930	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	8,699	891	1,066	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	846	0	94	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	11,572	0	1,286	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,577	0	175	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	42,460	0	0	24,540
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	62,484	62,484	41,799	17,567	0	3,118
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	739,565	0	38,924	12,826
		Subtotal Cost:	21,094,500	924,521	22,019,021	20,299,058	439,747	1,056,828	223,388
37	Cunningham-Limp	Contractor Fee	475,500	(34,180)	441,320	418,963	0	22,051	306
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
	TOTALS		21,970,000	490,341	22,460,341	20,718,021	439,747	1,078,879	223,694

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 11/8/2022 Connie L. Olegazy
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.31110.

Subscribed and sworn to before me this 8th day of November, 2022.

John Packovich Oakland County, Michigan
Notary Public John Packovich

My Commission Expires: 09/11/2024.

REQUEST FOR PAYMENT

From: SITE DEVELOPMENT INC
30850 STEPHENSON HWY
MADISON HEIGHTS, MI 48071

To: CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE
SUITE 100
NOVI, MI 48377

Invoice: 16668
Draw: 210010100019
Invoice date: 10/26/2022
Period ending date:

Contract For:

Request for payment:

Original contract amount	\$1,084,000.00	
Approved changes	\$142,098.68	
Revised contract amount		\$1,226,098.68
Contract completed to date		\$1,226,098.68
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$0.00	
Total completed less retainage		\$1,226,098.68
Less previous requests	\$1,140,811.00	
Current request for payment		\$85,287.68
Current billing		\$25,245.00
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	-\$60,042.68	
Current amount due		\$85,287.68
Remaining contract to bill	\$0.00	

Project: 21001-01
PINE VILLAGE/RESERVE @ REDRUN

Contract date:

Architect:

Scope:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the CUNNINGHAM-LIMP DEVELOPMENT relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: SITE DEVELOPMENT INC

By: [Signature]

Date: October 16, 2022

State Of MICHIGAN

County Of OAKLAND

Subscribed and sworn to before me this 16th day of October, 2022

Notary Public

My commission expires: 12/31/24

REQUEST FOR PAYMENT DETAIL

Project: 21001-01 / PINE VILLAGE/RESERVE @

Invoice: 16668

Draw: 210010100019

Period Ending Date:

Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General conditions	11,000.00	11,000.00	7.19% = 790.90		11,000.00	100.00		
2	Demolition	20,000.00	20,000.00			20,000.00	100.00		
3	Earthwork	156,000.00	156,000.00			156,000.00	100.00		
4	Sanitary	32,000.00	32,000.00			32,000.00	100.00		
5	Storm	318,000.00	318,000.00			318,000.00	100.00		
6	Retention system	183,000.00	183,000.00			183,000.00	100.00		
7	Watermain	123,000.00	123,000.00			123,000.00	100.00		
8	Stone of lots	75,000.00	75,000.00	grading		75,000.00	100.00		
9	Patio/sidewalk sand	17,000.00	17,000.00			17,000.00	100.00		
10	Concrete sand	2,000.00	2,000.00			2,000.00	100.00		
11	Stone pad	52,000.00	52,000.00	Related to found/buried concrete removal		52,000.00	100.00		
12	Respread topsoil	7,000.00	7,000.00			7,000.00	100.00		
13	Haul spoils	43,000.00	43,000.00			43,000.00	100.00		
14	Undercut & haul	39,000.00	39,000.00			39,000.00	100.00		
15	Backfill basements	6,000.00	6,000.00			6,000.00	100.00		
16	Change Order #1	7,418.00	7,418.00			7,418.00	100.00		
17	Change Order #2	30,459.47	30,459.47			30,459.47	100.00		
18	Change Order #3	34,177.98	34,177.98			34,177.98	100.00		
19	Change Order #4	4,139.35	4,139.35			4,139.35	100.00		
20	Change Order #5	6,366.00	6,366.00	Stone for temporary construction access/erosion control.		6,366.00	100.00		
21	Change Order #6	17,369.18	17,369.18			17,369.18	100.00		
22	Change Order #7	16,925.70	16,925.70			16,925.70	100.00		
23	Change Order #8	25,245.00		25,245.00		25,245.00	100.00		
Totals		1,226,098.68	1,200,853.68	25,245.00		1,226,098.68	100.00		

Requesting \$87,332.64 in RR#2
(inclusive of retainer payments)
= 7.19% of contract

Requesting 7.19% of general
conditions as related to eligible
activities

Retainer paid from RR#1 include:
Demolition - \$1,000
Earthwork - \$7,800
Sanitary Relocation - \$1,600
Retention System - \$9,150
Watermain Relocation - \$6,150
Stone Pad (sub-base for poor soils) - \$2,800
Haul Spoils - \$2,150
Backfill - \$300
CO#1 - \$370.80
CO#2 - \$1,522.97
CO#3 - \$1,708.90
CO#4 - \$413.94

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN

) SS

COUNTY OF OAKLAND

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention	Balance To
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0		0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825		0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600		0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0		0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0		0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0		0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0		0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0		0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0		0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0		0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0		0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0		0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0		0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0		0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0		0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0		0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0		0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0		0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0		0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0		0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0		0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864		0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0		0
12	Pending	Landscaping	3,093	(3,093)	0	0	0		0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0		0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0		0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0		0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0		0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0		0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0		0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0		0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300		0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0		0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0		0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0		0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0		0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0		0

Site Development
contract paid in full

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

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Date: 4/11/2023 Connie L. Dwyer
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 11th day of April, 2023.

[Signature]
Notary Public John Packovich
Oakland County, Michigan

My Commission Expires: 09/11/2024

Allor Plumbing

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page

Item 2.

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009
FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071
ARCHITECT:
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NO: Twenty Four (24)
PERIOD TO: 12/31/2022
ARCHITECT'S PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACT FOR: INVOICE 19502- 24

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
TOTALS		490,341	0
Net Change by Change Orders			490,341

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie Dlugosz Date: 1/11/2023
Connie Dlugosz, Controller

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,427,965
(Column G on G703)	
5. RETAINAGE:	
a. <u>10</u> % of Completed Work	\$ 241,819
(Column D + E on G703)	
b. <u> </u> % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703).....	\$ 241,819
6. TOTAL EARNED LESS RETAINAGE.....	\$ 22,186,146
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$ 21,648,445
8. CURRENT PAYMENT DUE.....	\$ 537,701
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 274,195
(Line 3 less Line 6)	

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 11 day of January 2023
Notary Public: [Signature]
My Commission Expires: September 11, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 537,701.00
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: _____ Date: 01.20.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Twenty Four (24)

APPLICATION DATE: 12/31/2022

PERIOD TO: 12/31/2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED						
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000			793,000	100%	0	19,825
3	COVID-19 SANITATION PROCEDURES	32,000	32,000			32,000	100%	0	1,600
4	CONSTRUCTION TESTING	46,443	46,443			46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	967,392	18,280		985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321			461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309			173,309	97%	4,500	3,364
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	637,120	637,120			637,120	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	3,613
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	62,477
18	INSULATION, DRYWALL & ACT	1,589,456	1,585,559	3,897		1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	33,928
20	DOORS, FRAMES, HARDWARE & RR ACC.	493,084	480,908	12,176		493,084	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719			350,719	100%	0	7,544
22	FINISH CARPENTRY & MILLWORK	1,616,619	1,615,119	1,500		1,616,619	100%	0	10,543
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205			553,205	100%	0	4,786
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	0
27	HVAC	1,774,739	1,754,739	20,000		1,774,739	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,338	1,857,188	13,550		1,870,738	99%	10,600	64,301
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036			197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	309,845	307,345			307,345	99%	2,500	

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G/ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	189,300	4,233		193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	99,871	14,540		114,411	92%	10,000	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	62,484	59,366			59,366	95%	3,118	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	787,999	1,658		789,657	100%	1,658	19,741
	SUBTOTAL COST:	22,056,466	21,934,256	89,834	0	22,024,090	100%	32,376	231,722
38	CONTRACTOR FEE	403,875	434,343	(30,468)		403,875	100%	0	10,097
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	22,368,599	59,366	0	22,427,965	100%	32,376	241,819

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 12/31/2022
 Request No.: 24

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	753,350	19,825	19,825	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	0	1,600	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	61,299	18,280	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	0	3,364	4,500
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720		77,720	77,720	0	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,204,767	0	3,613	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,187,059	0	62,477	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,222,028	139,678	0	0

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	644,632	0	33,928	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	26,732	399,372	348,476	50,896	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	143,340	0	7,544	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	179,851	19,984	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	198,898	1,425	10,543	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	26,334	249,257	249,257	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0		
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	43,069	0		
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0		
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0		
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0		
27	Expert Heating & Cooling	HVAC	1,770,247	4,492	1,774,739	1,579,265	195,474	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,579	1,881,338	1,774,187	32,250	64,301	10,600
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	177,455	19,717	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	1,135	309,845	307,345	0	0	2,500
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	170,370	23,163	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	42,460	14,540	0	10,000
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	62,484	62,484	59,366	0	0	3,118
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	748,599	21,317	19,741	1,658
		Subtotal Cost:	21,094,500	961,966	22,056,466	21,235,819	556,549	231,722	32,376
37	Cunningham-Limp	Contractor Fee	475,500	(71,625)	403,875	412,626	(18,848)	10,097	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	21,648,445	537,701	241,819	32,376

Retainer paid.
Requesting \$10,228
from RR#1

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 PF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 1/11/2023 Connie L. Mayorga
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 11th day of January, 2023.
John Packovich _____
Notary Public John Packovich _____
Oakland County, Michigan

My Commission Expires: 09/11/2024

Ray's Nursery and Landscaping

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NO: Twenty (20)
PERIOD TO: 8/31/2022

ARCHITECT'S PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACT FOR: INVOICE 19502- 20

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
1	3/26/2021	0	
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
TOTALS		455,644	0
Net Change by Change Orders			455,644

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 455,644
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,425,644
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 21,846,395
(Column G on G703)	
5. RETAINAGE:	
a: <u>10</u> % of Completed Work	\$ 1,539,042
(Column D + E on G703)	
b: <u> </u> % of Stored Material	\$ <u> </u>
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 1,539,042
6. TOTAL EARNED LESS RETAINAGE.....	\$ 20,307,353
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 19,365,022
8. CURRENT PAYMENT DUE.....	\$ 942,331
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 2,118,291
(Line 3 less Line 6)	

State of: Michigan

County of: Oakland

Subscribed and sworn to before me this

day of September

2022

Notary Public:

My Commission Expires: September 11, 2024

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L Dlugosz Date: 9/12/2022

Connie Dlugosz, Controller

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 942,331.00

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:

Date:

09.20.2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: Twenty (20)

Contractor's signed Certification is attached.

APPLICATION DATE: 8/31/2022

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 8/31/2022

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	795,500	739,815	39,775		779,590	98%	15,910	38,980
3	COVID-19 SANITATION PROCEDURES	32,000	29,760	1,600		31,360	98%	640	1,568
4	CONSTRUCTION TESTING	50,000	43,914			43,914	88%	6,086	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	1,888
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	935,964	931,565	4,399		935,964	100%	0	43,306
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	2,600
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	10,950
10	SITE PAVING & CONCRETE	444,790	336,550	14,950		351,500	79%	93,290	31,400
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	173,309	99,789	73,520		173,309	100%	0	16,894
13	FOUNDATIONS	418,321	415,422			415,422	99%	2,899	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	31,698
15	MASONRY & STRUCTURAL STEEL	637,720	629,720	8,000		637,720	100%	0	40,000
16	ROUGH CARPENTR MATERIAL	2,208,380	2,148,829	59,551		2,208,380	100%	0	7,225
17	ROUGH CARPENTRY LABOR	1,249,536	1,218,693	30,843		1,249,536	100%	0	124,954
18	INSULATION, DRYWALL & ACT	1,554,515	1,552,658			1,552,658	100%	1,857	132,491
19	ROOFING & VINYL SIDING	977,503	718,327	259,176		977,503	100%	0	67,856
20	DOORS, FRAMES, HARDWARE & RR ACC.	484,064	473,081	7,827		480,908	99%	3,156	41,703
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	315,809	2,200		318,009	91%	32,710	31,801
22	FINISH CARPENTRY & MILLWORK	1,580,483	1,530,873	40,407		1,571,280	99%	9,203	119,014
23	COMMON AREA MILLWORK ALLOWANCE	145,502	109,129	36,373		145,502	100%	0	14,550
24	FLOOR COVERING	547,855	490,675	7,180		497,855	91%	50,000	49,786
25	PAINTING	509,766	509,766			509,766	100%	0	50,977
26	PLUMBING	1,686,469	1,649,008	37,461		1,686,469	100%	0	168,647
27	HVAC	1,774,739	1,651,823	90,900		1,742,723	98%	32,016	174,272
28	ELECTRICAL & FIRE ALARM	1,877,189	1,695,152	43,368		1,738,520	93%	138,669	173,852
29	LIGHT FIXTURES	197,172	157,770	39,402		197,172	100%	0	19,717
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	58,977
31	CONVEYANCE SYSTEMS	195,200	195,200			195,200	100%	0	0
32	RESIDENTIAL APPLIANCES	307,537	155,167	90,959		246,126	80%	61,411	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	189,300	155,725	33,575		189,300	100%	0	18,930
34	SPECIALTY ITEMS	120,151	75,112			75,112	63%	45,039	2,095
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	62,484	31,212	10,587		41,799	67%	20,685	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	733,960	41,529		775,489	98%	15,826	38,774
	SUBTOTAL COST:	21,893,050	20,390,071	973,582	0	21,363,653	98%	529,397	1,514,905
38	CONTRACTOR FEE	492,594	456,889	25,853		482,742	98%	9,852	24,137
39	CONTINGENCY	40,000				0	0%	40,000	0
	TOTAL PAGE 1 OF 1	22,425,644	20,846,960	999,435	0	21,846,395	97%	579,249	1,539,042

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 08/31/2022
 Request No.: 20

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	750,500	45,000	795,500	702,824	37,786	38,980	15,910
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	28,272	1,520	1,568	640
4	G2 Consulting Group LLC	Construction Testing	50,000		50,000	43,914	0	0	6,086
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	24,112	0	1,888	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	49,602	4,288	0	0
7	Site Development Inc.	Earthwork & Site Utilities	773,777	48,076	821,853	776,579	4,979	40,295	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221		60,221	57,210	0	3,011	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	49,400	0	2,600	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	208,050	0	10,950	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	71,250	0	3,750	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	123,030	0	13,670	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	34,170	233,090	112,365	13,455	13,980	93,290
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	5,040	1,400	560	0
12	Industrial Fence & Landscaping	Landscaping	16,819	16,819	33,638	15,137	15,137	3,364	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	69,930	49,771	12,970	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	25,000		25,000	22,101	0	0	2,899
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	285,286	0	31,698	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	356,400	3,600	40,000	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720		77,720	77,720	0	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	2,000	4,000	0	4,000	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,147,559	53,596	7,225	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,096,824	27,758	124,954	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	50,980	1,326,765	1,192,417	0	132,491	1,857
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	388,198	222,506	67,856	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	181,687	20,188	0	0

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	35,841	11,947	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	17,712	390,352	348,476	0	38,720	3,156
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	19,800	7,044	2,983	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	135,796	0	15,088	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	148,432	1,980	16,713	32,710
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	109,068	84,356	193,424	177,125	340	9,340	6,619
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	286,043	0	0	2,584
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	26,334	249,257	214,307	10,194	24,756	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	129,477	849,175	738,408	25,849	84,918	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	98,216	32,736	14,550	0
24	Interior Image	Floor Covering	500,000		500,000	405,000	0	45,000	50,000
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	36,607	6,462	4,786	0
25	Pro Image Painting	Painting	509,726	40	509,766	458,789	0	50,977	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,484,107	33,715	168,647	0
27	Expert Heating & Cooling	HVAC	1,770,233	4,506	1,774,739	1,486,641	81,810	174,272	32,016
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	54,430	1,877,189	1,525,637	39,031	173,852	138,669
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	141,993	35,462	19,717	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	530,793	0	58,977	0
31	Otis Elevator Company	Conveyance Systems	195,200		195,200	195,200	0	0	0
32	GE Appliances	Residential Appliances	307,537		307,537	155,167	90,959	0	61,411
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(17,680)	189,300	140,152	30,218	18,930	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,000		10,000	8,699	0	967	334
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	846	0	94	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,589		8,589	7,730	0	859	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,577	0	175	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	22,960	0	0	44,040
34	Pending	Specialty Items	243	422	665	0	0	0	665
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	62,484	62,484	31,212	10,587	0	20,685
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	697,262	39,453	38,774	15,826
		Subtotal Cost:	21,094,500	798,550	21,893,050	18,930,977	917,771	1,514,905	529,397
37	Cunningham-Limp	Contractor Fee	475,500	17,094	492,594	434,045	24,560	24,137	9,852
38	Pending	Contingency	400,000	(360,000)	40,000	0	0	0	40,000
	TOTALS		21,970,000	455,644	22,425,644	19,365,022	942,331	1,539,042	579,249

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date:

9/12/2022

Connie L. Dwyer

Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 12th day of September, 2022.

Notary Public

John Packovich

Oakland County, Michigan

My Commission Expires: 09/11/2024

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): Cunningham Imp

PROJECT: Pine Village/
Reserve @ Red Run

APPLICATION NO:

Distribution to:

☐ Owner☐ Architect☐ Contractor

FROM (CONTRACTOR):

Rays Nursery & Landscaping Inc
15577 30 Mile Rd
Ray, MI 48066

ARCHITECT:

ARCHITECT'S

PROJECT NO:

19502-0041

CONTRACT FOR: INVOICE

CONTRACT DATE: 11-22-21

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
TOTALS		0	0
Net Change by Change Orders			0

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date: 8-25-2022

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....\$ 123,214 0
2. Net change by Change Orders.....\$ 9,457 0
3. CONTRACT SUM TO DATE (Line 1 + 2).....\$ 132,671 0
4. TOTAL COMPLETED & STORED TO DATE.....\$ 132,671 0
(Column G on G703)
5. RETAINAGE:
 - a. 10 % of Completed Work.....\$ 12,970.10
(Column D + E on G703)
 - b. 10 % of Stored Material.....\$ _____
(Column F on G703)
 Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ 12,970.10
6. TOTAL EARNED LESS RETAINAGE.....\$ 119,700.90
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate).....\$ 69,930.00
8. CURRENT PAYMENT DUE.....\$ 49,770.90
9. BALANCE TO FINISH, PLUS RETAINAGE.....\$ 12,970.10
(Line 3 less Line 6)

State of: Michigan

County of: Oakland

Subscribed and sworn to before me this

day of

2020

Notary Public:

My Commission Expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ _____

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 0

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GENERAL CONDITIONS					0	#DIV/0!	0	0
2	CONSTRUCTION TESTING ALLOWANCE					0	#DIV/0!	0	0
3	DEMOLITION & REMOVALS					0	#DIV/0!	0	0
4	CONSTRUCTION STAKING					0	#DIV/0!	0	0
5	EARTHWORK, MASS BALANCING & GRADING					0	#DIV/0!	0	0
6	UNDERGROUND UTILITIES					0	#DIV/0!	0	0
7	SITE PAVING & CONCRETE					0	#DIV/0!	0	0
8	LANDSCAPING & RETAINING WALL ALLOW.	132,671	77,370	55,301		132,671	0	0	12,970.10
9	FOUNDATIONS & STRUCTURAL STEEL					0	#DIV/0!	0	0
10	FAÇADE, ARCH. METALS & ROOFING					0	#DIV/0!	0	0
11	UPGRADE CORNER ENTRANCE					0	#DIV/0!	0	0
12	INTERIOR CONCRETE					0	#DIV/0!	0	0
13	GLASS & GLAZING, WINDOW FILM					0	#DIV/0!	0	0
14	DOORS & FRAMES					0	#DIV/0!	0	0
15	INTERIOR CARPENTRY & ACOUSTICAL					0	#DIV/0!	0	0
16	MILLWORK					0	#DIV/0!	0	0
17	PAINTING					0	#DIV/0!	0	0
18	FLOOR COVERINGS					0	#DIV/0!	0	0
19	MECHANICAL, ELECTRICAL & FIRE PROT.					0	#DIV/0!	0	0
20	ELEVATOR					0	#DIV/0!	0	0
21	SIGNAGE, FIRE EXTINGUISHERS, CLEANING					0	#DIV/0!	0	0
22	FOLDING PARTITIONS, O/H SUPPORT					0	#DIV/0!	0	0
23	WEATHER CONDITIONS & OVERTIME ALLOW.					0	#DIV/0!	0	0
24	CONSTRUCTION CONTINGENCY					0	#DIV/0!	0	0
	SUBTOTAL COST:	0	0	0	0	0	#DIV/0!	0	0
24	OVERHEAD, INSURANCE & PROFIT					0	#DIV/0!	0	0
	CONSTRUCTION COST:	0	0	0	0	0	#DIV/0!	0	0

Requesting \$10,000
per
Cunningham-Limp
email

Ginny Dougherty

From: Bart Roeser <broeser@clc.build>
Sent: Tuesday, April 11, 2023 12:03 PM
To: Jeff Buck
Cc: Ginny Dougherty; Pamela Martis
Subject: RE: Reserve - Brownfield Questions

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

See below in blue.

Bart Roeser
 Project Manager

Phone: 248.202.5054
Email: broeser@clc.build
Main Office: 28970 Cabot Drive, Suite 100, Novi, MI 48377
Detroit Office: 7430 2nd Avenue, 1st Floor South, Detroit, MI 48202
Northern Michigan Office: 818 Red Drive, Suite 30, Traverse City, MI 49684



Building Better Communities for more than 39 years.

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cunninghamlimp.com

From: Jeff Buck <jbuck@cypressmi.com>
Sent: Tuesday, April 11, 2023 10:38 AM
To: Bart Roeser <broeser@clc.build>; Alyssa Cook <acook@clc.build>
Cc: Ginny Dougherty <ginny.dougherty@pmenv.com>; Pamela Martis <pmartis@cypressmi.com>
Subject: Reserve - Brownfield Questions

Bart,

Can you help with the questions below from PM on some billing related to our Brownfield...



280 West Maple Road
Suite 230
Birmingham, MI 48009

O: (248) 540-9300 Ext. 12
F: (248) 988-8867

<https://link.edgепilot.com/s/996d6b7f/XA7omW9NF0qzVO5gSNLAow?u=http://www.cypresspartners.biz/>

Please note my email address has changed. Please use jbuck@cypressmi.com for all future correspondence.

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Date: Friday, March 17, 2023 at 3:26 PM
To: Jeff Buck <jbuck@cypressmi.com>, Pamela Martis <pmartis@cypressmi.com>
Subject: RE: Change Orders #5 thru 9 - Hudson Madison - Reserve at Red Run

Hi Jeff,

Here's my list of follow-ups after our review:

1. Site Development Inc. - Do you confirm where "undercut and haul" occurred, or what site conditions the undercut was responding to.
 - a. Site Developments last Change Order for \$25,245 involved repairs to a storm drain. Was this near or associated with the underground retention system? [All of the storm system goes through the underground detention so an argument could be made that it is associated the underground detention.](#)
2. Sidewalks, Curbs, and Gutters in the ROW – we previously requested \$39,993.75 through Pay App 14 towards these items. Was any additional concrete included within the ROW?
 - a. Confirm if any landscaping, was completed. Provide a cost amount. I believe we should have, at minimum, the cost for grass located east of the sidewalk.
[The irrigation and grass east of the sidewalk is estimated at \\$10,000.](#)
3. Can you confirm that all Industrial Fence & Landscaping's contract was associated with temporary construction fencing/gates?
 - a. Two change orders were billed since our last request: Need to confirm the charges associated with \$2,200 and \$16,819. I cannot find the back up in the provided CL Change Order documents.
[They provided screening around RTUs at the main entry for \\$16,819 and dumpster gates for \\$4,500. All the rest was temp fencing.](#)
4. One more that I missed – I'm showing \$8,900 billed from PEA related to staking sidewalks. Can the portion attributed to the Dequindre ROW sidewalk be broken out from this amount? [Approximately \\$25% can be attributed to ROW sidewalks.](#)

Thank you,

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

Ray's Landscaping
contract paid in full

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 4/11/2023 Connie L. Dugan
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.3110.

Subscribed and sworn to before me this 11th day of April, 2023.

John Packovich Oakland County, Michigan
Notary Public

My Commission Expires: 09/11/2024

Axis Electric

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 26

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: ARCHITECT'S
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NOT Twenty Six (26)
PERIOD TO: 3/31/2023
PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
TOTALS		490,341	0
Net Change by Change Orders			490,341

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,460,341
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 0
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 0
6. TOTAL EARNED LESS RETAINAGE.....	\$ 22,460,341
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 22,310,668
8. CURRENT PAYMENT DUE.....	\$ 149,673
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0
(Line 3 less Line 6)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L Dlugosz Date: 4/11/2023
Connie Dlugosz, Controller

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 11 day of Apr. 2023
Notary Public: [Signature]
My Commission Expires: September 11, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 149,673.00

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: 04.14.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: Twenty Six (26)

Contractor's signed Certification is attached.

APPLICATION DATE: 3/31/2023

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 3/31/2023

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000			793,000	100%	0	0
3	COVID-19 SANITATION PROCEDURES	32,000	32,000			32,000	100%	0	0
4	CONSTRUCTION TESTING	46,443	46,443			46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	985,672			985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321			461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309	4,500		177,809	100%	0	0
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	638,420	637,120	1,300		638,420	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	0
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	0
18	INSULATION, DRYWALL & ACT	1,589,456	1,589,456			1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	0
20	DOORS, FRAMES, HARDWARE & RR ACC.	495,039	493,084	1,955		495,039	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719			350,719	100%	0	0
22	FINISH CARPENTRY & MILLWORK	1,618,141	1,618,141			1,618,141	100%	0	0
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205			553,205	100%	0	0
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	0
27	HVAC	1,777,658	1,774,739	2,919		1,777,658	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,618	1,870,738	10,880		1,881,618	100%	0	0
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036			197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	329,726	313,654	16,072		329,726	100%	0	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	193,533			193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	124,411			124,411	100%	0	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	59,366	59,366			59,366	100%	0	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	789,657	1,658		791,315	100%	0	0
	SUBTOTAL COST:	22,081,205	22,041,921	39,284	0	22,081,205	100%	0	0
38	CONTRACTOR FEE	379,136	398,073	(18,937)		379,136	100%	0	0
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	22,439,994	20,347	0	22,460,341	100%	0	0

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

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STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

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2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 PF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 4/11/2023 Connie L. Dugan
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.31110.

Subscribed and sworn to before me this 11th day of April, 2023.
[Signature]
Notary Public John Packovich

Oakland County, Michigan

My Commission Expires: 09/11/2024

AIA Type Document
Application and Certification for Payment

Page 1 of 3

TO (OWNER): CUNNINGHAM-LIMP DEVELOPEMENT
 28970 CABOT DRIVE
 SUITE 100
 NOVI, MI 48377

PROJECT: RESERVE AT RED RUN
 AXIS JOB NO. 21007
 30031 DEQUONDRE ROAD
 MADISON HEIGHTS, MI 48071

APPLICATION NO: 21
PERIOD TO: 3/31/2023

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): AXIS ELECTRIC, LLC
 607 SHELBY ST.
 SUITE 716
 DETROIT, MI 48226

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: ELECTRICAL

CONTRACT DATE: 3/26/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM\$ 1,989,000.00
2. Net Change by Change Orders\$ 106,578.00
3. CONTRACT SUM TO DATE (Line 1 + 2)\$ 2,095,578.00
4. TOTAL COMPLETED AND STORED TO DATE *MAX:* 2078790\$ 2,095,578.00
5. RETAINAGE:
- a. 0.00 % of Completed Work\$ 0.00
- b. 0.00 % of Stored Material\$ 0.00
- Total retainage (Line 5a + 5b)\$ 0.00
6. TOTAL EARNED LESS RETAINAGE\$ 2,095,578.00
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
 (Line 6 from prior Certificate)\$ 2,003,608.50
8. CURRENT PAYMENT DUE\$ *MAX:* 75,181 91,989.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE
 (Line 3 less Line 6)\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	124,068.00	-34,558.00
Total approved this Month	17,068.00	0.00
TOTALS	141,136.00	-34,558.00
NET CHANGES by Change Order	106,578.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner and that current payment shown herein is now due.

CONTRACTOR: AXIS ELECTRIC, LLC
 607 SHELBY ST, SUITE 716
 DETROIT, MI 48226

By:

Susie Alexander
 SUSIE ALEXANDER / MANAGER

State of: MI

County of: OAKLAND

Subscribed and Sworn to before me this

22nd

Day of March 20 23

Notary Public:

My Commission Expires:

DAVID JOHNSON
 NOTARY PUBLIC - MICHIGAN
 OAKLAND COUNTY
 ACTING IN THE COUNTY OF
 MY COMMISSION EXPIRES AUG. 22, 2023

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Page 2 of 3

TO (OWNER): CUNNINGHAM-LIMP DEVELOPEMENT
 28970 CABOT DRIVE
 SUITE 100
 NOVI, MI 48377

PROJECT: RESERVE AT RED RUN
 AXIS JOB NO. 21007
 30031 DEQUONDRE ROAD
 MADISON HEIGHTS, MI 48071

APPLICATION NO: 21
PERIOD TO: 3/31/2023

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): AXIS ELECTRIC, LLC
 807 SHELBY ST.
 SUITE 716
 DETROIT, MI 48226

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: ELECTRICAL

CONTRACT DATE: 3/26/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	MOBILIZATION/PERMIT/TEMP POWER	69,730.00	69,730.00	0.00	0.00	69,730.00	100.00	0.00	0.00
2	LIGHT FIXTURES MATERIAL	265,400.00	265,400.00	0.00	0.00	265,400.00	100.00	0.00	0.00
3	LIGHT FIXTURES LABOR	152,400.00	152,400.00	0.00	0.00	152,400.00	100.00	0.00	0.00
4	SITE LTG/CONCRETE BASES MAT'L	32,500.00	32,500.00	0.00	0.00	32,500.00	100.00	0.00	0.00
5	SITE LTG/CONCRETE BASES/LABOR	48,800.00	48,800.00	0.00	0.00	48,800.00	100.00	0.00	0.00
6	DEVICES & EQUIP CONNECT MAT'L	68,950.00	68,950.00	0.00	0.00	68,950.00	100.00	0.00	0.00
7	DEVICES & EQUIP CONNECT LABOR	115,250.00	115,250.00	0.00	0.00	115,250.00	100.00	0.00	0.00
8	BRANCH CONDUIT 7 WIRE MATERIAL	105,200.00	105,200.00	0.00	0.00	105,200.00	100.00	0.00	0.00
9	BRANCH CONDUIT & WIRE LABOR	133,800.00	133,800.00	0.00	0.00	133,800.00	100.00	0.00	0.00
10	POWER FEEDERS MATERIAL	138,250.00	138,250.00	0.00	0.00	138,250.00	100.00	0.00	0.00
11	POWER FEEDERS LABOR	150,700.00	150,700.00	0.00	0.00	150,700.00	100.00	0.00	0.00
12	POWER EQUIPMENT MATERIAL	142,110.00	142,110.00	0.00	0.00	142,110.00	100.00	0.00	0.00
13	POWER EQUIPMENT LABOR	65,500.00	65,500.00	0.00	0.00	65,500.00	100.00	0.00	0.00
14	FIRE ALARM SYSTEM MATERIAL	143,250.00	143,250.00	0.00	0.00	143,250.00	100.00	0.00	0.00
15	FIRE ALARM SYSTEM LABOR	96,880.00	96,880.00	0.00	0.00	96,880.00	100.00	0.00	0.00
16	GENERATOR POWER SYSTEM MAT'L	124,630.00	124,630.00	0.00	0.00	124,630.00	100.00	0.00	0.00
17	GENERATOR POWER SYSTEM LABOR	26,200.00	26,200.00	0.00	0.00	26,200.00	100.00	0.00	0.00
18	LOW VOLTAGE SYSTEM MATERIAL	35,250.00	35,250.00	0.00	0.00	35,250.00	100.00	0.00	0.00

Requesting \$50,000 for
 electrical utility
 relocation per C-L
 email. Attached.

AIA Type Document
Application and Certification for Payment

Page 3 of 3

TO (OWNER): CUNNINGHAM-LIMP DEVELOPEMENT
 28970 CABOT DRIVE
 SUITE 100
 NOVI, MI 48377

PROJECT: RESERVE AT RED RUN
 AXIS JOB NO. 21007
 30031 DEQUNDRE ROAD
 MADISON HEIGHTS, MI 48071

APPLICATION NO: 21
PERIOD TO: 3/31/2023

DISTRIBUTION
TO:
☐ OWNER
☒ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): AXIS ELECTRIC, LLC
 607 SHELBY ST.
 SUITE 716
 DETROIT, MI 48226

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: ELECTRICAL

CONTRACT DATE: 3/26/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
19	LOW VOLTAGE SYSTEM LABOR	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00	0.00	0.00
20	TESTING/CLOSE OUTS	21,200.00	10,600.00	10,600.00	0.00	21,200.00	100.00	0.00	0.00
9-001	CHANGE ORDER 1	9,956.00	9,956.00	0.00	0.00	9,956.00	100.00	0.00	0.00
9-002	CHANGE ORDER 2	3,572.00	3,572.00	0.00	0.00	3,572.00	100.00	0.00	0.00
9-003	CHANGE ORDER 3	4,397.00	4,397.00	0.00	0.00	4,397.00	100.00	0.00	0.00
9-004	CHANGE ORDER 4	4,312.00	4,312.00	0.00	0.00	4,312.00	100.00	0.00	0.00
9-005	CHANGE ORDER 5	9,047.00	9,047.00	0.00	0.00	9,047.00	100.00	0.00	0.00
9-006	CHANGE ORDER 6	12,020.00	12,020.00	0.00	0.00	12,020.00	100.00	0.00	0.00
9-007	CHANGE ORDER 7	-158.00	-158.00	0.00	0.00	-158.00	100.00	0.00	0.00
9-008	CHANGE ORDER 8	35,184.00	35,184.00	0.00	0.00	35,184.00	100.00	0.00	0.00
9-009	CHANGE ORDER 9	6,954.00	6,954.00	0.00	0.00	6,954.00	100.00	0.00	0.00
9-010	CHANGE ORDER 10	22,659.00	22,659.00	0.00	0.00	22,659.00	100.00	0.00	0.00
9-011	CHANGE ORDER 11	-8,500.00	-8,500.00	0.00	0.00	-8,500.00	100.00	0.00	0.00
9-012	CHANGE ORDER 12	-25,900.00	-25,900.00	0.00	0.00	-25,900.00	100.00	0.00	0.00
9-013	CHANGE ORDER 13	6,300.00	6,300.00	0.00	0.00	6,300.00	100.00	0.00	0.00
9-014	CHANGE ORDER 14	1,259.00	1,259.00	0.00	0.00	1,259.00	100.00	0.00	0.00
9-015	CHANGE ORDER 15	4,259.00	4,259.00	0.00	0.00	4,259.00	100.00	0.00	0.00
9-016	CHANGE ORDER 16	4,149.00	4,149.00	0.00	0.00	4,149.00	100.00	0.00	0.00
9-017	CHANGE ORDER 17	14,516.00	0.00	14,516.00	0.00	14,516.00	100.00	0.00	0.00
9-018	CHANGE ORDER 18	2,552.00	0.00	2,552.00	0.00	2,552.00	100.00	0.00	0.00
REPORT TOTALS		\$2,095,578.00	\$2,067,910.00	\$27,668.00	\$0.00	\$2,095,578.00	100.00	\$0.00	\$0.00

MAX: 10880

Ginny Dougherty

From: Bart Roeser <broeser@clc.build>
Sent: Tuesday, April 11, 2023 3:11 PM
To: Ginny Dougherty
Subject: RE: Reserve - Change Orders #5 thru 9 - Hudson Madison - Reserve at Red Run

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

The conduits from pole, transformer and conduits/wire to gear is probability worth about \$50,000.

Bart Roeser
Project Manager
[Cunningham-Limp](#)

Phone: 248.202.5054
Email: broeser@clc.build

From: Ginny Dougherty <ginny.dougherty@pmenv.com>
Sent: Tuesday, April 11, 2023 3:07 PM
To: Bart Roeser <broeser@clc.build>
Subject: RE: Reserve - Change Orders #5 thru 9 - Hudson Madison - Reserve at Red Run

Sorry. See attached

Ginny Dougherty | *Project Consultant – Brownfield and Economic Incentives*
PM ENVIRONMENTAL, a Pinchin Company
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 [|Ginny.Dougherty@pmenv.com](mailto:Ginny.Dougherty@pmenv.com)

From: Bart Roeser <broeser@clc.build>
Sent: Tuesday, April 11, 2023 3:01 PM
To: Ginny Dougherty <ginny.dougherty@pmenv.com>
Subject: RE: Reserve - Change Orders #5 thru 9 - Hudson Madison - Reserve at Red Run

This Email is from an **EXTERNAL** source. Ensure you trust this sender before clicking on any links or attachments.

HUDSON MADISON LLC

1288

Cunningham-Limp					4/24/2023	
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/11/2023	Bill	Pay App 26	149,673.00	149,673.00		149,673.00
					Check Amount	149,673.00

Premier Bank Checki The Reserve at Red Run

149,673.00

Cunningham Limp Development

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 26

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: ARCHITECT'S
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NOT Twenty Six (26)
PERIOD TO: 3/31/2023
PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
TOTALS		490,341	0
Net Change by Change Orders			490,341

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,460,341
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 0
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 0
6. TOTAL EARNED LESS RETAINAGE.....	\$ 22,460,341
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 22,310,668
8. CURRENT PAYMENT DUE.....	\$ 149,673
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0
(Line 3 less Line 6)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L Dlugosz Date: 4/11/2023
Connie Dlugosz, Controller

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 11 day of Apr. 2023
Notary Public: [Signature]
My Commission Expires: September 11, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 149,673.00

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: 04.14.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

THE RESERVE AT RED RUN

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side) PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: Twenty Six (26)

APPLICATION DATE: 3/31/2023

PERIOD TO: 3/31/2023

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	PRE-CONSTRUCTION SERVICES	28,000	28,000			28,000	100%	0	0
2	GENERAL CONDITIONS	793,000	793,000			793,000	100%	0	0
3	COVID-19 SANITATION PROCEDURES	32,000	32,000			32,000	100%	0	0
4	CONSTRUCTION TESTING	46,443	46,443			46,443	100%	0	0
5	DEMOLITION & REMOVALS	59,000	59,000			59,000	100%	0	0
6	ASBESTOS ABATEMENT & AIR MONITORING	18,400	18,400			18,400	100%	0	0
7	EARTHWORK & SITE UTILITIES	985,672	985,672			985,672	100%	0	0
8	POOR SOILS & WATER MITIGATION ALLOW	134,729	134,729			134,729	100%	0	0
9	UNDERGROUND DETENTION & PRE-TREAT.	219,000	219,000			219,000	100%	0	0
10	SITE PAVING & CONCRETE	461,321	461,321			461,321	100%	0	0
11	PRECAST SITE SCREEN WALL	0				0	0%	0	0
12	LANDSCAPING	177,809	173,309	4,500		177,809	100%	0	0
13	FOUNDATIONS	415,422	415,422			415,422	100%	0	0
14	INTERIOR CONCRETE	386,884	386,884			386,884	100%	0	0
15	MASONRY & STRUCTURAL STEEL	638,420	637,120	1,300		638,420	100%	0	0
16	ROUGH CARPENTR MATERIAL	2,208,380	2,208,380			2,208,380	100%	0	0
17	ROUGH CARPENTRY LABOR	1,249,536	1,249,536			1,249,536	100%	0	0
18	INSULATION, DRYWALL & ACT	1,589,456	1,589,456			1,589,456	100%	0	0
19	ROOFING & VINYL SIDING	977,503	977,503			977,503	100%	0	0
20	DOORS, FRAMES, HARDWARE & RR ACC.	495,039	493,084	1,955		495,039	100%	0	0
21	GLASS, GLAZING & MANUFACTURED WIN.	350,719	350,719			350,719	100%	0	0
22	FINISH CARPENTRY & MILLWORK	1,618,141	1,618,141			1,618,141	100%	0	0
23	COMMON AREA MILLWORK ALLOWANCE	145,502	145,502			145,502	100%	0	0
24	FLOOR COVERING	553,205	553,205			553,205	100%	0	0
25	PAINTING	509,766	509,766			509,766	100%	0	0
26	PLUMBING	1,686,469	1,686,469			1,686,469	100%	0	0
27	HVAC	1,777,658	1,774,739	2,919		1,777,658	100%	0	0
28	ELECTRICAL & FIRE ALARM	1,881,618	1,870,738	10,880		1,881,618	100%	0	0
29	LIGHT FIXTURES	197,172	197,172			197,172	100%	0	0
30	FIRE PROTECTION	589,770	589,770			589,770	100%	0	0
31	CONVEYANCE SYSTEMS	197,036	197,036			197,036	100%	0	0
32	RESIDENTIAL APPLIANCES	329,726	313,654	16,072		329,726	100%	0	0

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
33	COMMERCIAL KITCHEN EQUIPMENT	193,533	193,533			193,533	100%	0	0
34	SPECIALTY ITEMS	124,411	124,411			124,411	100%	0	0
35	WEATHER CONDITIONS & UTILITY CONSUM.	159,784	159,784			159,784	100%	0	0
36	TEMPORARY AC / DEHUMIDIFICATION	59,366	59,366			59,366	100%	0	0
37	OVERHEAD & INSURANCE REIMBURSEMENT	791,315	789,657	1,658		791,315	100%	0	0
	SUBTOTAL COST:	22,081,205	22,041,921	39,284	0	22,081,205	100%	0	0
38	CONTRACTOR FEE	379,136	398,073	(18,937)		379,136	100%	0	0
39	CONTINGENCY	0				0	0%	0	0
	TOTAL PAGE 1 OF 1	22,460,341	22,439,994	20,347	0	22,460,341	100%	0	0

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,437	847,099	847,099	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

Retainer paid.
 Requesting \$6,022 from
 RR#1

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
	TOTALS		21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

Request includes \$170,270.94 paid Eligible Activities compared to \$22,310,668 of overall contract already paid = 0.80%. Therefore requesting 0.80% of Cunningham-Limp's paid soft cost contractor fee as related to other eligible activities

$$0.8\% = \$3,105$$

The contractor has not procured materials from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth.

I make this statement as the contractor for the purpose to represent to the Owner or Lessee of the property and his or her agents that the property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement and except for claims of construction liens by laborers which may be provided under Section 109 of the Construction Lien Act, 1980 PA 497, MCL 570.1109.

WARNING TO OWNER OR LESSEE: AN OWNER OR LESSEE OF THE PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING UNDER SECTION 109 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1109, TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

ON RECEIPT OF THIS SWORN STATEMENT, THE OWNER OR LESSEE, OR THE OWNER'S OR LESSEE'S DESIGNEE, MUST GIVE NOTICE OF ITS RECEIPT, EITHER IN WRITING, BY TELEPHONE, OR PERSONALLY, TO EACH SUBCONTRACTOR, SUPPLIER, AND LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING UNDER SECTION 109 OR, IF A NOTICE OF FURNISHING IS EXCUSED UNDER SECTION 108 OR 108A, TO EACH SUBCONTRACTOR, SUPPLIER AND LABORER NAMED IN THE SWORN STATEMENT, IF A SUBCONTRACTOR, SUPPLIER OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR WHO IS NAMED IN THE SWORN STATEMENT MAKES A REQUEST, THE OWNER, LESSEE, OR DESIGNEE SHALL PROVIDE THE REQUESTER A COPY OF THE SWORN STATEMENT WITHIN 10 BUSINESS DAYS AFTER RECEIVING THE REQUEST.

Date: 4/11/2023 Connie L. Dugan
Deponent

WARNING TO DEPONENT: A PERSON WHO GIVES A FALSE SWORN STATEMENT WITH INTENT TO DEFRAUD IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, 1980 PA 497, MCL 570.1110.

Subscribed and sworn to before me this 11th day of April, 2023.

John Packovich Oakland County, Michigan
Notary Public

My Commission Expires: 09/11/2024

HUDSON MADISON LLC

1288

Cunningham-Limp					4/24/2023	
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/11/2023	Bill	Pay App 26	149,673.00	149,673.00		149,673.00
					Check Amount	149,673.00

Premier Bank Checki The Reserve at Red Run

149,673.00

PM Environmental



PM ENVIRONMENTAL, INC.
3340 RANGER ROAD
LANSING, MI 48906
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Michael Parks
 Manager
 Hudson Madison LLC
 280 West Maple Road, Suite 230
 Birmingham, MI 48009

May 13, 2022
 Project No: 01-11783-3
 Invoice No: 100772

Invoice Total \$4,875.00

Project Manager: Ginny Dougherty

Service Group 0001 30031 Dequindre Road, Madison Heights, Michigan

Reimbursement Request

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request	6,500.00	100.00	0.00	6,500.00
Total Fee	6,500.00		0.00	6,500.00
Subtotal				6,500.00

Additional Fees

Check#1111 12/21/21			-1,625.00	
Total Additional Fees			-1,625.00	-1,625.00
		Total these Tasks		\$4,875.00
		Total this Service		\$4,875.00
		Total this Invoice		\$4,875.00

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt



PM ENVIRONMENTAL, INC.
3340 RANGER ROAD
LANSING, MI 48906
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Michael Parks
 Manager
 Hudson Madison LLC
 280 West Maple Road, Suite 230
 Birmingham, MI 48009

August 4, 2022
 Project No: 01-11783-3
 Invoice No: 101510

Invoice Total \$1,112.50

Project Manager: Ginny Dougherty

Service Group 0001 30031 Dequindre Road, Madison Height, Michigan

Reimbursement Request

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request	6,500.00	100.00	6,500.00	0.00
CO 1	5,500.00	20.2273	0.00	1,112.50
Total Fee	12,000.00		6,500.00	1,112.50
Subtotal				1,112.50
		Total these Tasks		\$1,112.50
		Total this Service		\$1,112.50
		Total this Invoice		\$1,112.50

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt



PM ENVIRONMENTAL, LLC
3340 RANGER ROAD
LANSING, MI 48906
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Michael Parks
 Manager
 Hudson Madison LLC
 280 West Maple Road, Suite 230
 Birmingham, MI 48009

January 6, 2023
 Project No: 01-11783-3
 Invoice No: 102854

Invoice Total \$2,532.50

Project Manager: Ginny Dougherty

Service Group 0001 30031 Dequindre Road, Madison Height, Michigan

Reimbursement Request

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request	6,500.00	100.00	6,500.00	0.00
CO 1	5,500.00	66.2727	1,112.50	2,532.50
Total Fee	12,000.00		7,612.50	2,532.50
Subtotal				2,532.50
		Total these Tasks		\$2,532.50
		Total this Service		\$2,532.50
		Total this Invoice		\$2,532.50

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt



PM Environmental, a Pinchin Company
4080 West Eleven Mile Road
Berkley, MI 48072
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Michael Parks
 Manager
 Hudson Madison LLC
 280 West Maple Road, Suite 230
 Birmingham, MI 48009

July 19, 2023
 Project No: 01-11783-3
 Invoice No: 104593

Invoice Total \$4,655.00

Project Manager: Ginny Dougherty

Service Group 0001 30031 Dequindre Road, Madison Height, Michigan

Reimbursement Request

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request	6,500.00	100.00	6,500.00	0.00
Change Order 1	5,500.00	100.00	3,645.00	1,855.00
Change Order 2	3,000.00	93.3333	0.00	2,800.00
Total Fee	15,000.00		10,145.00	4,655.00
Subtotal				4,655.00
		Total these Tasks		\$4,655.00
		Total this Service		\$4,655.00
		Total this Invoice		\$4,655.00

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
 Routing ABA Number 0710-0648-6
 Account Number 2582619
 Fed ID 38-3052632

Invoice Payable Upon Receipt

Accounts Receivable Ledger

Wednesday, July 19, 2023
10:45:58 AM

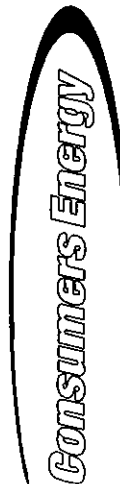
PM Environmental, LLC

Job-to-Date through 7/29/2023

Invoice	Mod/Receipt Detail	Description 2	Date	Total
Billing Client Name: Hudson Madison LLC				
Site Address: 30031 Dequindre Road, Madison Heights, Michigan				
01-11783-3 Cypress Senior Living Project / Project Manager: Dougherty				
Project Type: EID-Incentive Procurement				
00100772		Invoice	5/13/2022	6,500.00
00100772	Retainer	Invoice	5/13/2022	-1,625.00
00100772	Rcpt 0A053122	Check #1177	5/31/2022	-4,875.00
00101510		Invoice	8/4/2022	1,112.50
00101510	Rcpt 0A080822	Check #1193	8/8/2022	-1,112.50
00102794		Invoice	12/22/2022	
00102854		Invoice	1/6/2023	2,532.50
00102854	Rcpt 0B012723	Check#1260	1/27/2023	-2,532.50
Total for EID-Incentive Procurement				
Project Billed				10,145.00
Project Received				-10,145.00
Project Retainer				
Project Retainage				
Total for 01-11783-3				
Total Billed				10,145.00
Total Received				-10,145.00
Total Retainer				
Total Retainage				
Total				

Consumers Energy Invoices

ADDRESS	
30031 DEQUINDRE RD MDHT GRET SVC	
PROJECT TITLE	
30031 DEQUINDRE RD MDHT GRET SVC	
DESIGN NUMBER	AS-BUILT NUMBER
11126045	
CONSTRUCTION MEASURE NUMBER	
100005727188	
NOTIFICATION NUMBER	
1051663626	
ORDER TYPE	ORDER NUMBER
GRET	
MAINTENANCE ACTIVITY TYPE	
SVC	
METER ORDER NUMBER	METER NUMBER
RMV 175 36106274	
READ	METER LOCATION
<input type="checkbox"/> SET	<input checked="" type="checkbox"/> REMOVE <input type="checkbox"/> EXCHANGE
DESIGNED BY	DATE
BMGREENA	02/25/20



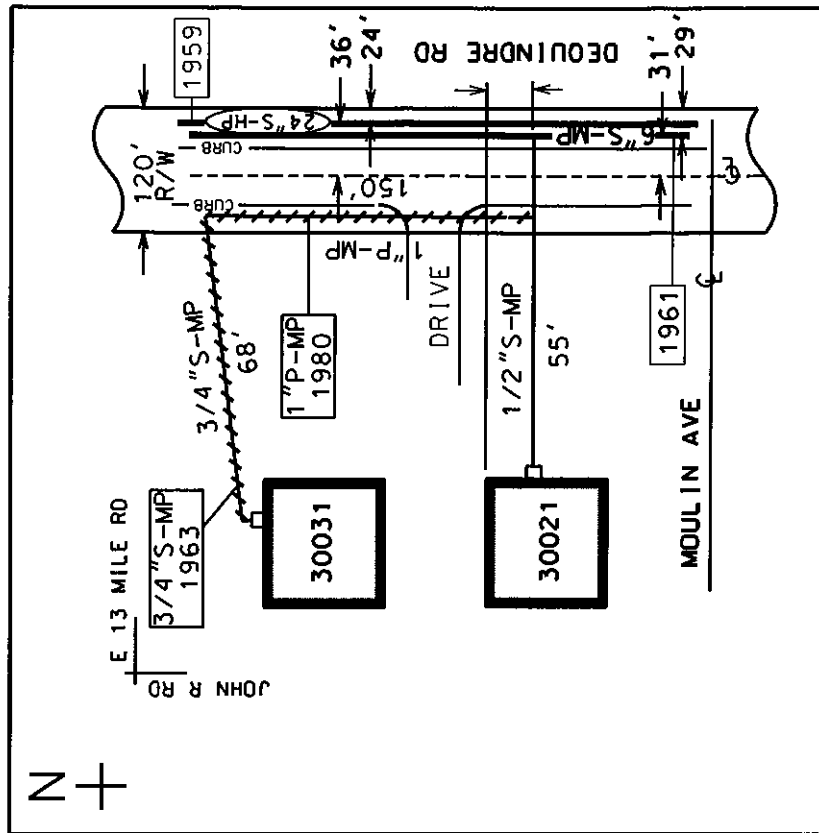
A CMS Energy Company SERVICE

SERVICE SKETCH TITLE BLOCK
Form 2804 10-30-2008
2/25/2020 10:04:30 AM C:\of\backup\wrad\ustn\ dgn\11126045.001

CONTACTS: JEFF BUCK 2485409300

TECHNICIAN: BRIAN GREENAWAY (O) 2484335685 (C) 5869943998

SUPERVISOR: DALE BRYANT (O) 2484335664 (C) 7345364138



CAUTION!!!

24" S-HP PIPE LINE MUST BE STAKED PRIOR TO CONSTRUCTION AND HAND-EXPOSED WHEN BEING CROSSED. EXACT DEPTH TO BE DETERMINED AT TIME OF CONSTRUCTION.

CAUTION!
TRANSMISSION PIPELINE IN AREA.
PIPELINE OWNER: CE
PIPELINE OWNER CONTACT INFO:
NAME: _____
ADDRESS: _____
PHONE: _____
SPECIAL NOTES: _____



CYPRESS PARTNERS LLC
280 W MAPLE RD STE 230
BIRMINGHAM MI 48009-3335

Amount Due: **\$830.00**

Please pay by: **March 25, 2020**

Invoice Number	9317836978
PO Number	
PO Date	
Bill Date	03/11/20

Account: 3000 1686 4419

30031 DEQUINDRE RD MADISON HEIGHTS - GAS UTILITY RETIREMENT - NOTIFICATION NUMBER (s): - -
1051663626 - - - -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Gas REIM Retire Service	1.0 EA	\$655.00	\$655.00
Gas REIM Permits (Service)	1.0 EA	\$175.00	\$175.00

Utility
Disconnection/demolition

TOTAL DUE: \$830.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: BRIAN M GREENAWAY -844-316-9537 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.



CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
PO Box 30162
Lansing, MI 48909-7662

PREPAYMENT REQUEST

Account: 3000 1686 4419

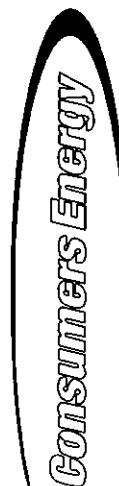
Amount Due: **\$830.00**

Please pay by: **March 25, 2020**

Enclosed:

6 330027277127 000000830000 0000 2056 7 300016864419 H

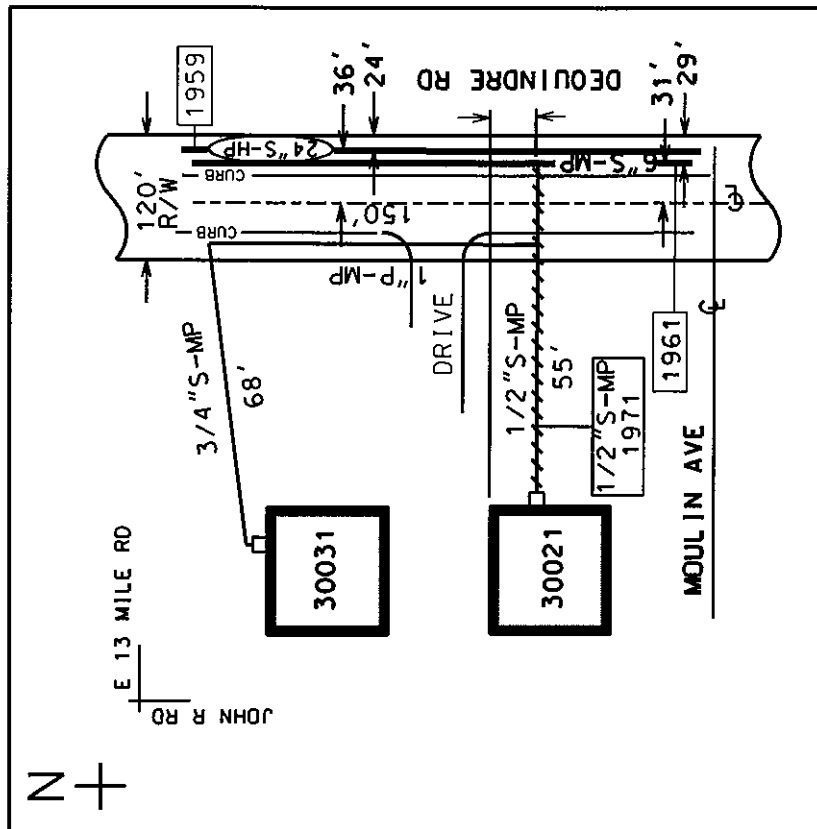
ADDRESS	
30021 DEQUINDRE RD MDHT GRET SVC	
PROJECT TITLE	
30021 DEQUINDRE RD MDHT GRET SVC	
DESIGN NUMBER	AS-BUILT NUMBER
11126047	
CONSTRUCTION MEASURE NUMBER	
100005727312	
NOTIFICATION NUMBER	
1051664720	
ORDER TYPE	ORDER NUMBER
GRET	
MAINTENANCE ACTIVITY TYPE	
SVC	
METER ORDER NUMBER	METER NUMBER
RMV 175 36106790	
READ	METER LOCATION
<input type="checkbox"/> SET	<input checked="" type="checkbox"/> REMOVE <input type="checkbox"/> EXCHANGE
DESIGNED BY	DATE
BMGREENA	02/25/20



A CMS Energy Company SERVICE

SERVICE SKETCH TITLE BLOCK
Form 2804 10-30-2008
2/25/2020 10:14:23 AM C:\of\backup\wrad\ustn\ dgn\11126047.001

CONTACTS: JEFF BUCK 2485409300
TECHNICIAN: BRIAN GREENAWAY (O) 2484335685 (C) 5869943998
SUPERVISOR: DALE BRYANT (O) 2484335664 (C) 7345364138



CAUTION!!	
24" S-HP PIPE LINE MUST BE STAKED PRIOR TO CONSTRUCTION AND HAND-EXPOSED WHEN BEING CROSSED. EXACT DEPTH TO BE DETERMINED AT TIME OF CONSTRUCTION.	
TRANSMISSION PIPELINE IN AREA.	
PIPELINE OWNER: CE	PIPELINE OWNER CONTACT INFO:
NAME:	ADDRESS:
PHONE:	SPECIAL NOTES:



CYPRESS PARTNERS LLC
280 W MAPLE RD STE 230
BIRMINGHAM MI 48009-3335

Amount Due: **\$830.00**

Please pay by: **March 30, 2020**

Invoice Number	9317881015
PO Number	
PO Date	
Bill Date	03/16/20

Account: 3000 1706 0231

30021 DEQUINDRE RD MADISON HEIGHTS - GAS UTILITY RETIREMENT - NOTIFICATION NUMBER (s): - -
1051664720 - - - -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Gas REIM Retire Service	1.0 EA	\$655.00	\$655.00
Gas REIM Permits (Service)	1.0 EA	\$175.00	\$175.00

Utility
Disconnection/demolition

TOTAL DUE: \$830.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: BRIAN M GREENAWAY -248-433-5685 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.



CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
PO Box 30162
Lansing, MI 48909-7662

PREPAYMENT REQUEST

Account: 3000 1706 0231

Amount Due: **\$830.00**

Please pay by: **March 30, 2020**

Enclosed:

6 330027308780 000000830000 0000 2056 6 300017060231 H



Manage your account online at :
www.chase.com/cardhelp



Customer Service:
1-800-945-2028



Mobile: Download the
Chase Mobile® app today

Item 2.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
---------------------	--	-----------

03/19	① CONSUMERS ENERGY CO 800-477-5050 MI MH	830.00
03/19	② CONSUMERS ENERGY CO 800-477-5050 MI MH	830.00

> paid \$1,660
4/27/2020
via online
from Chase
Acct # 7093

2020 Totals Year-to-Date

Total fees charged in 2020	\$0.00
Total interest charged in 2020	\$0.00

Year-to-date totals do not reflect any fee or interest refunds
you may have received.

INTEREST CHARGES

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	17.24%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	24.99%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	17.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.



Count on Us

A CMS Energy Company

CEM Support Center

Consumers Energy, CEM Support Center, Lansing Service Center, Rm. 122, 530 W. Willow St., P.O. Box 30162 Lansing, MI 48909-7662

May 14, 2020

NOTIFICATION #:

1051937374

CYPRESS PARTNERS LLC
 280 W MAPLE RD, STE 230
 BIRMINGHAM, MI 48009-3335

REFERENCE: 30071 DEQUINDRE RD, MADISON HEIGHTS

Dear Valued Customer,

Thank you for contacting Consumers Energy for your energy needs. Please note the Notification Number above and include it on any correspondence you send. Please note the Account Number, located above the Account Name on your invoice, when submitting payment.

The estimated cost for your energy request is as follows:

Gas Service Connection Fee:	
Winter Construction Costs:	\$ -
Additional Costs - See Invoice:	\$ 655.00
Gas Fuel Line Tie In:	
Total Estimated Cost:	\$ 655.00
Less Prepayment Received:	\$ -
Total Estimated Cost Due:	\$ 655.00

*put on Chase Ink card -
5/20/2020*

Costs may also result from practical difficulties encountered during construction and additional payment may be required if:

- Work presently designed is done outside normal business hours.
- Change to the location of the service entrance.
- Changes to the design or route.
- Other construction delays.

Enclosed is an estimated invoice that is valid for 60 days from the date of this letter and is subject to change thereafter. This cost estimate includes only work required for Consumers Energy and does not reflect any work or costs that may be required by other parties, including other utilities. Once we receive your payment and any required easements, contracts, permits or inspections we can proceed with your request.

CONTACT OUR SECURE CREDIT/DEBIT CARD PAYMENT CENTER @ 1-866-329-9593 TO PAY "FEE FREE" WITH YOUR VISA OR MASTERCARD OR MAKE A PAYMENT ONLINE AT: www.consumersenergy.com AND CLICK "MAKE PAYMENT" TO USE THE GUEST PAY FEATURE.

Please review all attached materials carefully and direct inquiries for your request to:

BRIAN M GREENAWAY at 844-316-9537




A CMS Energy Company

Dear New Natural Gas Customer,

Thank you for your request for natural gas service. In order to expedite your request and meet your schedule, we have developed the following list of items requiring action by you (Customer Responsibilities). These are requirements that must be met before we can install your new service.

CUSTOMER RESPONSIBILITIES

- 1) **Meter Location:** A copy of our design document may be included in your customer packet. If included, your meter location is indicated by the solid square on the design document (Form 2804). This location cannot be within 18 inches of any opening (i.e. window that opens or a door) and cannot be within 3 feet of a motor driven air intake, high efficiency furnace air intake or exhaust or any ignition source. **Please contact the Consumers Energy representative assigned to your notification immediately if any of these conditions exists.** Your fuel line will need to be installed to this location.
- 2) **Meter Installation:** If this is a new gas service and your meter isn't being set at the time the service pipe is installed, you will need to call for a meter set at least 24 hours before you need the meter set, by calling 1-800-477-5050, 24 hours a day.
- 3) **Payment:** An invoice may be included in your customer packet. If included, the deposit amount on the invoice must be paid prior to installation of your service. Additional charges may apply and will be billed/or refund issued upon completion of your service installation.
- 4) **Site Conditions:** The site must be within 3 inches of final grade before we can install your service. To avoid delays, clear a 12 foot wide equipment path free of building materials, brush, trees, shrubs, etc. along the proposed service route. After your service is installed, we will backfill and place excavated earth over the trench. You are responsible for final restoration of the trench and ensuring that the grading over the trench is at the required level.
- 5) **Staking:** To avoid damage, stake your existing underground facilities such as; well, septic system, sprinkler system, any underground wires, buried LPG tanks, piping, or other unusual buried facilities. Please make sure these stakes are apparent when we arrive to install the service. We cannot reimburse you for damage to your facilities that are not properly staked. You do not need to stake the utilities' electric, gas or communication lines.
- 6) **Mobile Home:** If you requested service to a mobile home, you will be required to install a 2" galvanized steel post per Consumers Energy specifications. Contact the Consumers Energy representative assigned to your notification for additional information.
- 7) **Gas Usage:** You must begin using gas within two years following service installation or the service will be disconnected from our system. Following that, another request for gas service requires the payment of a reconnection charge plus the charge for construction of any new service pipe.
- 8) **Additional Charges:** Underground services installed during the months December through April may be subject to an additional charge. Unusual site conditions may also require an additional charge. These charges will be communicated to you in advance of construction.
- 9) **Joint Trenching:** Discounts for installation of Consumers Energy's electric and gas service in the same trench (joint trench) are applied in calculating the gas service contribution.
- 10) **Usage Rate:** Customers are billed at a general service rate while the structure is under construction. If the structure is a home, then the owner of the home, upon receiving a Certificate of Occupancy, should call 1-800-477-5050 to ensure the gas and/or electric rates are changed to an appropriate rate.

Please keep these procedures in a convenient location to review as we proceed with designing your service and constructing the job.

If you have any questions regarding these requirements please direct inquiries to:

BRIAN M GREENAWA at 844-316-9537



A CMS Energy Company

CEM Support Center

Consumers Energy, Lansing Service Center, Rm. 122, 530 W. Willow St., P.O. Box 30162 Lansing, MI 48909-7662

**PLEASE RETURN THE CHECKED DOCUMENTS BELOW TO CONSUMERS
ENERGY IN THE ENVELOPE PROVIDED**

TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:

POBoxCEServiceRequest@cmsenergy.com

☐ AGREEMENT FOR INSTALLATION (Please return all pages of contracts)
(Form 93, Form 94 and Form 95 - 2 Page Document Each)
(Form 861, Form 862 and Form 230 - 4 Page Document Each)

☒ PAYMENT WITH INVOICE STUB
(BOTTOM STUB IS REQUIRED FOR PROCESSING)

☐ REQUEST FOR ELEVATED CUSTOMER DELIVERY PRESSURE

☐ STANDARD LIGHTING CONTRACT
(MUST BE CERTIFIED BY CLERK)

☐ SIGNED CUSTOMER ATTACHMENT PROGRAM (CAP) CONTRACT
(PLEASE ENSURE TO CHECK PAYMENT OPTION ON CONTRACT)

☐ GO READY FORM (FORM 1250)
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:
POBoxCEServiceRequest@cmsenergy.com

☐ SITE READY PHOTO(S)
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:
POBoxCEServiceRequest@cmsenergy.com

☐ OTHER:

NOTIFICATION REFERENCE NUMBERS

ELECTRIC SERVICE NOTIFICATION:	
GAS SERVICE NOTIFICATION:	1051937374
ELECTRIC OH DISTRIBUTION NOTIFICATION:	
ELECTRIC UG DISTRIBUTION NOTIFICATION:	
GAS MAIN NOTIFICATION:	
STREETLIGHT NOTIFICATION:	



CYPRESS PARTNERS LLC
280 W MAPLE RD STE 230
BIRMINGHAM MI 48009-3335

Amount Due: **\$655.00**

Please pay by: **May 28, 2020**

Invoice Number	9318297885
PO Number	
PO Date	
Bill Date	05/14/20

Account: 3000 1705 4705

30071 DEQUINDRE RD MADISON HEIGHTS - GAS UTILITY TEMPORARY CUT BACK - NOTIFICATION NUMBER (s): - -
1051937374 - - - -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Gas REIM Retire Service	1.0 EA	\$655.00	\$655.00

Utility
Disconnection/demolition

TOTAL DUE: \$655.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: BRIAN M GREENAWAY -844-316-9537 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.



CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
PO Box 30162
Lansing, MI 48909-7662

PREPAYMENT REQUEST

Account: 3000 1705 4705

Amount Due: **\$655.00**

Please pay by: **May 28, 2020**

Enclosed:

6 330027730614 000000655001 0000 2056 5 300017054705 H



Manage your account online at :
www.chase.com/cardhelp



Customer Service:
1-800-945-2028



Mobile: Download the
Chase Mobile app

Item 2.

ACCOUNT ACTIVITY

Date of Transaction Merchant Name or Transaction Description \$ Amount



05/20 CONSUMERS ENERGY CO 800-477-5050 MI 655.00

JEFFREY BUCK

TRANSACTIONS THIS CYCLE (CARD 6328) \$655.00

2020 Totals Year-to-Date

Total fees charged in 2020	\$0.00
Total interest charged in 2020	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

*paid \$655 on
6/29/2020 via
online transfer
from Chase acct
#7093*

INTEREST CHARGES

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	17.24%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	24.99%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	17.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.



Count on Us

A CMS Energy Company

Item 2.

CEM Support Center

Consumers Energy, CEM Support Center, Lansing Service Center, Rm. 122, 530 W. Willow St., P.O. Box 30162 Lansing, MI 48909-7662

August 27, 2021

NOTIFICATION #:
1056340403

CUNNINGHAM LIMP DEV CO INC
28970 CABOT DR
NOVI, MI 48377-2984

REFERENCE: 30031 DEQUINDRE RD, MADISON HEIGHTS

Dear Valued Customer,

Thank you for contacting Consumers Energy for your energy needs. Please include the notification number above on any correspondence you send. Also note the Account Number (located above the Account Name on your invoice) when submitting payment.

A copy of the design drawing showing the proposed location of the gas service entrance is available upon request. Please contact the Consumers Energy Customer Energy Specialist or Representative assigned to your gas service installation if you want a copy of the design drawing.

The estimated cost for your energy request is as follows:

Gas Service Connection Fee:	\$	200.00
Excess Footage Charge:	\$	-
Winter Construction Costs:	\$	-
Gas Fuel Line Tie In:		
Permit(s):		
Additional Costs - See Invoice:	\$	500.00
Total Estimated Cost:	\$	700.00
Less Prepayment Received:	\$	-
Total Estimated Cost Due:	\$	700.00

Costs may also result from practical difficulties encountered during construction and additional payment may be required if:

- Work presently designed is done outside normal business hours.
- Change to the location of the service entrance.
- Changes to the design or route.
- Other construction delays.

Enclosed is a preliminary invoice that is valid for 60 days from the date of this letter and is subject to change. It is based on estimated service footage and other design considerations. You may receive a final bill or refund after the service is installed. This cost estimate includes only work required for Consumers Energy and does not reflect any work or costs that may be required by other parties, including other utilities. Once we receive your payment and any required easements, contracts, permits or inspections we can proceed with your request.

CONTACT OUR SECURE CREDIT/DEBIT CARD PAYMENT CENTER @ 1-866-329-9593 TO PAY "FEE FREE" WITH YOUR VISA OR MASTERCARD OR MAKE A PAYMENT ONLINE AT: www.consumersenergy.com AND CLICK "MAKE PAYMENT" TO USE THE GUEST PAY FEATURE.

Please review all attached materials carefully and direct inquiries for your request to:

Emberlyn Elliott at 844-316-9537



A CMS Energy Company

Dear New Natural Gas Customer,

Thank you for your request for natural gas service. In order to expedite your request and meet your schedule, we have developed the following list of items requiring action by you (Customer Responsibilities). These are requirements that must be met before we can install your new service.

CUSTOMER RESPONSIBILITIES

- 1) **Meter Location:** A copy of our design document may be included in your customer packet. If included, your meter location is indicated by the solid square on the design document (Form 2804). This location cannot be within 18 inches of any opening (i.e. window that opens or a door) and cannot be within 3 feet of a motor driven air intake, high efficiency furnace air intake or exhaust or any ignition source. **Please contact the Consumers Energy representative assigned to your notification immediately if any of these conditions exists.** Your fuel line will need to be installed to this location.
- 2) **Meter Installation:** If this is a new gas service and your meter isn't being set at the time the service pipe is installed, you will need to call for a meter set at least 24 hours before you need the meter set, by calling 1-800-477-5050, 24 hours a day.
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- 4) **Site Conditions:** The site must be within 3 inches of final grade before we can install your service. To avoid delays, clear a 12 foot wide equipment path free of building materials, brush, trees, shrubs, etc. along the proposed service route. After your service is installed, we will backfill and place excavated earth over the trench. You are responsible for final restoration of the trench and ensuring that the grading over the trench is at the required level.
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- 6) **Mobile Home:** If you requested service to a mobile home, you will be required to install a 2" galvanized steel post per Consumers Energy specifications. Contact the Consumers Energy representative assigned to your notification for additional information.
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Please keep these procedures in a convenient location to review as we proceed with designing your service and constructing the job.

If you have any questions regarding these requirements please direct inquiries to:

Emberlyn Elliott at 844-316-9537

CEM Support Center

Consumers Energy, Lansing Service Center, Rm. 122, 530 W. Willow St., P.O. Box 30162 Lansing, MI 48909-7662

PLEASE RETURN THE CHECKED DOCUMENTS BELOW TO CONSUMERS ENERGY IN THE ENVELOPE PROVIDED

TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:

POBoxCEServiceRequest@cmsenergy.com

☐ AGREEMENT FOR INSTALLATION (Please return all pages of contracts)
(Form 93, Form 94 and Form 95 - 2 Page Document Each)
(Form 861, Form 862 and Form 230 - 4 Page Document Each)

☒ PAYMENT WITH INVOICE STUB
(BOTTOM STUB IS REQUIRED FOR PROCESSING)

☐ REQUEST FOR ELEVATED CUSTOMER DELIVERY PRESSURE

☐ STANDARD LIGHTING CONTRACT
(MUST BE CERTIFIED BY CLERK)

☐ SIGNED CUSTOMER ATTACHMENT PROGRAM (CAP) CONTRACT
(PLEASE ENSURE TO CHECK PAYMENT OPTION ON CONTRACT)

☒ GO READY FORM (FORM 1250)
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:
POBoxCEServiceRequest@cmsenergy.com

☐ SITE READY PHOTO(S)
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO:
POBoxCEServiceRequest@cmsenergy.com

☐ OTHER:

NOTIFICATION REFERENCE NUMBERS

ELECTRIC SERVICE NOTIFICATION:	
GAS SERVICE NOTIFICATION:	1056340403
ELECTRIC OH DISTRIBUTION NOTIFICATION:	
ELECTRIC UG DISTRIBUTION NOTIFICATION:	
GAS MAIN NOTIFICATION:	
STREETLIGHT NOTIFICATION:	



CUNNINGHAM LIMP DEV CO INC
28970 CABOT DR STE 100
NOVI MI 48377-2984

Amount Due: **\$700.00**
Please pay by: **September 10, 2021**

Item 2.

Invoice Number	9321322511
PO Number	
PO Date	
Bill Date	08/27/21

Account: 3000 1861 1834

30031 DEQUINDRE RD MADISON HEIGHTS - GAS UTILITY INSTALLATION - NOTIFICATION NUMBER (s): - -
1056340403 - - - -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Gas CIAC Meter Connection Fee	1.0 EA	\$200.00	\$200.00
Gas REIM Elevated Pressure Set Up Fee	1.0 EA	\$500.00	\$500.00

Gas relocation

TOTAL DUE: \$700.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: Emberlyn Elliott -844-316-9537 -

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.



CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
PO Box 30162
Lansing, MI 48909-7662

PREPAYMENT REQUEST

Account: 3000 1861 1834

Amount Due: **\$700.00**
Please pay by: **September 10, 2021**

Enclosed:

6 330030676473 000000700005 0000 2056 2 300018611834 H

183

HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

8/30/2021

PAY TO THE ORDER OF Consumers Energy

\$ **700.00

Seven Hundred and 00/100***** DOLLARS

Consumers Energy
CEM Support Ctr-Lansing RM 122
PO Box 30162
Lansing, MI 48909-7662

MEMO

AUTHORIZED SIGNATURE

⑈001078⑈ ⑆241270851⑆5232949583⑈

HUDSON MADISON LLC

1078

Consumers Energy				8/30/2021	
Date	Type	Reference	Original Amt.	Balance Due	Discount
8/30/2021	Bill	3000 1861 1834	700.00	700.00	
				Check Amount	Payment
					700.00
					700.00

Premier Bank Checki

700.00

DTE Invoices

12000 Dixie
Redford, MI 48239

Hudson Madison LLC
Attn: Jeff Buck
280 W. Maple Rd, Suite 230
Birmingham, MI 48009



Monday, June 7, 2021

~~GUNNINGHAM LIMP DEVELOPMENT CO~~

~~Attn: Bart~~

~~28076 Cabot Drive, Suite 100~~

~~Novi, MI 48077~~

Regarding: 30031 Dequindre Rd, Madison Heights

Enclosed are two (2) copies each of the Line Extension Agreement and the Electrical Drawing for the address referenced above. Please make sure that the information on these documents agrees with the information in your building plans. When you are satisfied that the information is correct, please sign one (1) copy of each.

Also included for your signature are the Certificate of Grade documents. Please note that **two** (2) copies of the Certificate of Grade document are required. Return the signed documents to me along with a check payable to DTE Energy for \$8,068.50. To ensure proper credit of your payment, the contract number should be indicated on your remitted check. Keep the "Customer Copy" documents for your records.

When we receive the signed documents and your check, we will proceed to schedule the work necessary to provide electric service to your development. If you have any questions regarding this job, please feel free to contact me at the phone number or e-mail address indicated below.

Sincerely,

Constantine Kaltsas
Planner
313-235-4448
constantine.kaltsas@dteenergy.com

Enclosures:

Two copies of the Line Extension Agreement
Two copies of the Electrical Layout (Attachment A)
Three copies of the Certificate of Grade



DTE Energy

**Line Extension Agreement for
Commercial or Industrial Customers
No. 60437163**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
12000 Dixie
Redford, MI 48239

"Customer" is:

~~CUNNINGHAM LIMP DEVELOPMENT CO~~

Attn: Bart _____ Hudson Madison LLC
~~28970 Cabot Drive, Suite 100~~ Attn: Jeff Buck
~~Novi, MI 48077~~ 280 W. Maple Rd, Suite 230
Birmingham, MI 48009

Background Statement: Customer requests DTE Energy to install a 13,200 volt ac, three phase electric service at 30031 Dequindre Rd, Madison Heights, Michigan, for a 30031 Dequindre Rd, Senior Living Complex New service (SIC Code Nursing and personal care, nec 8059) business. To do this, DTE Energy must construct a "Line Extension" shown on Attachment A, DTE Energy electrical layout No. 60437163 dated 06/07/2021 (which is part of this Agreement). Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before constructing the Line Extension.

DTE Energy and Customer agree to the following terms:

See details of this contract under the Terms and Conditions section

Payment Breakdown - There are standard (fixed and variable) costs involved each time construction of a System is planned. DTE Energy calculates standard costs, which are divided into two categories:

A) Non-Refundable Costs and B) Refundable Construction Advance. If required, additional costs for upgrading the system to accommodate the new load of the customer are included as: C) System Work.

A. Non-Refundable Costs

1. 125 trench feet x \$4.30	\$	537.50	
2. 1000 transformer kVA x \$7.50	\$	7,500.00	
3. Acquiring Permits/Rights-of-Way	\$	31.00	
4. Underground vs. Overhead Costs for Perimeter/Offsite Extensions	\$	0.00	
5. Winter Construction Costs 0 feet x \$1.00	\$	0.00	
6. Unusual Construction Costs	\$	0.00	
7. Total Non-Refundable Costs			\$ 8,068.50

B. Refundable Construction Advance

1. Estimated Cost of Construction	\$	137,144.55	
2. Non-Refundable Contribution	\$	(8,037.50)	
3. Standard Allowance (2 year Distribution Tariff Credit) Version 5 <small>(Note: See Attachment C if this project involves more than one customer to be immediately served upon completion of this extension.)</small>	\$	(509,610.69)	
4. Total Refundable Construction Advance			\$ 0.00

C. System Work

1. System Modification	\$	0.00	
2. Remaining Standard Allowance	\$	0.00	
3. Total System Work			\$ 0.00

Total Payment Due \$ 8,068.50

DTE Energy:(sign) Sebastian Sarkissian /s/ Title: Supervisor Date: 6-7-2021
Sebastian Sarkissian

Customer:(sign) Jeffrey Buck (print) Jeffrey Buck Date: 6-18-2021
(sign) _____ (print) _____ Date: _____

PREMIER BANK

1049

Item 2.

HUDSON MADISON LLC
280 W. MAPLE STE. 230
BIRMINGHAM, MI 48009

6/16/2021

PAY TO THE ORDER OF **DTE Energy**

\$ **8,068.50

Eight Thousand Sixty-Eight and 50/100*****

DOLLARS

DTE Energy
12000 Dixie
Redford, MI 48239

MEMO 60437163

AUTHORIZED SIGNATURE

⑈001049⑈ ⑆241270851⑆5232949583⑈

HUDSON MADISON LLC

1049

DTE Energy				6/16/2021	
Date	Type	Reference	Original Amt.	Balance Due	Discount
6/16/2021	Bill	30031 Dequindre Rd	8,068.50	8,068.50	
				Check Amount	8,068.50

Premier Bank Check# 60437163

8,068.50

HUDSON MADISON LLC

1049

DTE Energy				6/16/2021	
Date	Type	Reference	Original Amt.	Balance Due	Discount
6/16/2021	Bill	30031 Dequindre Rd	8,068.50	8,068.50	
				Check Amount	8,068.50

Premier Bank Check# 60437163

8,068.50

Madison Heights Water

**CITY OF MADISON HEIGHTS**

Item 2.

COMMUNITY DEVELOPMENT

300 W. THIRTEEN MILE ROAD

MADISON HEIGHTS, MI 48071

(248) 583-0831

(248) 588-4143

Print Date: 06/23/2020

INVOICE/RECEIPT

CYRESS PARTNERS LLC

280 W MAPLE RD STE 230



BIRMINGHAM MI 48009-3335

Pay by Account In Full



Pay by Account In Full

\$ 2,805.00

	Invoice No	Invoice Date	Permit Number	Address	Amount Due
	00099865	06/23/20	PB 20-0284	30031 DEQUINDRE RD	\$ 705.00
Demolition	Demolition of Structure	3.00	630.00		
101-017-4771-000					
Admin. Fee	Administrative Fee	3.00	75.00		
101-017-4771-000					
	00099866	06/23/20	PB 20-0284	30031 DEQUINDRE RD	\$ 2,100.00
Water Disconnect	Permanent Disconnect	3.00	2,100.00		
590-010-6111-000					
Total Amount Due					

\$ 2,805.00

Water Demolition

Hudson Senior Living LLC

2nd Floor, 430 N. Old Woodward Ave.
Birmingham, MI 48009



JPMorgan Chase Bank, N.A.
www.Chase.com

9-32/720

1081

Item 2.

6/24/20

PAY TO THE
ORDER OF

City of Madison Heights

\$ **2,100.00

Two Thousand One Hundred and 00/100*****

DOLLARS

City of Madison Heights
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

MEMO

AUTHORIZED SIGNATURE

⑈00 108 1⑈ ⑈07 2000 3 26⑈

368067093⑈

Hudson Senior Living LLC

1081

City of Madison Heights

Date	Type	Reference
6/23/20	Bill	00099866

Original Amt.
2,100.00

Balance Due
2,100.00

6/24/20

Discount

Check Amount

Payment
2,100.00
2,100.00

Hudson Dev. Checkin

2,100.00

Hudson Senior Living LLC

1081

City of Madison Heights

Date	Type	Reference
6/23/20	Bill	00099866

Original Amt.
2,100.00

Balance Due
2,100.00

6/24/20

Discount

Check Amount

Payment
2,100.00
2,100.00

Hudson Dev. Checkin

2,100.00

191

TEC Invoices



Testing Engineers & Consultants, Inc.
1343 Rochester Road • P.O. Box 249 • Troy, Michigan 48099-0249
(248) 588-6200 • Fax (248) 588-6232
Email: tec@tectest.com

Item 2.

INVOICE NO.: 146347
CLIENT NO. 20867

PAGE# 1

JOB NO.: 60690

Sold To • CYPRESS PARTNERS
280 W. MAPLE RD
SUITE 230
BIRMINGHAM

MI 48009

Attention: BUCK, JEFF
PRO. PINE VILLAGE OF MADISON - GS
FOR: HEIGHTS. DEQUINDRE RD, MADISON
HEIGHTS, MI

DATE
03/31/20

CUSTOMER'S ORDER

248-540-9300

TERMS

NET 30 DAYS
1.5% SERVICE CHARGE PER MONTH
ON PAST DUE ACCOUNTS
FEDERAL I.D. # 38-1813502
DUNS # 06-879-5962

*rec'd
4/17/20*

DATE	REPORT NO.		UNIT PRICE	AMOUNT
030320	60690	1.00 MOBILIZATION	550.00	550.00
030320	60690	3.00 DAYS ATV DRILL RIG	350.00	1,050.00
030320	60690	3.00 REG. HRS. BORING LAYOUT AND UTILITY CLEARANCE	98.00	294.00
030320	60690	245.00 FT. DRILLING & SAMPLING (0'-25' DEPTH)	14.00	3,430.00
030320	60690	15.00 FT. DRILLING & SAMPLING (26'-50' DEPTH)	16.00	240.00
030320	60690	81.00 EA. LABORATORY ANALYSES - MOISTURE, DENSITY, UNCONFINED	11.00	891.00
030320	60690	2.00 EA. LABORATORY ANALYSES - SIEVE ANALYSIS	75.00	150.00
030320	60690	2.00 EA. LABORATORY ANALYSES - ATTERBERG LIMITS DETERMINATION	85.00	170.00
030320	60690	1.00 GEOTECHNICAL ANALYSIS AND ENGINEERING REPORT	1,500.00	1,500.00
			TOTAL	8,275.00

*4/27/20 pd 1/2 \$ 4,137.50
5/21/20 pd final bal \$ 4,137.50*

NOTE: If invoice is incorrect, please note discrepancy and return immediately.

TEC-020

INVOICE

VISA OR MASTERCARD ACCEPTED

193



Item 2.

April 01, 2020 through April 30, 2020
Account Number: [REDACTED]

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
------	-------------	--------

04/27	04/27 Online Payment 9516147127 To Testing Engineers & Consultants, Inc. <i>Hudson Madison</i> 4,137.50 <i>payment #1</i>	
-------	---	--

Total Electronic Withdrawals**DAILY ENDING BALANCE****SERVICE CHARGE SUMMARY**

Monthly Service Fee	\$0.00
Other Service Charges	\$0.00
Total Service Charges	\$0.00

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.
For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JPMorgan Chase Bank, N.A. Member FDIC



May 01, 2020 through May 29, 2020

Account Number: [REDACTED]

ELECTRONIC WITHDRAWALS

DATE DESCRIPTION

AMOUNT

05/21 05/21 Online Payment 9647633536 To FIVE Environmental, Inc.

05/21 05/21 Online Payment 9647633536 To Testing Engineers & Consultants, Inc.

Hudson Madison 4,137.50

Payment #2

DAILY ENDING BALANCE

SERVICE CHARGE SUMMARY

Monthly Service Fee	\$0.00
Other Service Charges	\$0.00
Total Service Charges	\$0.00

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

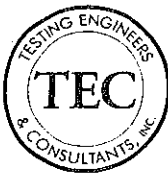
- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

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JPMorgan Chase Bank, N.A. Member FDIC



Testing Engineers & Consultants, Inc.
1343 Rochester Road • P.O. Box 249 • Troy, Michigan 48099-0249
(248) 588-6200 • Fax (248) 588-6232
Email: tec@tectest.com

Item 2.

INVOICE NO.: 147421
CLIENT NO. 20867

PAGE# 1

JOB NO.: 60690

Sold To • CYPRESS PARTNERS
280 W. MAPLE RD
SUITE 230
BIRMINGHAM

MI 48009

Attention: BUCK, JEFF
PRO. PINE VILLAGE OF MADISON - GS
FOR: HEIGHTS. DEQUINDRE RD, MADISON
HEIGHTS, MI

RECEIVED
SEP 21 2020
DT. 10:00 AM

DATE
08/31/20
CUSTOMER'S ORDER
248-540-9300
TERMS
NET 30 DAYS 1.5% SERVICE CHARGE PER MONTH ON PAST DUE ACCOUNTS FEDERAL I.D. # 38-1813502 DUNS # 06-879-5962

DATE	REPORT NO.		UNIT PRICE	AMOUNT
081320	60690	7.00 REG. HRS. SR. PROJECT ENGINEER - CONSULTING, ANALYSIS, CONFERENCE CALL AND REVISE REPORT REGARDING THICKEND SLABS	98.00	686.00
081320	60690	1.50 REG. HRS. PRINCIPAL P.E. - CONSULTING, ANALYSIS, CONFERENCE CALL AND REVISE REPORT REGARDING THICKEND SLABS	160.00	240.00
			TOTAL	926.00

NOTE: If invoice is incorrect, please note discrepancy and return immediately.

INVOICE

VISA OR MASTERCARD ACCEPTED

TEC-020

196

HUDSON MADISON LLC

1007

Testing Engineers & Consultants, Inc.

Date	Type	Reference
2/1/2021	Bill	Inv 147421

Original Amt.
926.00

Balance Due
926.00

2/1/2021	Discount
----------	----------

Check Amount

Payment
926.00
926.00

Premier Bank Checki 60690

926.00

Metro Invoices

METRO SEWER CLEANERS / METRO ENVIRONMENTAL SERVICES, INC.
P.O. BOX 725 WALLED LAKE, MI 48390
(248) 960-1111 (877) METRO15 www.metrosewer.net follow us on facebook

DRAWING(S) +

S# 2048-24 SED# CUST# 874-24 PO#
WRITTEN BY # 142 DATE 8-30-22 TIME START 7:50 am/pm TIME DONE 5:00 am/pm
CUSTOMER BILLING Cunningham Limp JOBSITE Pine Village Reserve at red run
ADDRESS 28970 Cabot Drive, Suite 100 ADDRESS 30031 Dequindre
CITY, ST, ZIP Novi, MI 48377 CITY, ST, ZIP Madison Heights, MI
CUST PHONE 248-202-5054 PHONE 248-763-3668
WHOCALLED Brad Roeser CONTACT Alec Falkenhagen
MAINCROSSROADS E side of Dequindre bet 12-13 Mile
SITE EVALUATION CONTRACT SCHEDULED x EMERGENCY
TYPE OF SYSTEM PRINTS AVAILABLE PREVIOUS ISSUES
SERVICE REQUEST & WHAT WAS FOUND ON ARRIVAL V/J 6-8 storm structures

SERVICE DESCRIPTION Vacuated 14 CB's. 10 storm MH's. 24 structures total.
Used 100' of 6" flex tube to reach & clean structures off road.
Found several structures with a lot of dirt, stone, concrete & debris.
Put silt bags in all structures when finished.

SPECIAL ATTENTION Dump dirt off site for disposal

TIME - SALES OFFICE PLOT PREP DUMP 1 WORK 8 1/4 TRAVEL 50 min/ea

PAYMENT METHOD - TERMS CHECK # CASH CREDIT CARD

REQUIRED SIGNATURES

SERVICE PERSONNEL 142 227 TRUCK # 195 127 103

AUTHORIZED WORK SATISFACTORILY COMPLETED - PRINT SIGN

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G 702

(Instructions on reverse side) Page 1 of 2 Pages

TO (OWNER): HUDSON MADISON, LLC
280 W MAPLE
SUITE 230
BIRMINGHAM, MICHIGAN 48009

FROM (CONTRACTOR): CUNNINGHAM-LIMP DEVELOPMENT
28970 CABOT DRIVE, SUITE 100
NOVI, MICHIGAN 48377

CONTRACT FOR: INVOICE 19502- 26

PROJECT THE RESERVE AT RED RUN
30031 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

ARCHITECT: ARCHITECT'S
SHELTER DESIGN STUDIO LLC
104 W 4TH STREET, STE 303
ROYAL OAK, MICHIGAN 48067

APPLICATION NOT Twenty Six (26)
PERIOD TO: 3/31/2023
PROJECT NO:
CONTRACT DATE: 6/24/2020

Distribution to:
☒ Owner
☒ Architect
☒ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved previous months by Owner		ADDITIONS	DEDUCTIONS
		0	0
Approved this Month			
Number	Date Approved		
2	7/15/2021	69,226	
3	7/15/2021	14,147	
4	2/23/2022	50,900	
5	4/1/2022	75,599	
6	4/20/2022	59,687	
7	6/12/2022	126,353	
8	8/22/2022	59,732	
9	11/28/2022	34,697	
TOTALS		490,341	0
Net Change by Change Orders			490,341

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 21,970,000
2. Net change by Change Orders.....	\$ 490,341
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 22,460,341
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 22,460,341
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work	\$ 0
(Column D + E on G703)	
b. % of Stored Material	\$
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$ 0
6. TOTAL EARNED LESS RETAINAGE.....	\$ 22,460,341
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$ 22,310,668
8. CURRENT PAYMENT DUE.....	\$ 149,673
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0
(Line 3 less Line 6)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CUNNINGHAM-LIMP DEVELOPMENT CO.

By: Connie L Dlugosz Date: 4/11/2023
Connie Dlugosz, Controller

State of: Michigan County of: Oakland
Subscribed and sworn to before me this 11 day of Apr. 2023
Notary Public: [Signature]
My Commission Expires: September 11, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified.....\$ 149,673.00

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: 04.14.2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

Project: The Reserve at Red Run
 Owner: Hudson Madison, LLC
 Contractor's Name: Cunningham-Limp Co.
 Period to: 03/31/2023
 Request No.: 26

**SWORN STATEMENT FOR
CONTRACTOR**

WARNING TO OWNER: AN OWNER OR LESSEE OF THE DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

Connie Dlugosz (deponent), being sworn, states the following:

Cunningham-Limp Development Company is the contractor for an improvement to the following real property situated in Oakland County, Michigan, described in the Attached Exhibit A.

The following is a statement of each subcontractor and supplier and laborer, for whom payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date of this statement are correctly and fully set forth opposite their names:

No.	Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
1	Cunningham-Limp	Pre-Construction Services	28,000		28,000	28,000	0	0	0
2	Cunningham-Limp	General Conditions	748,000	45,000	793,000	773,175	19,825	0	0
3	Cunningham-Limp	Covid-19 Sanitation Procedures	32,000		32,000	30,400	1,600	0	0
4	G2 Consulting Group LLC	Construction Testing	46,443		46,443	46,443	0	0	0
5	Blue Star, Inc.	Demolition & Removals	33,000		33,000	33,000	0	0	0
5	Site Development Inc.	Demolition & Removals	26,000		26,000	26,000	0	0	0
6	BDS Environmental	Asbestos Abatement & Air Monitoring	15,100		15,100	15,100	0	0	0
6	Nova Environmental	Asbestos Abatement & Air Monitoring	3,300		3,300	3,300	0	0	0
7	Professional Engineering Assoc.	Earthwork & Site Utilities	50,480	3,410	53,890	53,890	0	0	0
7	Site Development Inc.	Earthwork & Site Utilities	776,662	70,407	847,069	847,069	0	0	0
7	Metro Environmental Services Inc.	Earthwork & Site Utilities	0	5,104	5,104	5,104	0	0	0
7	Cunningham-Limp	Earthwork & Site Utilities	60,221	19,358	79,579	79,579	0	0	0
8	Site Development Inc.	Poor Soils & Water Mitigation Allowance	52,000		52,000	52,000	0	0	0
8	Poured Brick Walls	Poor Soils & Water Mitigation Allowance	17,909	64,820	82,729	82,729	0	0	0
9	Site Development Inc.	Underground Detention & Pre-Treatment	219,000		219,000	219,000	0	0	0
10	Site Development Inc.	Site Paving & Concrete	75,000		75,000	75,000	0	0	0
10	Albanelli Cement Contractors	Site Paving & Concrete	134,900	1,800	136,700	136,700	0	0	0
10	Asphalt Specialists Inc.	Site Paving & Concrete	198,920	49,026	247,946	247,946	0	0	0
10	ASH-CON Pavement Maintenance	Site Paving & Concrete	0	1,675	1,675	1,675	0	0	0
11	Pending	Precast Site Screen Wall	66,500	(66,500)	0	0	0	0	0
12	Site Development Inc.	Landscaping	7,000		7,000	7,000	0	0	0
12	Industrial Fence & Landscaping	Landscaping	16,819	21,319	38,138	30,274	7,864	0	0
12	Ray's Nursey and Landscaping	Landscaping	122,530	10,141	132,671	132,671	0	0	0
12	Pending	Landscaping	3,093	(3,093)	0	0	0	0	0
13	Poured Brick Walls	Foundations	390,021		390,021	390,021	0	0	0
13	Hilti Inc	Foundations	22,101		22,101	22,101	0	0	0
13	DC Byers Company	Foundations	3,300		3,300	3,300	0	0	0
14	Albanelli Cement Contractors	Interior Concrete	316,984		316,984	316,984	0	0	0
14	Kent Companies	Interior Concrete	69,900		69,900	69,900	0	0	0
15	Pomponio Construction Inc.	Masonry & Structural Steel	400,000		400,000	400,000	0	0	0
15	Campbell & Shaw Steel	Masonry & Structural Steel	156,000		156,000	156,000	0	0	0
15	Michigan Masonry Systems	Masonry & Structural Steel	77,720	1,300	79,020	77,720	1,300	0	0
15	Complete Caulking Co.	Masonry & Structural Steel	2,000	1,400	3,400	3,400	0	0	0
16	Carter-Jones Companies Inc.	Rough Carpentry Material	2,208,380		2,208,380	2,208,380	0	0	0
17	Carter-Jones Companies Inc.	Rough Carpentry Labor	1,221,629	27,907	1,249,536	1,249,536	0	0	0
18	National Insulators	Insulation, Drywall & ACT	227,750		227,750	227,750	0	0	0
18	Midwest Interiors	Insulation, Drywall & ACT	1,275,785	85,921	1,361,706	1,361,706	0	0	0

\$5104 paid

No.	Name of Subcontractor, Supplier or Labor	Type of Improvement Furnished	Total Contract Price	Change Orders (+) or (-)	Adjusted Contract Price	Amount Already Paid	Current Payment Due	Total Retention Withheld	Balance To Complete
19	Carter-Jones Companies Inc.	Roofing & Vinyl Siding	662,730	15,830	678,560	678,560	0	0	0
19	Constantine Construction	Roofing & Vinyl Siding	201,875		201,875	201,875	0	0	0
19	FiberClass Contracting	Roofing & Vinyl Siding	47,788		47,788	47,788	0	0	0
19	Lutz Roofing Co	Roofing & Vinyl Siding	45,000	4,280	49,280	49,280	0	0	0
20	LaForce	Doors, Frames, Hardware & Restroom Acc.	372,640	28,687	401,327	399,372	1,955	0	0
20	R.K. Hoppe Corporation	Doors, Frames, Hardware & Restroom Acc.	54,675	9,210	63,885	63,885	0	0	0
20	R.E. Leggette	Doors, Frames, Hardware & Restroom Acc.	29,827		29,827	29,827	0	0	0
21	Carter-Jones Companies Inc.	Glass, Glazing & Manufactured Windows	150,884		150,884	150,884	0	0	0
21	Crystal Glass	Glass, Glazing & Manufactured Windows	178,165	21,670	199,835	199,835	0	0	0
22	Cunningham-Limp	Finish Carpentry & Millwork - General Trades	113,457	97,409	210,866	200,323	10,543	0	0
22	CNC Cabinetry	Finish Carpentry & Millwork	244,522	44,105	288,627	288,627	0	0	0
22	Preferred Marble & Granite LLC	Finish Carpentry & Millwork	222,923	27,856	250,779	250,779	0	0	0
22	Cowhy-Hayes Construction	Finish Carpentry & Millwork	719,698	148,171	867,869	867,869	0	0	0
23	MOD Interiors	Common Area Millwork Allowance	142,950	2,552	145,502	145,502	0	0	0
24	Interior Image	Floor Covering	500,000		500,000	500,000	0	0	0
24	Eldorado Tile & Marble Co.	Floor Covering	47,855		47,855	47,855	0	0	0
24	The Carpet Workroom Inc.	Floor Covering	0	5,350	5,350	5,350	0	0	0
25	Pro Image Painting	Painting	509,726	40	509,766	509,766	0	0	0
26	Allor Plumbing LLC	Plumbing	1,686,469		1,686,469	1,686,469	0	0	0
27	Expert Heating & Cooling	HVAC	1,770,247	7,411	1,777,658	1,774,739	2,919	0	0
28	Axis Electric LLC	Electrical & Fire Alarm	1,822,759	58,859	1,881,618	1,806,437	75,181	0	0
29	Axis Electric LLC	Light Fixtures	174,072	23,100	197,172	197,172	0	0	0
30	Dynamic Fire Protection	Fire Protection	585,070	4,700	589,770	589,770	0	0	0
31	Otis Elevator Company	Conveyance Systems	195,200	1,836	197,036	197,036	0	0	0
32	GE Appliances	Residential Appliances	308,710	21,016	329,726	313,654	16,072	0	0
33	Great Lakes Hotel Supply Co.	Commercial Kitchen Equipment	206,980	(13,447)	193,533	193,533	0	0	0
34	Cunningham-Limp	Specialty Items - Drone Footage	10,495	161	10,656	10,656	0	0	0
34	Advanced Specialties	Specialty Items - Mailboxes	12,121		12,121	12,121	0	0	0
34	Fireside Hearth & Home	Specialty Items - Fireplaces	19,084		19,084	19,084	0	0	0
34	Cunningham-Limp	Specialty Items - Final Cleaning	940		940	940	0	0	0
34	Cunningham-Limp	Specialty Items - Cabinet Hardware	8,832	4,026	12,858	12,858	0	0	0
34	Cunningham-Limp	Specialty Items - Knox Box	1,752		1,752	1,752	0	0	0
34	Clean Michigan Maintenance	Specialty Items - Final Cleaning	67,000		67,000	67,000	0	0	0
35	Cunningham-Limp	Weather Cond & Utility Consumption Allow.	112,107	47,677	159,784	159,784	0	0	0
36	Cunningham-Limp	Temporary Air Conditioning / Dehumidification	0	59,366	59,366	59,366	0	0	0
37	Cunningham-Limp	Overhead & Insurance Reimbursement	763,500	27,815	791,315	769,916	21,399	0	0
		Subtotal Cost:	21,094,500	986,705	22,081,205	21,922,547	158,658	0	0
37	Cunningham-Limp	Contractor Fee	475,500	(96,364)	379,136	388,121	(8,985)	0	0
38	Pending	Contingency	400,000	(400,000)	0	0	0	0	0
		TOTALS	21,970,000	490,341	22,460,341	22,310,668	149,673	0	0

Oakland County WRC Invoices

RECEIPT (REC-004176-2021)
FOR OAKLAND COUNTY WATER RESOURCES COMMISSIONER

Item 2.

BILLING CONTACT

CYRPRESS PARTNERS LLC
280 W Maple Rd, Ste 230
Birmingham, Mi 48009



Payment Date: 01/08/2021

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
000551-2020-CO	Commercial Soil Erosion Class 4 Insp. Fee-12M	Fee Payment	Credit Card	\$1,875.00
30031 Dequindre Rd Madison Heights, MI 48071				SUB TOTAL \$1,875.00
				TOTAL \$1,875.00

RECEIPT (REC-004437-2021)
FOR OAKLAND COUNTY WATER RESOURCES COMMISSIONER

Item 2.

BILLING CONTACT

Michael Parks
Cypress Partners
280 West Maple Road,, Suite 230
Birmingham, Mi 48009



Payment Date: 02/01/2021

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
0135-2020	Drain Inspection Deposit	Fee Payment	Credit Card	\$500.00
SUB TOTAL				\$500.00
TOTAL				\$500.00



SOIL EROSION INVOICE



Jeffrey Buck
280 W MAPLE RD Suite 230
BIRMINGHAM, MI 48009

Invoice Date: 01/24/2022

Permit Number: 000551-2020-CO
Project Name: PINE VILLAGE OF MADISON HEIGHTS

Site Address: 30031 Dequindre Rd
Madison Heights, MI 48071

*Make check payable to Oakland County Water Resources Commissioner.
PLEASE INCLUDE PERMIT NUMBER ON YOUR CHECK.*

Due Date	Transaction	Amount
01/08/2022	Commercial Soil Erosion Class 4 Insp. Fee- 3M	\$503.75

Current Balance: \$503.75
30+ Days Balance:
60+ Days Balance:
Outstanding Balance: \$503.75

*Notice of 30+ days due.
**Notice for 60+ days due.



RECEIPT (REC-008668-2022) FOR OAKLAND COUNTY WATER RESOURCES COMMISSIONER

BILLING CONTACT

Jeffrey Buck
CYRPESS PARTNERS LLC
280 W Maple Rd, Suite 230
Birmingham, Mi 48009



Payment Date: 02/07/2022

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
000551-2020-CO	Commercial Soil Erosion Class 4 Insp. Fee- 3M	Fee Payment	Check	\$503.75
30031 Dequindre Rd Madison Heights, MI 48071				SUB TOTAL
				\$503.75
				TOTAL
				\$503.75





SOIL EROSION INVOICE



Jeffrey Buck
280 W MAPLE RD Suite 230
BIRMINGHAM, MI 48009

Invoice Date: 03/28/2022

Permit Number: 000551-2020-CO
Project Name: PINE VILLAGE OF MADISON HEIGHTS

Site Address: 30031 Dequindre Rd
Madison Heights, MI 48071

*Make check payable to Oakland County Water Resources Commissioner.
PLEASE INCLUDE PERMIT NUMBER ON YOUR CHECK.*

Due Date	Transaction	Amount
04/09/2022	Commercial Soil Erosion Class 4 Insp. Fee- 3M	\$503.75

Current Balance: \$503.75
30+ Days Balance:
60+ Days Balance:
Outstanding Balance: \$503.75

*Notice of 30+ days due.

**Notice for 60+ days due.



HUDSON MADISON LLC

Oakland County Water Resources Commission

Date	Type	Reference
3/28/2022	Bill	

Original Amt.
503.75

Balance Due
503.75

4/27/2022	Discount

Check Amount

Payment
503.75
503.75

1167

Date of check



↑ invoice date

Premier Bank Checki Permit 000551-2020-CO

503.75

check # 1167 - \$503.75 cleared bank on 6/17/2022



SOIL EROSION INVOICE

Jeffrey Buck
280 W MAPLE RD Suite 230
BIRMINGHAM, MI 48009

Invoice Date: 07/05/2022

Permit Number: 000551-2020-CO
Project Name: PINE VILLAGE OF MADISON HEIGHTS

Site Address: 30031 Dequindre Rd
Madison Heights, MI 48071

*Make check payable to Oakland County Water Resources Commissioner.
PLEASE INCLUDE PERMIT NUMBER ON YOUR CHECK.*

Due Date	Transaction	Amount
07/07/2022	Commercial Soil Erosion Class 4 Insp. Fee- 3M	\$503.75

Current Balance: \$503.75
30+ Days Balance:
60+ Days Balance:
Outstanding Balance: \$503.75

*Notice of 30+ days due.
**Notice for 60+ days due.



A handwritten signature in black ink, appearing to be "R2", is located in the bottom right corner of the page.

HUDSON MADISON LLC

1192

Oakland County Water Resources Commission

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
7/5/2022	Bill	perm 551-2020-CO	503.75	503.75	8/1/2022	503.75
					Check Amount	503.75

invoice date

date of check



8/1/2022

Premier Bank Checki Permit 000551-2020-CO

503.75

check # 1192 - amt of \$503.75 - cleared bank 8/10/2022

Downtown Development Authority of City of Madison Heights

Memorandum

Date: February 8, 2024

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Façade & Sign Grant Guidelines & Application Updates

Discussion surrounding the consideration of recent façade and sign grant applications submitted to the DDA in the end of 2023 prompted the Economic Vitality Committee to meet and discuss possible revisions to the DDA Façade and Sign Grant Guidelines and Applications. The Economic Vitality met on November 1st, 2023, and on January 9th, 2024, to consider and recommend numerous changes to the existing grant program guidelines. Attached to this memo are the original and the proposed version of the Façade and Grant Guidelines & Applications. Beyond changes to language and formatting below I have summarized what I believe to be the substantive changes to these programs important for consideration prior to adopting the updated guidelines for these programs:

Proposed Changes to the Façade Grant Program

1. Edited and reformatted the document for conciseness and allowed for fillable application.
2. The limit for façade grant was increased to \$10,000 from \$5,000.
3. Removed requirement of Property owners to be an existing business for one year to be eligible.
4. Business tenants in business less than a year may be approved on a case-by case basis, but not received reimbursement funds until one year of continuous operation.
5. Past Eligible Activities Removed
 - Cleaning building exterior as a part of a more extensive project.
 - Exterior painting of the building as a part of a more extensive project.
 - Masonry Repair.
 - Fence/Wall removal or replacement.
6. Eligible Activities Added
 - Activities that create or expand upon outdoor seating or similar uses, that are more permanent in nature.
7. Past “Not Eligible” Activities Removed
 - Inappropriate cleaning methods, repairs, or replacements.
8. “Not Eligible” Activities Added
 - Routine façade and building cleaning, maintenance, replacement, or repair.
9. Removal of “Category System” replace with stating grant consideration priorities.
10. Clearer grant procedure including Grant Commitment Letter, proof of payment requirements and Waiver of Lien.

Proposed Changes to the Sign Grant Program

1. Edited and reformatted the document for conciseness and allowed for fillable application.
2. Removed requirement that signage be 90% or less than the area allowed by City Ordinances.

3. Removal of "Category System" replace with stating grant consideration priorities.
4. Clearer grant procedure including Grant Commitment Letter, proof of payment requirements and Waiver of Lien.

Staff Recommendation

Staff recommends the DDA board adopt the updated Façade Grant Application and Guidelines and Sign Grant Application and Guidelines as presented.

Attachments

1. Proposed Façade Grant Application and Guidelines
2. Proposed Sign Grant Application and Guidelines
3. Original Façade Grant Application and Guidelines
4. Original Sign Grant Application and Guidelines
5. Sample Letter of Grant Commitment Letter
6. Sample of Waiver of Lien

Madison Heights Downtown Development Authority Façade Grant Program Guidelines

Program Goal & Description: The City of Madison Heights Downtown Development Authority (DDA) Façade Program is intended to assist commercial and industrial property owners to fund physical redevelopment improvements to their existing properties. This program will encourage private investment, reduce blight, provide incentives to current businesses and property owners, and improve the overall image of the DDA District. The purpose of the program assistance is to alter and improve the overall appearance of a building facade or property site, not to subsidize routine building maintenance. Subject to funding availability, the DDA may approve and provide reimbursement of up to 50% of the costs of eligible improvements downtown area properties up to a maximum grant of ten thousand dollars (\$10,000.00).

Who is Eligible? Property owners and/or businesses meeting all the following requirements are eligible to apply for the DDA Façade Grant:

- **Business in continuous operation at least one (1) year.** Property owners may receive one façade grant, per parcel. Business tenants must be an existing, presently operating business within the DDA area boundaries in continuous operation for at least (1) year. Tenants must obtain permission from the owner of the property and submit an “Owner’s Authorization Form” along with their application. Applicants in operation less than one year may apply, and be awarded, on a case-by-case basis, but may not receive reimbursement until reaching one year of continuous operation.
- **Current taxes & operating in compliance with local ordinances.** Must be current with all property taxes, utility payments, have a valid Certificate of Occupancy and a current business license through Madison Heights Clerks Office.
- **Project has not already started or pulled permits.** Any projects that have begun prior to DDA board approval are ineligible.
- **One (1) façade grant per parcel.** Applicants are eligible to receive up to \$10,000 per parcel on a one-to-one (public to private fund) matching basis. PLEASE NOTE: If a property owner has been awarded a previous grant of less than \$10,000 in matching Façade Grant funds, the property owner may reapply, not to exceed \$10,000 for the combined grants later.

What Activities May be Eligible? Items include, but are not limited to, the following:

- Demolition is required to facilitate approved façade improvements.

- Activities that create or expand upon outdoor seating or similar uses that are more permanent in nature.
- Replacement of doors, windows, decorative details as a part of a greater façade project.
- Improvement to all sides of a building's exterior facades that are visible from the main commercial street).
- Costs for architectural and civil engineering assistance related to the improvement project.
- The DDA board reserves the right to determine the eligibility of other improvements that improve the aesthetic quality of the building on a case-by-case basis.

What is Not Eligible? Ineligible items include, but are not limited to, the following:

- Interior improvements
- New construction
- Roofing
- Routine façade and building cleaning, maintenance replacement, or repair.
- Statues
- Underground work such as irrigation lines, wells, water lines, pipes, sewer connections
- Any façade treatment that would accelerate the deterioration of the existing structure or result in a non-durable/high-maintenance façade will be deemed an ineligible use.

Design Guidelines: All designs, plans, construction, installation, and demolition must conform to the City of Madison Heights Ordinances, the Michigan Building Code and the DDA Façade Grant Program Design Guidelines.

Application Submission Deadline: Applications will be accepted on an ongoing basis. However, application must be submitted at least two (2) weeks prior to any Regular DDA meeting to be considered. Only complete applications will be accepted.

Approval Criteria: Applications will be considered on a first come first served basis and approval of applications shall be based on the availability of funds. The DDA board will evaluate applications based on the scope of project and give the highest priority given to projects that remove and replace blight and existing nonconforming items. Priority will also be given to businesses that have not already received a façade grant from the DDA. The DDA board will also take into consideration the visual impact the project has on the district. The DDA Board uses discretion in awarding these grants and reserved the right not to approve any application for any reason.

How to Apply & Approval Process: Contact the Madison Heights DDA by calling the Community Development Department at 248-583-0831, to receive a Façade Grant Application *before* applying for a permit, any work is done, or any structure is demolished or installed. The process for grant consideration is as follows:

1. **Submit your complete application.** After discussing your project with the DDA Director submit a complete façade grant application and include all attachments to

Community & Economic Development Dept. located at 300 W. 13 Mile Rd, Madison Heights, MI.

2. **Projects \$1,000 or less may be approved administratively.** The DDA Director may grant approval for grant application requests of \$1,000 or less if they determine there are no issues requiring consideration of the DDA board. All other requests must be reviewed and approved by the DDA board.
3. **Staff Review.** Application is reviewed for completeness and compliance with local ordinances by the DDA Director and Building Official and then referred for recommendation to the DDA's Economic Vitality Committee.
4. **Economic Vitality Recommendation & DDA Board Consideration.** Application is then sent to the Economic Vitality Committee for recommendation. This recommendation and any requested revisions are provided to the applicant and included in the agenda item presented to the full DDA board meeting for consideration.
5. **DDA Board Consideration.** DDA board members will consider a façade grant application at a meeting open to the public and either approve, deny, or send the application back for revisions. Applicants are encouraged to attend this meeting to answer any questions.
6. **Grant Approval & Project Completion Limit.** Approved façade grant funds are available to the applicant for one year after grant approval, however the project must be started within six (6) months after approval is given. If no request for payment has been received following this period, the applicant forfeits any claim to the grant and may not reapply for a period of ten (10) years.
7. **Staff sends out Façade Grant Commitment Letter.** If the project is approved by the DDA board, the applicant will receive a Façade Grant Commitment Letter from the DDA. Upon receiving this letter, the applicant (or their contractor) can pull all necessary permits and begin work.
8. **Project may proceed according to the design and plan approved by the DDA board.** PLEASE NOTE: The DDA must authorize any changes to the approved design in advance, in writing, or the DDA may withdraw its funding commitment.
9. **Awardee notifies staff the project complete & paid for.** Upon completion of the project, notify the DDA that the work has been completed and provide a copy of the paid invoice(s) and canceled check or other form of proof of payment acceptable to the DDA board. Applicant must also provide the attached Waiver of Lien from the licensed contractors. This proof would serve as your request for payment.
10. **Grant funds disbursed to Awardee.** The DDA will disburse Façade Grant funds directly to the applicant following an inspection to verify that the project is consistent with the approved grant application plans, and verification that the Community

Development Department has approved the construction in full compliance with all permits.

Madison Heights Downtown Development Authority Façade Grant Program Application

1. Business Name: _____
2. Business Contact Person: _____
3. Mailing Address: _____
4. Business Phone Number: _____
5. Building Address: _____
6. Building Owner: _____
7. Building Owner's Address: _____
8. Building Owner's Phone Number: _____
9. Total Grant Amount Requested: _____
10. Total Investment by Applicant: _____
11. Brief Description and History of Business:
12. Summary of Project Scope, Budget & Proposed Timeline:

13. Required Attachments to be included with this application (check all attached)

Two Project Cost Estimates \$ _____ and \$ _____ (attached).

Designs & Specifications (Plans, Dimensions, Colors, Materials and Location on Building/Property).

Photos of the current Façade, Property and/or structure that will be affected by the project (**photos submitted in digital format**).

If not the applicant, a letter from the property owner approving the proposed improvements.

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the Façade/Property Improvement Grant Program Guidelines and the DDA Business Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Façade/Property Improvement Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights Building Permit.
- d. I understand that the proposed project cannot begin until the DDA Board and/or staff reviews and acts upon this Façade/Property Improvement Grant Program application.
- e. I understand that any changes made to the approved Project without the approval of the DDA will give cause for the DDA to withdraw its funding commitment, in whole or part.

Applicant Signatures:

_____ Date _____

_____ Date _____

Submit the completed application with all required attachments to gilestucker@madison-heights.org or in person at:

Madison Heights DDA
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

Please call 248-583-0831 if you have any questions.

Madison Heights Downtown Development Authority Sign Grant Program Guidelines

Program Goal & Description: The City of Madison Heights Downtown Development Authority Sign Grant Program is intended to encourage a high standard of business signage to complement the architectural character of the DDA area. This program is intended to encourage private investment, reduce blight, provide incentives to current businesses and property owners, and improve the overall image of the DDA District. Subject to funding availability, the DDA may approve and provide reimbursement of fifty percent (50%) of the cost to design, construct and install a sign, and one hundred percent (100%) of the cost to remove a non-conforming or dilapidated sign, up to a maximum grant of ten thousand dollars (\$10,000.00).

Who is Eligible? Property owners and/or businesses meeting all the following requirements are eligible to apply for the DDA Sign Grant:

- **Business must be in the DDA area and in continuous operation for one (1) year.** For purposes of the Sign Grant Program, a business is considered an existing business if it has been in continuous operation from a building located within the DDA District for at least one (1) year. Applicants in operation less than one year may apply, and be awarded, on a case-by-case basis, but may not receive reimbursement until reaching one year of continuous operation.
- **Current taxes & operating in compliance with local ordinances.** Must be current with all property taxes, utility payments, have a valid Certificate of Occupancy and a current business license through Madison Heights Clerks Office.
- **Project has not already started or pulled permits.** Any projects that have begun prior to DDA board approval are ineligible.
- **No more than two grants in any ten (10) year period.** A business may not receive more than two grants in any ten (10) year period (one for a ground sign and one for a wall sign). In the case of a shopping center, one (1) ground sign for the center shall be eligible, along with one (1) wall sign for each eligible individual business, within the same ten (10) year limitation.

Design Guidelines: All sign designs, construction, installation, and demolition must conform to all relevant local ordinances of the City of Madison Heights.

Application Submission Deadline: Applications will be accepted on an ongoing basis. However, application must be submitted at least two (2) weeks prior to any Regular DDA meeting to be considered. Only complete applications will be accepted.

Approval Criteria: Applications will be considered on a first come first served basis and approval of applications shall be based on the availability of funds. The DDA board will evaluate applications based on the scope of project and give the highest priority given to projects that remove and replace blight and existing nonconforming items. Priority will also be given to businesses that have not already received a sign grant from the DDA. The DDA board will also

take into consideration the visual impact the project has on the district. The DDA Board uses discretion in awarding these grants and reserved the right not to approve any application for any reason.

How to Apply & Approval Process: Contact the Madison Heights DDA by calling the Community Development Department at 248-583-0831, to receive a Sign Grant Application before applying for a permit, any work is done, or any structure is demolished or installed. The process for grant consideration is as follows:

1. **Submit your complete application.** After discussing your project with the DDA Director submit a complete sign grant application and include all attachments to Community & Economic Development Dept. located at 300 W. 13 Mile Rd, Madison Heights, MI.
2. **Projects \$1,000 or less may be approved administratively.** The DDA Director may grant approval for grant application requests of \$1,000 or less if they determine there are no issues requiring consideration of the DDA board. All other requests must be reviewed and approved by the DDA board.
3. **Staff Review.** Application is reviewed for completeness and compliance with local ordinances by the DDA Director and Building Official and then referred for recommendation to the DDA's Economic Vitality Committee.
4. **Economic Vitality Recommendation & DDA Board Consideration.** Application is then sent to the Economic Vitality Committee for recommendation. This recommendation and any requested revisions are provided to the applicant and included in the agenda item presented to the full DDA board meeting for consideration.
5. **DDA Board Consideration.** DDA board members will consider a sign grant application at a meeting open to the public and either approve, deny, or send the application back for revisions. Applicants are encouraged to attend this meeting to answer any questions.
6. **Grant Approval & Project Completion Limit.** Approved sign grant funds are available to the applicant for one year after grant approval, however the project must be started within six (6) months after approval is given. If no request for payment has been received following this period, the applicant forfeits any claim to the grant and may not reapply for a period of ten (10) years.
7. **Staff sends out Sign Grant Commitment Letter.** If the project is approved by the DDA board, the applicant will receive a Sign Grant Commitment Letter from the DDA. Upon receiving this letter, the applicant (or their contractor) can pull all necessary permits and begin work.
8. **Project may proceed according to the design and plan approved by the DDA board.** PLEASE NOTE: The DDA must authorize any changes to the approved design in advance, in writing, or the DDA may withdraw its funding commitment.
9. **Awardee notifies staff the project complete & paid for.** Upon completion of the project, notify the DDA that the work has been completed and provide a copy of the paid invoice(s) and canceled check or other form of proof of payment acceptable to the DDA

board. Applicant must also provide the attached Waiver of Lien from the licensed contractors. This proof would serve as your request for payment.

10. **Grant funds disbursed to Awardee.** The DDA will disburse Sign funds directly to the applicant following an inspection to verify that the project is consistent with the approved grant application plans, and verification that the Community Development Department has approved the construction in full compliance with all permits.

Madison Heights Downtown Development Authority Sign Grant Program Application

1. Business Name: _____
2. Business Contact Person: _____
3. Mailing Address: _____
4. Business Phone Number: _____
5. Building Address: _____
6. Building Owner: _____
7. Building Owner's Address: _____
8. Building Owner's Phone Number: _____
9. Total Grant Amount Requested: _____
10. Total Investment by Applicant: _____

11. Brief Description and History of Business:

12. Summary of Project Scope, Budget & Proposed Timeline:

13. Required Attachments to be included with this application (check all attached)

Two Project Cost Estimates \$ _____ and \$ _____ (attached).

Sign Package Designs & Specifications (Plans, Dimensions, Colors, Materials and Location on Building/Property).

Photos of the current Façade, Property and/or structure that will be affected by the project (**photos submitted in digital format**).

If not the applicant, a letter from the property owner approving the proposed improvements.

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the Façade Grant Program Guidelines and the DDA Sign Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Sign Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights Building Permit.
- d. I understand that the proposed project cannot begin until the DDA Board and/or staff reviews and acts upon this Sign Grant Program application.
- e. I understand that any changes made to the approved Project without the approval of the DDA will give cause for the DDA to withdraw its funding commitment, in whole or part.

Applicant Signatures:

_____ Date _____

_____ Date _____

Submit the completed application with all required attachments to gilestucker@madison-heights.org or in person at:

Madison Heights DDA
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

Please call 248-583-0831 if you have any questions.



Madison Heights Southend Downtown Development Authority

Façade/Property Improvement Grant Program Guidelines and Application

Program Goal: The City of Madison Heights Southend Downtown Development Authority Façade/Property Improvement Grant Program is intended to assist commercial and industrial property owners to fund physical redevelopment improvements to their existing properties. This program will encourage private investment, reduce blight, provide incentives to current businesses and property owners, and improve the overall image of the DDA District.

Program Description: Subject to funding availability, the DDA may approve and provide reimbursement of up to 100% of category 1, fifty percent (50%) of category 2, 3 and 4 of the cost to design, construct and renovate any existing building façade or site improvement with the DDA District, up to a maximum grant of ten thousand dollars (\$10,000.00).

Who is Eligible? Only current property owners and/or their tenants with the property owners approval, which own or occupy a building located within the DDA District are eligible to receive façade/property improvement grant funds. For purposes of the Façade/Property Improvement Grant Program, a property owner is considered eligible if they have owned the building/property within the DDA District for at least twelve (12) consecutive months. If a property owner has applied for and has been granted less than the \$10,000 in matching Façade/Property Grant funds, the property owner may reapply, not to exceed \$10,000 for the combined grants at a later date. Applicants are eligible to receive up to \$10,000 per parcel on a one-to-one (public to private fund) matching basis. The property owner/tenant cannot have outstanding taxes or other charges owed to the City of Madison Heights; must have current certificate of occupancy and business license (if applicable).

What is Eligible? Items include, but are not limited to, the following:

1. Cleaning of building exterior as part of a more extensive project improvements
2. Demolition required to facilitate approved façade improvements
3. Exterior lighting on building
4. Exterior painting of building as part of a more extensive project improvements
5. Fence/wall removal or replacement
6. Masonry repair
7. Parking lot improvements as part of a more extensive project improvements
8. Repair or replacement of doors, windows, decorative details
9. Repair to building exterior facades (front, rear and side facades are eligible)
(High priority and preference will be given for improvements that are visible from the main commercial street)

10. Costs for architectural and civil engineering assistance related to the improvement project.
11. Other repairs that may improve the aesthetic quality of the building and/or property. The DDA Board reserves the right to determine eligible and ineligible improvements on a case-by-case basis.

What is Not Eligible? Ineligible items include, but are not limited to, the following:

1. Inappropriate cleaning methods, repairs or replacements
2. Interior improvements
3. New construction
4. Roofing
5. Routine façade and property maintenance
6. Statues
7. Underground work such as irrigation lines, wells, water lines, pipes, sewer connections

***It is not the intent or purpose of the program to subsidize routine building maintenance projects such as painting. Rather, the purpose of the program assistance is to alter and improve the overall appearance of a building facade or property site.**

Any façade treatment that would accelerate the deterioration of the existing structure or result in a non-durable/high-maintenance façade will be deemed an ineligible use.

Design Guidelines: All designs, plans, construction, installation and demolition must conform to the City of Madison Heights Ordinances, the Michigan Building Code and the DDA Façade/Property Improvement Grant Program Design Guidelines.

Applications: Applications will be accepted on a quarterly basis. At the beginning of each quarter, the applications from the previous quarter will be reviewed and considered for grant approval.

Approval Criteria: Approval of applications shall be based on the funds available with the highest priority given to applications in Category 1, then in descending order with applications in Category 4 having the lowest priority. Within each category, applications will be considered on a first come – first serve basis. The DDA Board uses discretion in awarding these grants, and has the right not to approve any application.

Category 1. Blight Removal. The removal of any blighted façade, structure, fence, wall, etc.

Category 2. Blight Removal and Replacement. The removal and replacement of any non-conforming, worn out, rusted or broken facade, structure, wall, parking lot, etc.

Category 3. Other Improvements. New façade, structure, screen wall, parking lot, etc. which will upgrade the appearance of the building and/or property. Front façade versus side or rear façade project.

Category 4. Previous Recipients. Businesses who have already received a façade/property improvement grant.

Procedures

1. Contact the Madison Heights Southend DDA by calling the Community Development Department at 248-583-0831, to receive a Façade/Property Improvement Grant Application ***before*** applying for a permit, any work is done, or any structure is demolished or installed.
2. Complete the Façade/Property Improvement Grant application and attach all required information and items.
3. Submit your Façade/Property Improvement Grant Application with all required items to the Community Development Department. Applications, submitted with all required items, will be reviewed by the Community Development Department. The Economic Development Coordinator may grant approval of the application if, in his/her opinion, there are no issues requiring consideration by the DDA Board and the total grant amount is \$1,000 or less. Grant requests in excess of \$1,000 shall require review and approval by the DDA Board.
4. A completed façade/property improvement grant application must be approved by the Economic Development Coordinator and the Building Official (and DDA Board for grants in excess of \$1,000) before the proposed improvements can begin. The DDA will not approve a grant for a project that has been demolished, constructed and/or installed prior to approval by staff or the DDA.
5. Based on funding availability, individuals submitting projects that are approved by the DDA will receive a Façade/Property Improvement Grant Funding Commitment Letter from the DDA. **(Your contractor(s) for the project must apply for, and receive, all necessary permits before any work can begin)**
6. Following receipt of the Façade/Property Improvement Grant Funding Commitment letter, arrange for plan approval and project construction and/or installation in accordance with the approved project design and plan. **(NOTE: The DDA must authorize any changes from the approved design in advance, in writing, or the DDA may withdraw its funding commitment).**
7. Upon completion of the project, notify the DDA that the work has been completed and provide proof that the work has been paid for in full with a paid invoice and cancelled check. Applicant must also provide the attached Waiver of Lien from the licensed contractors. This proof would serve as your request for payment.
8. The DDA will disburse Façade/Property Improvement Grant funds directly to the applicant following an inspection to verify that the project is consistent with the approved grant application plans, and verification that the Community Development Department has approved the construction in full compliance with any and all permits.
9. Approved façade/property improvement grant funds are available to the applicant for one year after grant approval, however the project must be started within six (6) months after approval is given. If no request for payment has been received following this period, the applicant forfeits any claim to the grant and may not reapply for a period of ten (10) years.

Façade/Property Improvement Grant Program - Design Guidelines

Rear and Side Facades

Where visible, the rear and side facades of buildings have an equally important impact on the character and image of the DDA District. In addition:

- Blocked windows should be reopened.
- An appropriate entrance door, business sign and lighting should also be used to make the rear entrance interesting and appealing. Such an approach to doors, signage and lighting would include solutions that are contemporary and compatible, in terms of design and materials, to the historic character of the building.
- Awnings and landscaping can also enhance the rear elevation.

Materials and Colors

Every effort should be made to improve the building and property. This means repairing and maintaining the original materials where possible and appropriate, and when replacement is necessary, selecting appropriate new materials that are compatible in equality, texture and color.

Masonry

Masonry should be cleaned, repaired and if previously repainted, repainted as necessary, making sure to choose appropriate colors to match the building or improve the appearance of the building.

Cast Iron (Decorative)

Proper maintenance of iron materials is imperative to prevent rust. Regular painting of metal elements will help prevent rust and future maintenance problems.

Uniformity

The purpose of this design guideline is to ensure that redevelopment or new projects are compatible with the existing styles in the business community. The goal is to achieve visually distinct facades that relates to the surroundings and provide a sense of cohesiveness in the DDA commercial district. Uniform design elements such as the new permanent address signage will be strongly encouraged for applicants without them. Applicants can include the cost of the DDA address plaques or vinyl decals in their grant estimates.

Wood

Proper maintenance and a regular painting schedule will ensure the longevity of wood doors, windows and other character defining elements.

Paint Colors

Unless the color remains the same, the repainting of any building in the DDA District as part of this grant program must receive the DDA Board's approval before the work commences. Proposals must include the proposed color schemes. The following general guidelines will be applied:

- When cleaning or removing paint, the gentlest means possible shall be used.
- Unpainted masonry should remain so, where appropriate.
- The building's period, style and character should be taken into consideration in defining a painting strategy.

The color you paint your building, window trim, or door, is a personal decision. It is an expression of you and your business. However there are items to consider.

- Be a good neighbor and look at your building in the context of the entire block or place in the DDA District.
- Consider how the sun strikes your building and the amount of sunlight you normally receive. How will the same color appear in shade or when it is cloudy?
- White paint is a glaring color and does not blend in well with the DDA District.
- Building trim is painted as a decoration with a contrasting shade lighter or darker than the primary building color. Trim should not be overpowering and dominate the building.
- Paint aluminum frames of doors and windows a neutral color.

Cleaning, Repair and Maintenance

Regular cleaning, repair and maintenance avoids costly restoration and rehabilitation. Good buildings never go out of style. You must commit to a regular cleaning, repair and maintenance schedule once the building is brought up to good condition.

Cleaning a building is a matter of both appearance and maintenance. Cleaning gives new life, restoring brick or stone. Dirty areas on brick or stone remain wet for a longer period of time which

leads to chemical reactions and deterioration. Improper cleaning can cause masonry deterioration to accelerate. Before cleaning you should:

- Consult an expert
- Perform a test patch
- Repoint mortar where needed – making sure to use the appropriate mortar type
- Repair holes from old signage or other objects
- Choose a reputable company – making sure you examine examples of their work
- Cover plants, windows, entrances and window wells
- Avoid performing when the weather is wet or frost/freezing weather is expected
- Never be talked into abrasive or “sand blasting” the surface

Cleaning or preparing the surface is important before you paint any surfaces of the building. Preparing the surface consists of removing all peeling and loose paint, repair or replace rotten wood or insect damaged areas, fill cracks and joints with caulk or wood putty, prime all bare wood, removing rust from metal surfaces, repair broken or loose window panes, replace missing or damaged wood molding, brick or stone, replace malfunctioning window mechanisms.

Develop a maintenance schedule and stick to it!

Other Requirements

All façade and property improvements must conform to the City’s Ordinances.

At least two cost estimates need to be submitted by licensed contractors for the proposed project. The applicant may choose the company they feel is best suited to do the work.

Note: Although not required, we are encouraging our grantees to support Madison Heights’ local businesses for the proposed improvements.

Post-Construction Responsibilities:

All applicants must fully maintain their property and/or building; failure to do so may result in forfeiture or full reimbursement of the Façade/Property Improvement Grant Fund. Failure to maintain property may also result in code violation citations and further fines and citations.

Important Note:

Due to the nature of this program and the limited funding, the Madison Heights Southend Downtown Development Authority may find it necessary to modify the program from time to time. Please contact the Economic Development Coordinator at 248-583-0831 for the most up-to-date information.

Madison Heights Southend Downtown Development Authority Façade/Property Improvement Grant Program Application

1. Business Name: _____
2. Business Contact Person: _____
3. Mailing Address: _____

4. Business Phone Number: _____
5. Building Address: _____
6. Building Owner: _____
7. Building Owner's Address: _____
8. Building Owner's Phone Number: _____
9. The Following Items Must Be Provided: (check all enclosed items)
 - ☐ a) Two Project Cost Estimates \$ _____ and
\$ _____ (attached)
 - ☐ b) Project Budget and Proposed Timeline
 - ☐ c) Project Design and Description with all Specifications (Plans, Dimensions, Colors,
Materials and Location on Building and/or Property)
 - ☐ d) Color Photo of the Building Façade, Property and/or structure that will be affected by project
(photos submitted in digital format)
 - ☐ e) If not the applicant, letter from owner approving the proposed improvements.
 - ☐ f) Brief Description and History of Business
10. Grant Type: Category 1 ☐ Category 2 ☐ Category 3 ☐ Category 4 ☐
 (Blight Removal) (Dilapidated/Non-Conforming Removal & Replacement) (Other Improvements) (Previous Recipient)
11. Total Grant Amount Requested: _____ 12. Total Investment by Applicant: _____

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the Façade/Property Improvement Grant Program Guidelines and the DDA Business Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Façade/Property Improvement Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights Building Permit.
- d. I understand that the proposed project cannot begin until the DDA Board and/or staff reviews and acts upon this Façade/Property Improvement Grant Program application.
- e. I understand that any changes made to the approved Project without the approval of the DDA will be cause for the DDA to withdraw it's funding commitment, in whole or part.

Applicant Signatures:

_____ Date _____
_____ Date _____

Submit the completed application with items 9(a), (b), (c), (d), (e), (f), and (g) to:

Madison Heights Southend DDA, 300 W. Thirteen Mile Rd., Madison Heights, MI 48071

Please call 248-583-0831 if you have any questions.

Madison Heights Southend Downtown Development Authority

Property/Façade Improvement Grant Program

Owner Authorization Form (if applicable)

Owner Authorization for Tenant to Carry Out Property/Façade Improvement Project.

I _____ hereby authorize _____ to carry out improvements as specified in the accompanying Property/Façade Improvement Grant Application Form, on my property located at _____ which is in the Madison Heights Southend Downtown Development Authority District.

I also agree to hold harmless & indemnify the Madison Heights DDA, its Board, staff, and the City of Madison Heights in the event of property damage or physical injury as a result of working on the aforementioned project.

Property Owner Signature _____ Date _____

Witness _____ Date _____

Notary _____ Date _____



Madison Heights Southend Downtown Development Authority

SIGN GRANT PROGRAM

GUIDELINES

The City of Madison Heights Southend Downtown Development Authority Sign Grant Program is intended to encourage a high standard of business signage to complement the architectural character of the DDA area.

Program Description: Subject to funding availability, the DDA may approve and provide reimbursement of fifty percent (50%) of the cost to design, construct and install a sign, and one hundred percent (100%) of the cost to remove a non-conforming or dilapidated sign, up to a maximum grant of ten thousand dollars (\$10,000.00).

Who is Eligible? Only existing businesses, which own or occupy a building located within the DDA District are eligible to receive sign grant funds. For purposes of the Sign Grant Program, a business is considered an existing business if it has been in continuous operation from a building located within the DDA District for not less than twelve (12) months. A business which is not an existing business under the Sign Grant Program may apply for a Sign Grant and be approved for a sign grant; however, no sign grant funds shall be disbursed to the applicant until the business has completed twelve (12) months of continuous operation from a building located in the DDA District. A business may not receive more than two grants in any ten (10) year period (one for a ground sign and one for a wall sign). In the case of a shopping center, one (1) ground sign for the center shall be eligible, along with one (1) wall sign for each eligible individual business, within the same ten (10) year limitation.

Design Guidelines: All sign designs, construction, installation and demolition must conform to the City of Madison Heights Sign Ordinance, the building code and the DDA Sign Design Guidelines. **Signs funded under this program may not exceed ninety percent (90%) of the sign area otherwise permitted under the sign ordinance for the sign. Additionally, ground signs shall be monument type signs a maximum of six (6) feet in height.**

Applications: Applications will be accepted on a quarterly basis. At the beginning of each quarter, the applications from the previous quarter will be reviewed and considered for grant approval.

Approval Criteria: Approval of applications shall be based on the funds available with the highest priority given to applications in Category 1, then in descending order with applications in Category 4 having the lowest priority. Within each category, applications will be considered on a first come – first serve basis. The DDA Board uses discretion in awarding these sign grants, and has the right not to approve any application. In addition, new signage approved through this program must be properly maintained at all times.

Category 1. **Non-Conforming Sign Removal.** The removal of any non-conforming sign or any pole sign over six feet in height.

- Category 2. **Dilapidated or Non-Conforming Sign Removal and Replacement.** The removal and replacement of non-conforming, worn out, rusted, broken and poorly maintained signs.
- Category 3. **Other signs.** New signs or conforming signs whose owners wish to upgrade the appearance and/or style of the sign.
- Category 4. **Previous Recipients.** Businesses who have already received a sign grant in the preceding ten (10) years.

Procedure

1. Contact the Madison Heights Southend DDA by calling the Community Development Department at 248-583-0831, to receive a Sign Grant Application ***before*** applying for a permit, any work is done, or any signs are installed.
2. Complete the Sign Grant application and attach all required information and items.
3. Submit your Sign Grant Application with all required items to the Community Development Department. Applications, submitted with all required items, will be reviewed by the Economic Development Coordinator. The Economic Development Coordinator may grant approval of the application if, in her opinion, there are no issues requiring consideration by the DDA Board and the total grant amount is \$1,000 or less. Grant requests in excess of \$1,000 shall require review and approval by the DDA Board.
4. A completed sign grant application must be submitted for approval and considered by the Economic Development Coordinator (and DDA Board for grants in excess of \$1,000) before the proposed sign is constructed or installed. The DDA will not approve a sign grant for a sign that has been constructed and installed prior to consideration by the DDA.
5. Based on funding availability, individuals submitting designs that are approved by the DDA will receive a Sign Grant Funding Commitment Letter from the DDA. **(You or your sign contractor must also complete and submit a Sign Permit Application before any sign can be installed).**
6. Following receipt of the Sign Grant Funding Commitment letter, arrange for sign construction and installation in accordance with the approved sign design. **(NOTE: The DDA must authorize any changes from the approved design in advance, in writing, or the DDA may withdraw its funding commitment).**
7. Upon completion of installation, notify the DDA that the sign has been installed and provide the proof that the sign has been paid for in full with a paid invoice. This proof would serve as your request for payment. Verification that the contractor has been paid in full will be done before reimbursement to the applicant will be disbursed.
8. The DDA will disburse Sign Grant funds directly to the applicant following an inspection to verify that the sign is consistent with the approved Sign Grant application plans, and verification that the Community Development Department has approved the construction in full compliance with the permit.
9. Approved sign grant funds are available to the applicant for six (6) months after grant approval. If no request for payment has been received following this period, the applicant forfeits any claim to the grant and may not reapply for a period of ten (10) years.

Sign Grant Program - Design Guidelines

Business signs are one of the most prominent visual elements in a downtown area and are an integral part of doing business. Signs provide the individual business with identification, giving information about the products sold and project the image of the business. The main purpose of the business sign, which should be foremost in mind when designing a sign, is to help the customer find the store. Common problems with many downtown signs are their excessive size and inappropriate placement on buildings. These signs produce visual clutter and tend to cancel each other out. As a visual element, each business sign should enhance the image of the entire downtown as well as the individual business. A good business sign should express a simple, clear message. Graphic symbols and icons are generally effective means of clear uncluttered communication. Lettering styles, color of sign and sign materials should harmoniously complement the facade on which the sign is placed. In addition, the size, location and the design of the sign are important in effectively communicating to the customer. A variety of different sign types may be appropriate in the DDA area, including, but not necessarily limited to:

1. Wall Signs
2. Window Signs
3. Signs on Awnings
4. Ground Signs

1. Wall Signs

The location and size of signs on any building should complement the architectural character of that particular structure. A sign should never be so large as to overpower a facade, nor obscure a building's architectural features. Usually, the sign and the building's facade should work together to advertise the business. A sign will best communicate its message if it is compatible with its surroundings in both architectural detail and color.

RECOMMENDATIONS:

- a. Wall signs should usually be located above the entry to the store in order to relate to the pedestrian. The best areas for signs are those placed on the facade, which contain continuous, flat surfaces void of windows, doors, or architectural details. When a building has a full width lintel strip or signboard as part of its facade, locate the sign directly on it.
- b. The maximum number of permanent signs on the building facade per storefront should be two. When a facade contains more than one sign, they should complement each other in shape, color, size, and lettering style.
- c. The message on signs should be kept simple. Keep wording to a minimum so that it can easily and quickly be read.
- d. Signs should complement the building color scheme.
- e. Signs that are mounted on roofs are prohibited by City Ordinance.
- f. Flashing and moving signs are prohibited by City Ordinance.

2. Window Signs

Window signs can be convenient ways of providing pedestrian-scaled signs downtown. Permanent window and door signs are usually painted on glass or constructed of applied vinyl letters. Gold leaf or neon can also make attractive window and door signs. Quality of workmanship and construction are vital to the success of the sign and its advertised business. A

simple, well-made sign speaks far better of an establishment than an extravagant sign that is overbearing or poorly detailed.

RECOMMENDATIONS:

- a. Window signs should be applied so that they do not obscure visibility.
- b. Permanent window and door signs should usually not obscure the display area of the business. Such signs should complement other signs on the facade.
- c. By City Ordinance, allowable window signs are limited to twenty-five percent (25%) of the window area and must be on the inside of the window.

3. Signs on Awnings

Signs on awnings can be viable solutions to providing identification for a business. Considering the cost as well as the lifespan of modern fabrics used for awnings, these signs can provide effective and long lasting advertising. Signs attached or incorporated into more permanent types of awning materials can also be effective communicators.

RECOMMENDATIONS:

- a. Signs on awnings should complement the building's architecture and color scheme.
- b. Signs on awnings should constitute a single area of the awning, not the entire awning.
- c. Signs on awnings should be located on the vertical portion of the awning for maximum visibility.
- d. Only the sign area may be backlit, not the entire awning.

4. Ground Signs

The location and size of any free standing ground sign should complement the architectural character of the building which houses the business it is advertising. The sign and the building's facade should work together. A sign will best communicate its message if it is compatible with its surroundings in color and design.

RECOMMENDATIONS:

- a. All ground signs must conform to the City Sign Ordinance.
- b. The size and placement of ground signs must be compatible with the size of the lot.
- c. The message on ground signs should be kept simple. Keep wording to a minimum (business name, address number and product only) so it can be easily and quickly read.
- d. Flashing and moving signs are prohibited by City Ordinance.

5. Sign Color, Material and Lettering Styles

The color, material, and lettering style used in signs should contribute to, and be compatible with, the overall character and color of the facade. If well designed, the color, material and lettering styles of signs add interest and variety while, at the same time, communicate a clear message to the pedestrians and customers.

RECOMMENDATIONS:

- a. Signs should use colors, materials and lettering styles that complement the building. In general, limit each sign to a maximum of three colors, two materials and one lettering style.
- b. Where original sign colors, materials, lettering style and placement on the building can be documented use the original as a guide in the design of new signs.
- c. A wooden sign with raised letters, metal signs, painted signs, neon, or gold leafing are all appropriate in certain instances downtown.
- d. New signs should have the lettering as well as overall sign dimensions scaled to its location.
- e. Nationally distributed heat-formed signs are usually inappropriate. If they are used, their color, lettering style and lighting should complement the building.
- f. There are many letter styles available. As a rule, sign lettering should complement the architectural style of the building and type of business. It should be easy to read.

6. Illumination of Signs

Illumination of signs is necessary for advertising at night. Properly done, illuminated signs can greatly enhance a business after dark and assist in attracting customers.

RECOMMENDATIONS:

- a. Exposed lights which produce glare are not permitted.
- b. Avoid exposed electrical fixtures and conduit or wire. If this is not possible, design these elements to be a part of the sign or paint them to match the background.
- c. The background and sides of illuminated signs should be opaque and/or matching in color to either the front of the sign or the color of the building. This will ensure that only the lettering and logo are illuminated.
- d. Any backlit area of an awning is considered signage. Only the actual sign area should be backlit.



Madison Heights Southend Downtown Development Authority

SIGN GRANT PROGRAM APPLICATION

1. Applicant: _____ Title: _____
2. Business Name: _____
3. Business Address: _____
4. Business Phone Number: _____
5. Building Address: _____
6. Building Owner: _____
7. Building Owner's Address: _____
8. Building Owner's Phone Number: _____ Zoning: _____
9. The Following Items Must Be Provided: (check all enclosed items)
 - ☐ a) Contractor's Cost Estimate \$ _____
 - ☐ b) Sign Design with all Specifications (Total Size, Dimensions, Colors, Materials & Location on Building)
 - ☐ c) Color Photo of the Building Facade or Existing Ground Sign
 - ☐ d) Brief Description and History of Business
10. Sign Type: Category 1 ☐ Category 2 ☐ Category 3 ☐ Category 4 ☐
 (Non-Conforming (Dilapidated/Non-Conforming (Other/New) (Previous Recipient)
 Removal) Removal & Replacement)
11. Total Grant Amount Requested: _____
12. Total Investment by Applicant: _____

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the DDA Sign Grant Program Guidelines and the DDA Business Sign(s) Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Sign Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights sign permit.
- d. I understand that the proposed sign cannot be installed until the DDA Board and/or staff reviews and acts upon this Sign Grant Program application.
- e. I understand that any changes made to the approved Sign without the approval of the DDA will be cause for the DDA to withdraw it's funding commitment.
- f. I understand that once the new signage is installed, it must be properly maintained at all times.

Applicant Signatures:

_____ Date _____

_____ Date _____

Submit the completed application with items 9 (a), (b), (c), and (d) to:

Madison Heights Southend DDA, 300 W. Thirteen Mile Rd., Madison Heights, MI 48071

Please call 248-583-0831 if you have any questions.

SIGN GRANT PROGRAM APPLICATION

- _____ Date _____
- _____ Date _____

6



City of Madison Heights, Michigan

City Hall Municipal Offices
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Department of Public Services
801 Ajax Drive
Madison Heights, MI 48071

Fire Department
31313 Brush Street
Madison Heights, MI 48071

Police Department
280 W. Thirteen Mile Road
Madison Heights, MI 48071

www.madison-heights.org

MONTH XX, 20XX

Applicant Name
Business Name
Address

Dear XXXXXXXX,

This letter is written to express the commitment of the Madison Heights Downtown Development Authority (MHDDA) to reimburse <Applicant Name and Address> for a total up to \$XXXX for the façade grant project located at XXXXXXXX as approved by the Madison Heights Downtown Development Authority on XX/XX/XXXX.

The MHDDA will issue reimbursement after the following conditions have been met:

- All required issued permits and inspections are approved and closed.
- The property owner/tenant has supplied the DDA Director with signed Unconditional Waivers from all contractors involved in the scope of the project.
- DDA Director has verified that the property has no outstanding taxes, utility payments, open building, or code enforcement issues.

The MHDDA is committed to reimbursing this project located at <Business Address> provided that the project begins within (6) months from the date of approval and is completed within one year from the date of MHDDA approval of the façade grant application, XX/XX/XXXX.

Sincerely,

Giles Tucker
Executive Director
City of Madison Heights Downtown Development Authority
Office: (248) 583-0831
300 W 13 Mile Rd, Madison Heights, MI 48071

Area Code (248)

Active Adult Center.....	545-3464	Finance	583-0846	Nature Center	585-0100
Assessing.....	858-0776	Fire Department.....	588-3605	Police Department.....	585-2100
City Clerk.....	583-0826	43rd District Court.....	583-1800	Purchasing.....	583-0828
City Manager	583-0829	Human Resources.....	583-0828	Recreation.....	589-2294
Community Development	583-0831	Library	588-7763	Water & Treasurer	583-0829
Department of Public Services.....	589-2294	Mayor & City Council	583-0829		

**City of Madison Heights Downtown Development Authority
Façade Grant Program**

Item 3.

FULL UNCONDITIONAL WAIVER

My/our contract with _____ to provide for the improvement of the
(Other Contracting Party)
property described as _____

having been fully paid and satisfied, by signing this waiver, all my/our construction lien
rights against such property are hereby waived and released.

(Printed Name of Lien Claimant)

(Signature of lien claimant)

Signed on: _____ Address: _____

Telephone: _____

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: February 7, 2024
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: Finance Report & Cash Summary

There are no significant expenditures that have occurred since January of 2024, except for costs due to Nowak Fraus for the 11 Mile Streetscape project. At the January 16th Meeting during discussion pertaining to the DDA budget, the Board asked for follow-up on the significant increase in revenue from Real Operating taxes in FY 23-24. According to the City Finance Director, this increase in revenue is due to the uncapping of commercial real estate in the DDA area.

02/07/2024 08:12 AM		REVENUE AND EXPENDITURE REPORT FOR CITY OF MADISON HEIGHTS				Page: 1/2		Item 4.
User: Gtucker								
DB: Madison Heights		PERIOD ENDING 02/29/2024						
GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - NA								
248-000-673-5008	FIXED ASSET CLEARING ACCOUNT	0.00	0.00	0.00	0.00	0.00		
Total Dept 000 - NA		0.00	0.00	0.00	0.00	0.00		
Dept 011 - PROPERTY TAXES								
248-011-402-4030	TAXES REAL OPERATING	168,166.00	259,031.21	8,115.73	(90,865.21)	154.03		
248-011-410-4160	TAXES PERSONAL OPERATING	6,382.00	17,112.74	92.62	(10,730.74)	268.14		
248-011-411-0000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	2.39	0.00	(2.39)	100.00		
248-011-437-0000	TAXES IFT ACT 198	0.00	0.00	0.00	0.00	0.00		
248-011-573-4159	PPT REIMBURSEMENT - STATE	0.00	0.00	0.00	0.00	0.00		
Total Dept 011 - PROPERTY TAXES		174,548.00	276,146.34	8,208.35	(101,598.34)	158.21		
Dept 023 - STATE SHARED REVENUES								
248-023-573-0000	LOCAL COMMUNITY STABILIZATION SHARING	39,077.00	19,866.79	0.00	19,210.21	50.84		
Total Dept 023 - STATE SHARED REVENUES		39,077.00	19,866.79	0.00	19,210.21	50.84		
Dept 025 - COUNTY SHARED REVENUES								
248-025-588-1000	COUNTY GRANT	0.00	0.00	0.00	0.00	0.00		
Total Dept 025 - COUNTY SHARED REVENUES		0.00	0.00	0.00	0.00	0.00		
Dept 044 - MISCELLANEOUS REVENUE								
248-044-665-5000	INTEREST EARNED	250.00	74.69	43.49	175.31	29.88		
248-044-674-0000	DONATIONS/PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00		
248-044-680-6701	MISCELLANEOUS REVENUE	0.00	191.27	0.00	(191.27)	100.00		
Total Dept 044 - MISCELLANEOUS REVENUE		250.00	265.96	43.49	(15.96)	106.38		
Dept 048 - TRANSFERS IN								
248-048-699-0000	TRANFERS IN (FROM GEN FUND)	0.00	0.00	0.00	0.00	0.00		
248-048-699-0244	TRANSFERS IN EDG	0.00	0.00	0.00	0.00	0.00		
248-048-699-6000	TRANSFERS IN (FROM SAD)	0.00	0.00	0.00	0.00	0.00		
Total Dept 048 - TRANSFERS IN		0.00	0.00	0.00	0.00	0.00		
Dept 053 - PRIOR YEARS FUND BALANCE								
248-053-692-6970	USE OF FUND BALANCE	(17,270.00)	0.00	0.00	(17,270.00)	0.00		
Total Dept 053 - PRIOR YEARS FUND BALANCE		(17,270.00)	0.00	0.00	(17,270.00)	0.00		
TOTAL REVENUES		196,605.00	296,279.09	8,251.84	(99,674.09)	150.70		
Expenditures								
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY								
248-863-729-0000	FORMS AND PRINTING	500.00	0.00	0.00	500.00	0.00	243	

PERIOD ENDING 02/29/2024

Item 4.

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-863-730-0000	POSTAGE	0.00	0.00	0.00	0.00	0.00
248-863-766-0000	TOOLS AND SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-863-807-0000	AUDIT FEES	2,383.00	2,700.51	0.00	(317.51)	113.32
248-863-817-0000	EVENTS	500.00	350.00	0.00	150.00	70.00
248-863-818-0000	CONTRACTUAL SERVICES	74,395.00	80,532.16	0.00	(6,137.16)	108.25
248-863-818-0001	DDA MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
248-863-818-5000	BLIGHT REMOVAL - SIGN GRANT PROGRAM	5,000.00	0.00	0.00	5,000.00	0.00
248-863-818-5001	BLIGHT REMOVAL - FACADE IMPROVEMENT	10,000.00	0.00	0.00	10,000.00	0.00
248-863-818-5002	BLIGHT PROPERTY	0.00	0.00	0.00	0.00	0.00
248-863-818-5003	BLIGHT REMOVAL - PROPERTY ACQUI	0.00	0.00	0.00	0.00	0.00
248-863-818-5004	PERM ID PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-826-0000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
248-863-826-2000	HOURLY RATE-LEGAL	0.00	0.00	0.00	0.00	0.00
248-863-832-1000	MAINTENANCE-BERM AREA	17,500.00	11,451.68	0.00	6,048.32	65.44
248-863-832-1001	MAINTENANCE - ROW TRASH	3,500.00	1,500.00	0.00	2,000.00	42.86
248-863-921-0000	ELECTRIC	1,000.00	292.80	0.00	707.20	29.28
248-863-944-0000	MOTOR POOL CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-944-1000	DEPT OF PUBLIC SERVICES CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-955-8640	CONFERENCES AND WORKSHOPS	1,500.00	0.00	0.00	1,500.00	0.00
248-863-958-0000	MEMBERSHIPS AND DUES	1,045.00	820.00	0.00	225.00	78.47
248-863-960-9570	SUBSCRIPTIONS AND MAGAZINES	0.00	0.00	0.00	0.00	0.00
248-863-981-0000	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-863-987-0000	IMPROVEMENTS	20,605.00	1,981.60	0.00	18,623.40	9.62
248-863-987-0001	ALLEY IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0002	PROPERTY ACQUIS/DEMO	35,000.00	0.00	0.00	35,000.00	0.00
248-863-987-0003	PATINA PLACE - BRA STREETSCAPE IMPRVMNT	0.00	0.00	0.00	0.00	0.00
248-863-987-0004	MADISON TOWN CTR - BRA ST IMPROV	0.00	0.00	0.00	0.00	0.00
248-863-987-0006	11 MILE/JOHN R ROAD IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0011	IMPROVEMENTS - BICYCLE RACK PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-987-0012	DDA BUSINESS GRANT	0.00	0.00	0.00	0.00	0.00
Total Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY		172,928.00	99,628.75	0.00	73,299.25	57.61
Dept 965 - TRANSFERS OUT						
248-965-995-2272	TRANSFER TO LOCAL ST	0.00	0.00	0.00	0.00	0.00
248-965-995-4000	TRANSFER TO SAD REVOLVING	0.00	0.00	0.00	0.00	0.00
248-965-995-6000	TRANSFER TO GENERAL FUND	23,677.00	23,677.00	0.00	0.00	100.00
248-965-995-9991	TRANSFER TO MAJOR STREETS	0.00	0.00	0.00	0.00	0.00
248-965-998-9990	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00
Total Dept 965 - TRANSFERS OUT		23,677.00	23,677.00	0.00	0.00	100.00
TOTAL EXPENDITURES		196,605.00	123,305.75	0.00	73,299.25	62.72
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		196,605.00	296,279.09	8,251.84	(99,674.09)	150.70
TOTAL EXPENDITURES		196,605.00	123,305.75	0.00	73,299.25	62.72
NET OF REVENUES & EXPENDITURES		0.00	172,973.34	8,251.84	(172,973.34)	100.00

CASH SUMMARY BY FUND FOR CITY OF MADISON HEIGHTS
FROM 07/01/2023 TO 02/07/2024
FUND: 248
CASH AND INVESTMENT ACCOUNTS

Item 4.

Fund	Description	Beginning Balance 07/01/2023	Total Debits	Total Credits	Ending Balance 02/07/2024
248	DOWNTOWN DEVELOPMENT AUTHORITY	476,265.11	290,565.52	130,270.61	636,560.02

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
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*** Assets ***

248-000-001-1000	CLAIM ON CASH	590,807.50
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	53,960.87
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	8,873.13
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00

Total Assets		653,641.50
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*** Liabilities ***

248-000-202-0000	ACCOUNTS PAYABLE	0.00
248-000-211-2100	CONTRACTS/RETAINAGE PAYABLE	0.00
248-000-214-2150	DUE TO OTHER FUNDS	0.00
248-000-268-0000	ESCHEATED FUNDS	0.00
248-000-299-9999	SUSPENSE	0.00
248-863-211-2100	CONTRACTS PAYABLE	0.00

Total Liabilities		0.00
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*** Fund Balance ***

248-000-390-0000	FUND BALANCE	480,668.16
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00

Total Fund Balance		480,668.16
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Beginning Fund Balance		480,668.16
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Net of Revenues VS Expenditures		172,973.34
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Ending Fund Balance		653,641.50
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Total Liabilities And Fund Balance		653,641.50
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Notable DDA Activities

❖ **DDA Promotions/Marketing Activities**

- ❖ Attended MHDDA Promotions Committee Meetings
- ❖ Attended DDA 11 Mile Streetscape Plan Townhall Meeting at Woodpile BBQ
- ❖ Assisted and attended Oakland County Showcase Event featuring properties in the DDA.
- ❖ Assisted Fire Marshall securing sponsorships and vendors for Annual MH Fire Station #2 Open House, volunteered at event.
- ❖ Lunch and Learn event with Health Markets at Active Adult Center-2 sessions. Attend sessions and promoted event on E-Blast and Social Media.
- ❖ Successful “Support Local Gems” promotion during Shop Small Saturday Campaign. Promoted all visits on E-Blasts and across all social media platforms.
- ❖ Recruited DDA Business Owners to assist with Shop with a Hero event at Meijers.

❖ **Predevelopment Meetings**

- ❖ 27117 John R (Sav-a-Lot) Site. Meet with property owner on the new proposed use for home good store.
- ❖ 27641 John R (Farnum Plaza, Former Thang Long Restaurant) Site Visits with prospective tenants, brokers and property owner.
- ❖ 935 W. 11 Mile, Boodles Restaurant and the adjacent units. Site visits with prospective purchasers, property owner, city staff and DDA Board Member Jarbo. Served as liaison to the property owner on all follow-up questions from prospective purchasers. Site Visit planned in January 2024 with prospective buyer-Expansion of Mug Pub in Sterling Heights.

❖ **Retention Visits**

- ❖ Assisted Community Development Department by sharing flyers of 11 Mile DDA Streetscape Plan event at Woodpile BBQ
- ❖ Meeting with John R Motel owner to discuss future plans for exterior property improvements.
- ❖ Meeting with Uncensored Cornhole to discuss DDA grants, grand opening plans, and other small business services.

New Chamber Membership Growth

The following is the list of MH DDA based chamber members:

- | | |
|---------------------|----------------------------------|
| 1. 27651 John R Rd | Cadillac Straits Brewing Company |
| 2. 26096 John R | Minutemen Staffing |
| 3. 832 W. 11 Mile | College Hunks Hauling Junk |
| 4. 26346 John R | Artech Printing |
| 5. 222 W. 11 Mile | Biggby Coffee |
| 6. 333 W. 11 Mile | Miss NeNe’s Day Care |
| 7. 26137 John R Rd | Frosty Scoop Ice Cream |
| 8. 26733 John R Rd | John R Glass |
| 9. 26122 John R Rd | Amori’s Market |
| 10. 27633 John R Rd | Northern TV & Audio |
| 11. 630 E. 11 Mile | Woodpile BBQ |
| 12. 25718 John R | Transmission Clinic |
| 13. 26122 John R | Amori’s Market |
| 14. 27355 John R | Accent Care |
| 15. 25023 John R | Madison Park Bowling |
| 16. 27746 John R | Rest Inn/John R Motel |
| 17. 26092 John R | Health Markets |
| 18. 26150 John R | Uncensored Cornhole |
| 19. 623 W. 11 Mile | Celina’s Restaurant |

MEMBERSHIP GROWTH REPORT

See attached membership summary report-January to December 2023

Notable Milestones & Activities

- ❖ **Chamber E-Blast via MailChimp:** Weekly E-Blast Announcements generated and shared with membership. Weekly editions include information on upcoming community events/activities.
- ❖ **Social Media Platform Management:** Multiple/Daily Social Media Postings to highlight local businesses/members and chamber activities. Goal of content posting 1-2/daily or active weekly postings.
- ❖ **Special Events/Holiday Offerings/Promotions:** Coordinate E-Lounge sessions with topics relevant to small businesses. Rotate venues and times between both communities. Chamber Holiday Party held at Ideation Orange with 35+ in attendance. Coffee and Chat event to introduce new Police Chief Lemerise and leadership team at MSGCU. Ribbon Cuttings at Dinoland, Faith House Learning Center, Asya Middle Eastern Restaurant. Feel Good Cookies and Uncensored Cornhole planned for 2024.
- ❖ **Shop Small Saturday Campaign:** Highly successful “Get Caught Shopping Small” Campaign to promote and engage small businesses in both communities. High rate of participation from local businesses from both communities. Visited over 12 small shops in MH & HP and surrounding cities to take selfies and promote “Shop Small Saturday” on November 25th. Highlighted the visits by posting all selfies on OC’s sweepstake post and also posted all visits on Chamber social media postings.
- ❖ **Culture, Food & Networking Events** –Strive for monthly events at rotating restaurants offering different cuisines from “Around the Globe.” Unique kind of casual networking with an emphasis on the different international cuisines and the culture associated with the restaurant or the small business owner.
- ❖ **Trail Tunes on September 9, 2023.** Assisted with the application to the State for special liquor license. Active participation in the planning committee meetings with the MH Arts Board with 2 other Chamber Board Representatives. Recruited board members and other volunteers to help with early set-up and all the way to clean-up.
- ❖ **Successful Derby Fundraiser on November 2, 2023.** 250+ guests in attendance. Fundraising efforts net \$14,000+
- ❖ **Successful Shop with a Hero event at Meijers-December 19th.** Secured \$4,500+ in grants/sponsorships for approx. 50 students from Lamphere, Madison and Hazel Park to shop with local “heroes” comprised of MHPD, HPPD, MHFD, HPFD, MHDPS, elected officials and other chamber member business leaders.
- ❖ **Oakland Thrive Partnerships:** Successful workshop titled: “How your personal finances affect your small business” Hosted at MH Library. 2 more workshops planned for 1st Quarter 2024 with Hylant Insurance and Ideation Orange.

Hazel Park Current Paid Memberships-January –December 2023

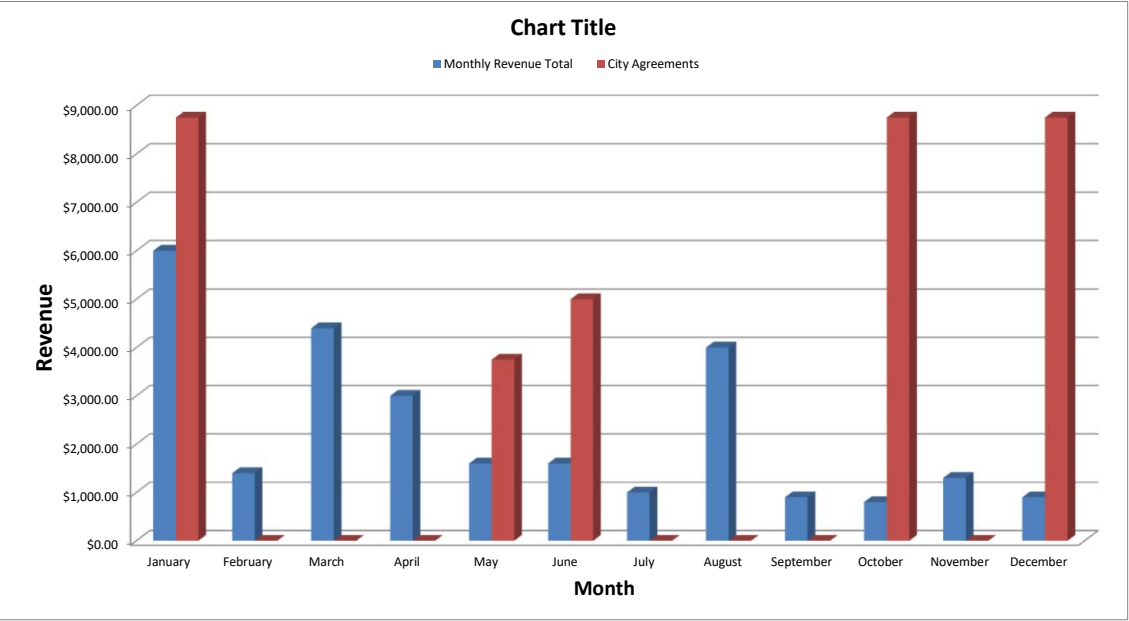
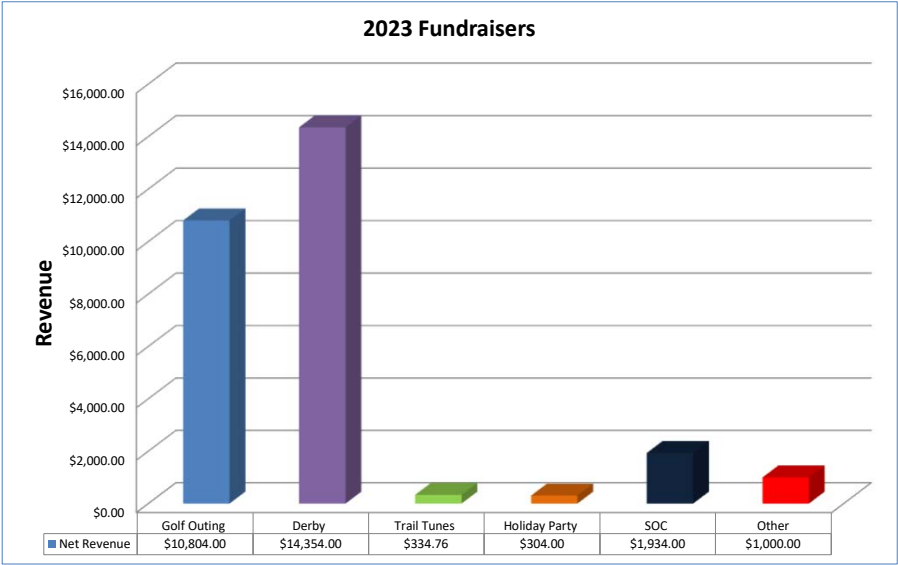
1. American Jewelry
2. Ideation Orange
3. Giant Plumbing & Heating Supplies
4. Capital Sales
5. HP Medical Center
6. Kozy Lounge
7. Amcol
8. Baldwin House
9. Hair Destiny
10. All Jazzed Up Boutique
11. Dee's Quick Bites
12. Lewis Tire
13. PNC Bank
14. ReMax in the Park
15. Trucenta
16. HP School District
17. Prism Optical
18. HP Perk Café
19. Smoked Lotus BBQ
20. Designstruct
21. Kilburn's Equipment Rental
22. We Juice

January Memberships: 29			Category	Service Category	Month:	Revenue:	City Agreements	Total:	Membership Count:
1	American Jewelry and Loan		\$200.00	Commercial	January	\$6,000.00	\$8,750.00	\$14,750.00	29 (does not include the Cities)
2	Diversified Members Credit Union		\$200.00	Commercial	February	\$1,400.00	\$0.00	\$1,400.00	6
3	Green Lantern Lounge		\$200.00	Commercial	March	\$4,400.00	\$0.00	\$4,400.00	21
4	Hylant		\$200.00	Commercial	April	\$3,000.00	\$0.00	\$3,000.00	15
5	Ideation Orange		\$200.00	Commercial	May	\$1,600.00	\$3,750.00	\$5,350.00	8
6	Label Network		\$200.00	Commercial	June	\$1,600.00	\$5,000.00	\$6,600.00	6
7	Lamphere Schools		\$100.00	Non-profit, Schools etc	July	\$1,000.00	\$0.00	\$1,000.00	5
8	Ultimate Systems		\$200.00	Commercial	August	\$4,000.00	\$0.00	\$4,000.00	16
9	Celina's Sports Bar		\$200.00	Commercial	September	\$900.00	\$0.00	\$900.00	5
10	Royal Services		\$200.00	Commercial	October	\$800.00	\$8,750.00	\$9,550.00	5
11	Giant Plumbing & Heating Supply		\$200.00	Commercial	November	\$1,300.00	\$0.00	\$1,300.00	7
12	QMI Group		\$200.00	Commercial	December	\$900.00	\$8,750.00	\$9,650.00	5
13	Cadillac Straits Brewing Company		\$200.00	Commercial	Total:	\$26,900.00	\$35,000.00	\$61,900.00	128
14	Capital Sales Company		\$200.00	Commercial					
15	Hazel Park Medical Center		\$200.00	Commercial					
16	City of Hazel Park	\$0.00	\$3,750.00	City Govt					
17	City of Madison Heights	\$0.00	\$2,500.00	City Govt					
18	MH DDA	\$0.00	\$2,500.00	City Govt					
19	Humana		\$200.00	Commercial					
20	TravelLodge		\$200.00	Commercial					
21	El Car Wash		\$200.00	Commercial					
22	MetroEHS Pediatric Therapy		\$200.00	Commercial					
23	Micro Center		\$200.00	Commercial					
24	IMA Restaurant		\$200.00	Commercial					
25	Mia's Bakery & Café		\$200.00	Commercial					
26	John R Glass		\$200.00	Commercial					
27	LaFata Auto Body		\$200.00	Commercial					
28	Sam's Club		\$200.00	Commercial					
29	Michigan Schools & Government Credit Union		\$200.00	Commercial					
30	Emerald Steel		\$500.00	Commercial					
31	Oakland Corridor Partners		\$200.00	Commercial					
32	Smoked Lotus BBQ		\$200.00	Commercial					
Total:			\$6,000.00	\$8,750.00					

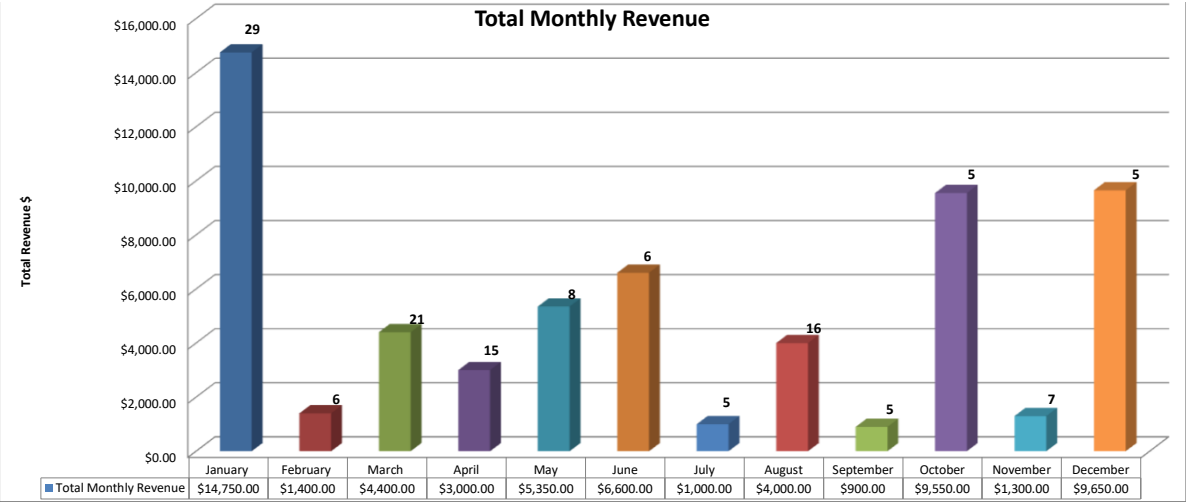
February Memberships : 6				
1	Friends of the Madison Heights Area Senior Citizens	\$100.00	Non-Profits, Schools etc	
2	Beauty by Miranda Leigh	\$200.00	Commercial	
3	Beyond Dentist	\$200.00	Commercial	
4	College Hunks Hauling Junk	\$200.00	Commercial	
5	NCOC	\$500.00	Industrial	
6	Kozy Lounge	\$200.00	Commercial	
Total:			\$1,400.00	

March Memberships: 21				
1	Amcol Corporation	\$200.00	Commercial	
2	Artech Printing	In-Kind	In-Kind	
3	Baldwin House	\$200.00	Commercial	
4	Ka-Wood Gear & Machine	\$500.00	Industrial	
5	Detroit Lion	In-Kind	In-Kind	
6	Joyful Jungle Child Care	\$200.00	Commercial	
7	RTM Supplies	\$200.00	Commercial	
8	Energy Sciences	\$200.00	Commercial	
9	Biggby Coffee	\$200.00	Commercial	
10	Design to Shine Brenda Vorus	\$200.00	Commercial	
11	Rising Storm Photography -Marianne Podgorski	\$200.00	Commercial	
12	Hair Destiny LLC	\$200.00	Commercial	
13	All Jazzed Up Boutique	\$200.00	Commercial	
14	Comfort Plus, LC Heating and Cooling	\$200.00	Commercial	
15	Great Lakes Collision	\$200.00	Commercial	
16	Sweet Insurance	\$200.00	Commercial	
17	SprayTek	\$500.00	Industrial	
18	McNaughton McKay Electric	\$200.00	Commercial	
19	Dee's Quick Bites	\$200.00	Commercial	
20	Miss NeNe's Day Care	\$200.00	Commercial	
21	Noodletopia	\$200.00	Commercial	
Total:			\$4,400.00	

Fundraisers:	Revenue	Expenses	Net
Golf Outing	\$25,520.00	\$14,716.00	\$10,804.00
Derby	\$27,930.00	\$13,576.00	\$14,354.00
Trail Tunes	\$2,444.10	\$1,774.57	\$334.76
Holiday Party	\$820.00	\$516.00	\$304.00
SOC	\$8,150.00	\$6,216.00	\$1,934.00
Other	\$1,000.00		\$1,000.00
Total:	\$65,864.10	\$36,798.57	\$28,730.76



April Memberships: 15				
1	Stonehouse Restaurant	\$200.00	Commercial	
2	Joe Ricci Automotive	\$200.00	Commercial	
3	Custom Valve Concepts	\$200.00	Commercial	
4	Coffee Time	\$200.00	Commercial	
5	Red Roof Inn	\$200.00	Commercial	
6	Frosty Scoop Ice Cream	\$200.00	Commercial	
7	MedPro Primary Care	\$200.00	Commercial	
8	Oakland Thrive	\$200.00	Commercial	
9	Transmission Clinic	\$200.00	Commercial	
10	Therapeutic Touch Massage	\$200.00	Commercial	
11	Lowe's	\$200.00	Commercial	
12	Family Heating & Cooling	\$200.00	Commercial	
13	Lewis Tire Service	\$200.00	Commercial	
14	Four Seasons Radiator	\$200.00	Commercial	
15	Mortgage 1	\$200.00	Commercial	
Total:		\$3,000.00		
May Memberships: 8				
1	Habitat for Humanity	\$200.00	Commercial	
2	Oakland County MiWorks Oak Park	\$200.00	Commercial	
3	Jensen Insurance	\$200.00	Commercial	
4	Aero Operating LLC	\$200.00	Commercial	
5	Kurt's Kustom Promotions	\$200.00	Commercial	
6	Hopcroft Funeral Home	\$200.00	Commercial	
7	Madison Veterinary Hospital	\$200.00	Commercial	
8	ABC SEMI	\$200.00	Commercial	
9	City of Hazel Park	\$0.00	\$3,750.00	City Govt
Total:		\$1,600.00	\$3,750.00	
June Memberships: 6				
1	LB Office	\$200.00	Commercial	
2	The Healing Haven	\$200.00	Commercial	
3	C&G Newspapers	In-Kind	In-Kind	
4	Simiron Inc (Industrial level)	\$500.00	Industrial	
5	Aflac-Maria Varsch	\$200.00	Commercial	
6	MRA (Industrial level)	\$500.00	Industrial	
7	City of MH Q2 Payment	\$0.00	\$2,500.00	City Govt
8	MH DDA Q2 Payment	\$0.00	\$2,500.00	City Govt
Total:		\$1,600.00	\$5,000.00	
July Memberships: 5				
1	Team Rehab	\$200.00	Commercial	
2	Flagstar Bank	\$200.00	Commercial	
3	Red Robin	\$200.00	Commercial	
4	CoCo Clare Salon	\$200.00	Commercial	
5	DFCU	\$200.00	Commercial	
Total:		\$1,000.00		
August Memberships: 16				
1	Energy Products	\$500.00	Industrial	
2	Detroit Hitch	\$200.00	Commercial	
3	Masters Restaurant	\$200.00	Commercial	
4	Our Credit Union	\$200.00	Commercial	
5	ReMax in the Park	\$200.00	Commercial	
6	Fraternal Order of Police (\$100 Level)	\$100.00	Non profit, Schools etc	
7	PNC Bank	\$200.00	Commercial	
8	RTM Supplies (\$500 Level)	\$500.00	Industrial	
9	Trevco	\$200.00	Commercial	
10	American Mission Works	\$200.00	Commercial	
11	Mi Corn Hole Association	\$200.00	Commercial	
12	Kilburn's Equipment Rental	\$200.00	Commercial	
13	Butcher Packer	\$200.00	Commercial	
14	Inductoheart (Industrial Level \$500)	\$500.00	Industrial	
15	Coach Grille	\$200.00	Commercial	
16	Salvatore Scallopini	\$200.00	Commercial	



Total:		\$4,000.00	
September Memberships: 5			
1 Amori's Market	\$200.00		Commercial
2 Hazel Park School District	\$100.00		Non profit, Schools
3 Faith House Learning Center	\$200.00		Commercial
4 Rajesh Rajput-AAA Insurance	\$200.00		Commercial
5 Dinoland	\$200.00		Commercial
Total:		\$900.00	
October Memberships: 5			
1 TC Green Media	In-Kind		In-Kind
2 Ascension	\$200.00		Commercial
3 Doug Ware Insurance	\$200.00		Commercial
4 Accent Care	\$200.00		Commercial
5 Craig Bynum-Mortgage Broker	\$200.00		Commercial
City of MH Q3	\$0.00	\$2,500.00	City Govt
MH DDA Q3	\$0.00	\$2,500.00	City Govt
City of HP Q3	\$0.00	\$3,750.00	City Govt
Total:		\$800.00	\$8,750.00
November Memberships: 7			
1 168 Market	\$200.00		Commercial
2 2SP Sports	\$200.00		Commercial
3 Interstate Auto Care	\$200.00		Commercial
4 Madison Park Bowling	\$200.00		Commercial
5 Mi Works Troy	\$200.00		Commercial
6 Designstruct	\$200.00		Commercial
7 Madison Community Coalition	\$100.00		Non-profit, Schools etc
Total:		\$1,300.00	
December Memberships: 5			
1 Woodpile BBQ	\$200.00		Commercial
2 We Juice	\$200.00		Commercial
3 Madison School District	\$100.00		Non-profit, Schools etc
4 John R Motel	\$200.00		Commercial
5 United Community Bank	\$200.00		Commercial
6 City of MH Q4	\$0.00	\$2,500.00	City Govt
7 MH DDA Q4	\$0.00	\$2,500.00	City Govt
*8 City of HP Q4 Expected	\$0.00	\$3,750.00	City Govt
TOTAL:		\$900.00	\$8,750.00

**MHHP CHAMBER OF COMMERCE
Calendar Budget 2023**

Year-end Budget 2023

Membership Count

DESCRIPTION		
Cash on Hand -December 31, 2022	\$	26,920.00
Fundraising Event Revenues	\$	69,363.10
State of the Cities	\$	8,150.00
Golf Outing	\$	25,520.00
Derby	\$	27,930.00
Holiday Party	\$	820.00
Shop with a Hero	\$	4,500.00
Trail Tunes	\$	2,444.10
Membership Dues: 128 Members	\$	26,900.00
Commercial Category @ \$200/yr	\$	22,200.00
Industrial Category @\$500/yr	\$	4,500.00
Non-Profit Category @\$100/yr	\$	400.00
In-Kind Category	\$	(4.00)
City Agreements	\$	35,000.00
City of Madison Heights	\$	10,000.00
MH Downtown Development Authority	\$	10,000.00
City of Hazel Park *	\$	15,000.00
Networking Events		
Interest of Bank Account	\$	61.39
Uncategorized Income/Other Revenue	\$	1,000.00
Revenue Total	\$	132,324.49

Total Count Members	
Commercial Category @ \$200/yr	111
Industrial Category @\$500/yr	9
Non-Profit Category @\$100/yr	4
In-Kind Category	4
City Agreements	128

*Expected 4th Qrt \$3,750

EVENTS	\$	41,078.11
State of Cities	\$	6,216.00
Golf Outing	\$	14,716.00
Derby	\$	13,576.00
Holiday Party	\$	516.00
Shop with a Hero	\$	4,115.95
Trail Tunes	\$	1,774.57
HP Art Fair Sponsorship	\$	100.00
Workshops/Training	\$	63.59

OFFICE & RELATED	\$	5,728.68
Computer & Software	\$	235.16
Office Lease		
Office Supplies	\$	363.70
Postage	\$	192.00
Printing		
Telephone and data	\$	780.85
Website-Domain		
Canva Subscription/mailchimp	\$	143.00
MailChimp Subscription	\$	156.00
State of MI Nonprofit fees/MI Business Tax	\$	20.00
MI Business Tax	\$	3,837.97

OTHER EXPENSES	\$	3,224.77
Bank Service Charges		
Insurance	\$	1,666.10
Merchant card/check	\$	754.70
Paypal Fees	\$	213.97
Penalties		
Quickbooks Payment fees	\$	590.00
Square fees		

CONTRACTUAL SERVICES	\$	2,746.00
ACCOUNTANT -GARRET ADMIN	\$	1,350.00
CLARENCE JOHNSON ACCOUNTING	\$	1,025.00
LEGAL	\$	371.00

PAYROLL	\$	87,227.66
PAYROLL SERVICE	\$	68,449.16
PAYROLL TAXES	\$	18,694.50
IRS OTHER	\$	84.00

TOTAL EXPENDITURES \$ 140,005.22

TOTAL REVENUES \$132,324.49

TOTAL EXPENDITURES \$ 140,005.22

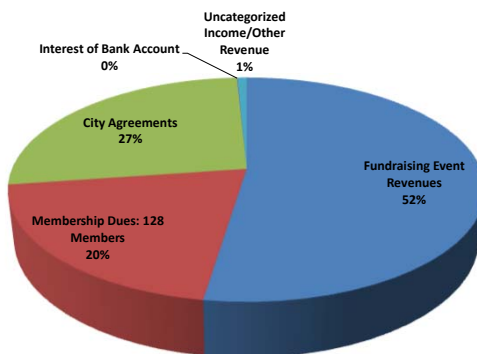
NET OF REVENUES & EXPENDITURES \$ (7,680.73)

Cash on Hand December 31, 2022 \$ 26,920.00

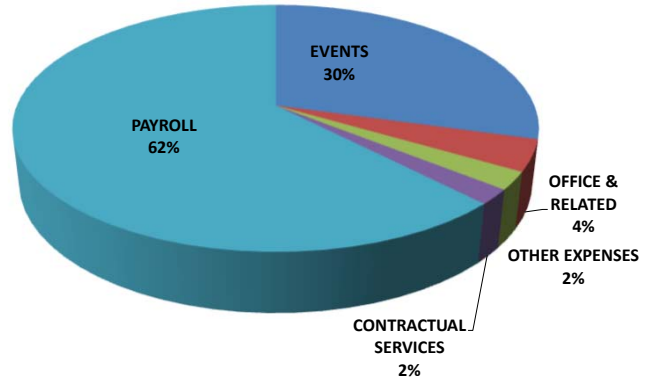
Bank Balance \$ 19,239.27

Reconciling Difference deposit crossed years

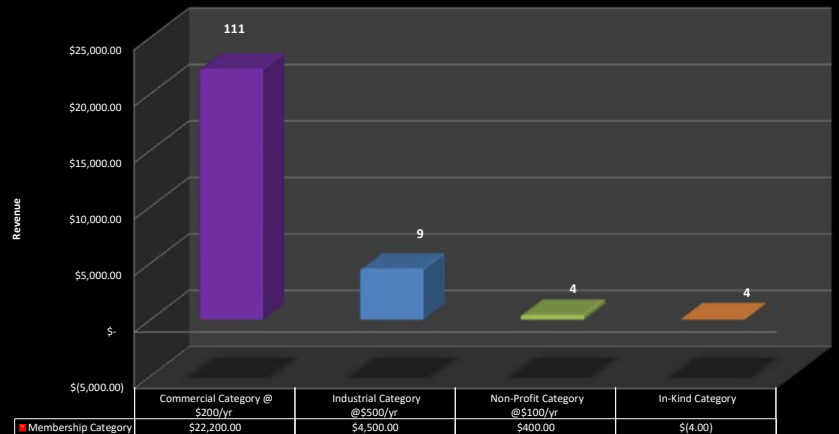
Revenues



Expenses



Membership Category



Downtown Development Authority of City of Madison Heights**Memorandum**

Date: February 8, 2024
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: **DDA Board Member Vacancies**

Last month, the DDA Board said goodbye to longtime DDA Board member Ruth Charlebois and congratulated her on her new position in the Traverse City area. Our Board currently has three (3) vacancies open for membership. Please encourage any downtown business owners that you feel could be a good fit for the board to contact me for a site visit to learn more or to join us at a DDA Meeting. Those interested in being considered for Mayoral appointment to the DDA board can apply on the City's website by following the link below:

Board & Commission Application Form

<https://madison-heights.org/FormCenter/City-Clerk-5/City-of-Madison-Heights-Application-for--74>

DDA Board Member List

Updated: 2/8/2007

Item 6.

#	Term	Board Member	Last Name	Board Officer	Address	Business / Resident	Phone Number	Cell Phone	E-mail	Committee Assignment	Ownership Interest in DDA Area
1		Melissa	Marsh	Member	300 W 13 Mile Rd	Acting City Manager	248-837-2639		melissamarsh@madison-heights.org	Design	No
2		Roslyn	Grafstein	Member	300 W 13 Mile Rd	Mayor	(248) 716-4723		roslyngrafstein@madison-heights.org	Promotions	No
3	2/28/2025	Lenea	Renshaw	Member	335 W. Eleven Mile	Miss NeNe's	248-544-4408	248-891-8180		Promotions	Yes
4	2/28/2025	Giuseppe	Marando	Member	34710 Hayes	Iannuzzi Manetta & Company, PC.		2482279677	gamarando@hotmail.com	Design	Yes
5	2/28/2022	Gordon	Davignon	Member	29091 Edward Ave	Cadillac Straits	(248) 850-7673	2489530445	gordie@cadillacstraits.com	Economic Vitality	Yes
6	2/28/2022	Rickey	Busler	Treasurer	5275 E 11 Mile Warren	Remax Vision	248-417-1846		rickbusler@aol.com	Economic Vitality	No
7	2/28/2027	Yousif	Jarbo	Vice Chair	26122 John R	Amori's Market	248-544-3313		joejarbo402@yahoo.com	Economic Vitality	Yes
8	2/28/2027	Mike	Van Buren	Chair	26346 John R	Artech Printing	248-545-0088	248-420-2210	artech@ameritech.net	Economic Vitality	Yes
9	2/28/2028	Joe	Keys	Member	27366 John R	Correct Car Care	248-544-2620		joe@correctcarcare.com	Design	Yes
10	2/28/2028	Michael	Sheppard	Member	27633 John R	Northern TV	248-545-1800		NORTHERNTV@GMAIL.COM	Promotions	Yes
11	VACANT										
12	VACANT										
13	VACANT										

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: February 7, 2024
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director 11
Subject: Mile Rd Streetscape Plan Progress

11 Mile Rd Streetscape Plan Progress

City staff met with Brian Pawlik from SEMCOG on January 19th to discuss the Transportation Alternatives Program (TAP) and to express our intention to apply for TAP grant funding in June 2024. A follow-up call was held with representatives from MDOT on February 6th. Overall, MDOT stated that the project as is would be “moderately competitive”. One significant potential issue is the eligibility of the costs associated with closing curb cuts and on street parking. These aren’t normally activities covered by TAP, but after understanding the existing condition of the area, MDOT was willing to consider it and follow-up with us as soon as possible.

Meanwhile, MKSK and Nowak Fraus are continuing to complete their portions of the Streetscape Plan and I anticipate receiving a complete draft version of the plan in February 2024. Once received and finalized, city staff will schedule a meeting open to the public that includes the City Council, Planning Commission and the DDA to present the final project. Notice for this meeting, including a final version of the complete plan will be provided to the property owners within this area, and on the City website.